

Historic Preservation & Downtown Revitalization

APA Idaho Conference

October 14, 2010



Where We Started



- Disinvested downtown
- Vacant Buildings



Community Planning

- Central Nampa Revitalization Blueprint
 - Re-energized the Historic Preservation Commission
 - Established a priority for Façade Restoration
 - Established a citizen based downtown revitalization committee.

Nampa Historic Preservation Efforts

- Designation of the Historic Zoning District
- Development of a Historic Preservation Plan
- Development of Design Guidelines for DH
- Complete Survey of the Downtown
- Walking Tour Brochure
- Façade Restoration Program

The Façade Program

- Restore buildings in downtown Nampa to their historic character.
 - Application
 - Design Assistance
 - “Demolition”
 - Reconstruction

Investing Downtown

- 7 Large Projects
- 3 Small Projects
- Over \$265,000 Public Funds
- Over \$285,000 Private Funds Invested
Downtown

Public Funding

- City “Kalbus” & General Funds – Small projects
- Community Development Block Grant
- Idaho Heritage Trust Grant

Future Potential Funding

- Electric Franchise Fee \$
- Urban Renewal \$

HISTORIC PRESERVATION



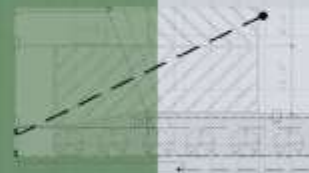
The Masonic Temple was purchased in 2006 by Mussel Construction. The previous owners had removed the grand staircase from the front of the building due to concerns of ADA accessibility. City grant funds were accrued to complete design work for the historic facade and an alternative entrance for compliance with ADA law was identified. Once design work was completed the City again partnered with the owners to complete the restoration. The City contributed \$30,000 in

Community Development Block Grant funds to reconstruct the grand staircase and repair the entrance. The owners matched that \$30,000 with an additional \$35,436 for the exterior facade. The owners completely rehabilitated the interior of the building which is now home to a restaurant, Brick 29, an event center and professional offices on the second floor. The project took a corner of our downtown that had been underutilized for many years and created a vibrant center for activity.

304 2nd Street South, Nampa, Idaho 83651



URBAN SHED

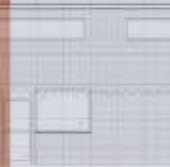


A local developer, The Mackinnon Group, purchased several properties in downtown Nampa with the intent to restore the historic buildings and return them to a higher and better use. The Urban Shed building located at 120 13th Avenue South had been utilized as a wholesale store fixtures storage space until

undergoing the facade restoration and is now home to the Urban Shed, a high-end, furniture consignment store. The City invested \$34,991 of CDBG funds into the facade restoration project, while the owner matched that grant with an additional \$35,000.

120 13th Street South, Nampa, Idaho 83651





5 WEST ELEVATION - PROPOSED REHABILITATION

6 SOUTH ELEVATION - PROPOSED REHABILITATION



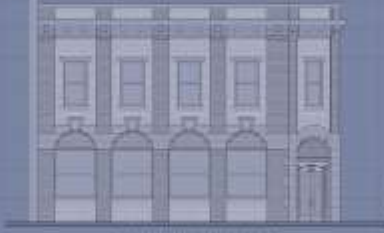
One of the prominent corners in downtown Nampa is the intersection of 12th Avenue South and 2nd Street South. On the northeast corner of this intersection is the Murdoch Building. This building had undergone the same changes that many buildings saw during the 1970s. Metal siding covered much of the brick that had been the original facade. A corner pillar had also been removed when the entrance was relocated to the side of the building. Working with the City the property owners

went through the design process and demolished the false exterior. Underneath laid beautiful brick in need of repair. Because the brick had been previously painted, and the need for new brick to replace deteriorated ones the owner worked with the designer to paint the brick a copper red color in order to try to match the original look of the building. The City allocated \$30,000 CDBG funds to the project, matched by the owners with an additional \$56,696.

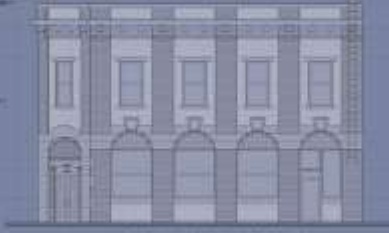
122 - 1/2 12th Avenue South, Nampa, Idaho 83651



HISTORIC PRESERVATION



1. HISTORIC ELEVATION - BANK OF NAMPA



3. RECONSTRUCTION - BANK OF NAMPA



The Bank of Nampa building is currently owned by a downtown businessman, Ed Schiller. This building was a victim of the trend in the 1970s and 1980s to cover brick with a stucco siding. Design work and research on historic photographs identified a beautiful brick facade hiding behind the work done to create the straight-line look. Demolition work was done in 2006 to remove the stucco, revealing the

beauty of the original building. Currently a contractor is working on the building funded through a partnership with the City and Owner to rehabilitate the first floor of the building. The project is so large that the building will need to be renovated in phases. The first floor project is costing nearly \$80,000 with the City utilizing CDBG funds to pay \$37,500 toward the renovation costs.

1200 1st Street South, Nampa, Idaho 83651



HONKER CAFE

HISTORIC PRESERVATION



3 SOUTH ELEVATION - PROPOSED REHABILITATION

4 EAST ELEVATION - PROPOSED REHABILITATION



The Honker Cafe is owned by Ron LeBaron who also owns the building next door which houses a real estate office run by his son, Matt. The oldest building was constructed in the 1920s. The second building was constructed in the early 1950s. The older building had an altered facade that took place in the 1960s. The LeBaron's worked closely with the Historic Preservation Commission to design a facade that was historical to the older building as well as implement a facade on the newer building that would blend well with its older counter part.

The City of Nampa is treating the project as two separate buildings, funding each building at \$30,000 for reconstruction, matching the owner's investment of at least \$30,000 on each building. In addition to investing in the facade of the structure, Ron has made a significant investment in the interior as well. He has completely transformed the inside of the restaurant to open the dropped ceilings, restore the back bar which was originally from the Dewey Palace Hotel and create an ambience that features a mixture between new and old.

1210 1st Street South, Nampa, Idaho 83851



Hong Kong Restaurant



Lessons Learned

- Pre-Qualify Contractors
- Operate in a Grant Cycle
- Education of expectations for property owners and contractors
- Dedicated Staff time
- Patience

Where We Started



- Disinvested downtown
- Vacant Buildings



Economic Development & Historic Preservation

