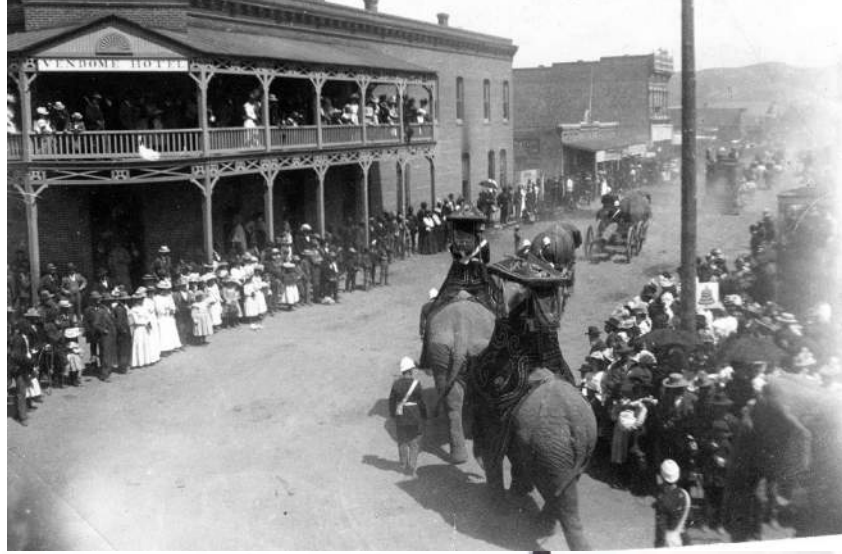


City of Weiser Historic Preservation Plan

Adopted 10/14/2025

City of Weiser Historic Preservation Plan



Acknowledgments

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Weiser Historic Preservation Commission

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J-U-B FAMILY OF COMPANIES



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

Historic photos on cover (top to bottom): Ringling Brothers Parade, Intermountain Institute Beardsley Hall, Round Up Parade, Weiser Train Depot.

Photos provided by the WHPC



Star Theater

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Acronyms Used

ACHP - Advisory Council on Historic Preservation
CDBG – Community Development Block Grant
CLG – Certified Local Government
FHWA - Federal Highway Administration
HPP - Historic Preservation Plan
HTC – Historic Tax Credit
IHT - Idaho Heritage Trust
ITD - Idaho Transportation Department
LHTAC - Local Highway Technical Assistance Council
MOA - Memorandum of Agreement
NHPA - National Historic Preservation Act
NPS - National Park Service
NRHP - National Register of Historic Places
SHPO - State Historic Preservation Office
SOI - Secretary of the Interior
THPO - Tribal Historic Preservation Officers
UPRR – Union Pacific Railroad
WAPC - Weiser Architectural Preservation Committee
WCHPC - Washington County Historic Preservation Commission
WHPC – Weiser Historic Preservation Commission

I. Introduction

“As you embark on your journey through our town, you’ll quickly discover the warm and welcoming spirit that defines our community. With its picturesque landscapes, friendly faces, and a rich tapestry of history, Weiser is a place where both the past and the future come together in perfect harmony.”

- City of Weiser Webpage



Intermountain Institute Campus aerial

A. Plan Purpose

The City of Weiser and its Historic Preservation Commission (HPC) embarked on the preparation of a City-wide Historic Preservation Plan (HPP) to guide future activities related to local heritage and to address issues surrounding historic resources within the city. The primary objective of the planning process was to actively engage the public in conversations regarding historic preservation in the city, so that the work of the HPC reflects community concerns. The HPC is eager to craft goals and objectives that address the issues raised during the planning process and further develop action items or strategies that correlate with the objectives and form a work plan for the HPC. Ultimately, the purpose of the HPP is to assist in the protection and preservation of Weiser's historic resources.

B. Plan Process

This HPP process was made possible by funding received as part of a Memorandum of Agreement (MOA) among the U.S. Army Corps of Engineers, the Local Highway Technical Assistance Council (LHTAC) and the Idaho State Historic Preservation Officer (SHPO) regarding the resolution of adverse effects associated with the removal of the historic Dixie Creek Bridge in Washington County, Idaho. LHTAC coordinated with Idaho SHPO and the City of Weiser HPC to contribute funds (\$20,000) toward the completion of an HPP as stipulated in the MOA and summarized as follows:

- The HPP will help guide the City of Weiser in decisions regarding historic properties and provide guidance on future mitigation alternatives.
- The HPP will be completed by an SOI-qualified professional (per 36 CFR 61) who meets the professional standards for Historic Preservation, Preservation Planning, or Architectural Historian.
- Coordination with the Idaho SHPO's Historic Preservation Planner and Outreach Historian will occur throughout the process.

On October 29, 2024, the City and J-U-B began the planning process with initial discussions regarding the purpose and objectives of the process and the proposed timing of the outreach opportunities. A website was created on November 25 for the HPP and a link to the new website was added to the City's homepage. The site provided project information and sought community input. The site also hosted a Historic Preservation Plan Survey throughout the holidays and during the month of January 2025. The survey was an opportunity for the citizens of Weiser to share their opinions about preservation and knowledge regarding local heritage. The survey requested public input on issues related to historic preservation in Weiser. After the closing of the survey on January 31, there were a total of 56 respondents, 46 of the respondents were from within Weiser city limits (refer to **Figure 1**). Nearly 92% of the respondents were "interested citizens" rather than elected or appointed officials, or historic organization members. Respondents overwhelmingly believed that grants for historic building repair and rehabilitation would encourage preservation, followed by tax incentives for historic property owners, public outreach/education, and heritage tourism programs.

A majority of survey respondents were citizens interested in preserving Weiser's heritage. The respondents desired historic preservation to be used as a tool to retain community character/identity, provide educational opportunities for teaching history and culture, and leave a legacy for future generations. Complete results of the survey are provided in **Appendix B**.

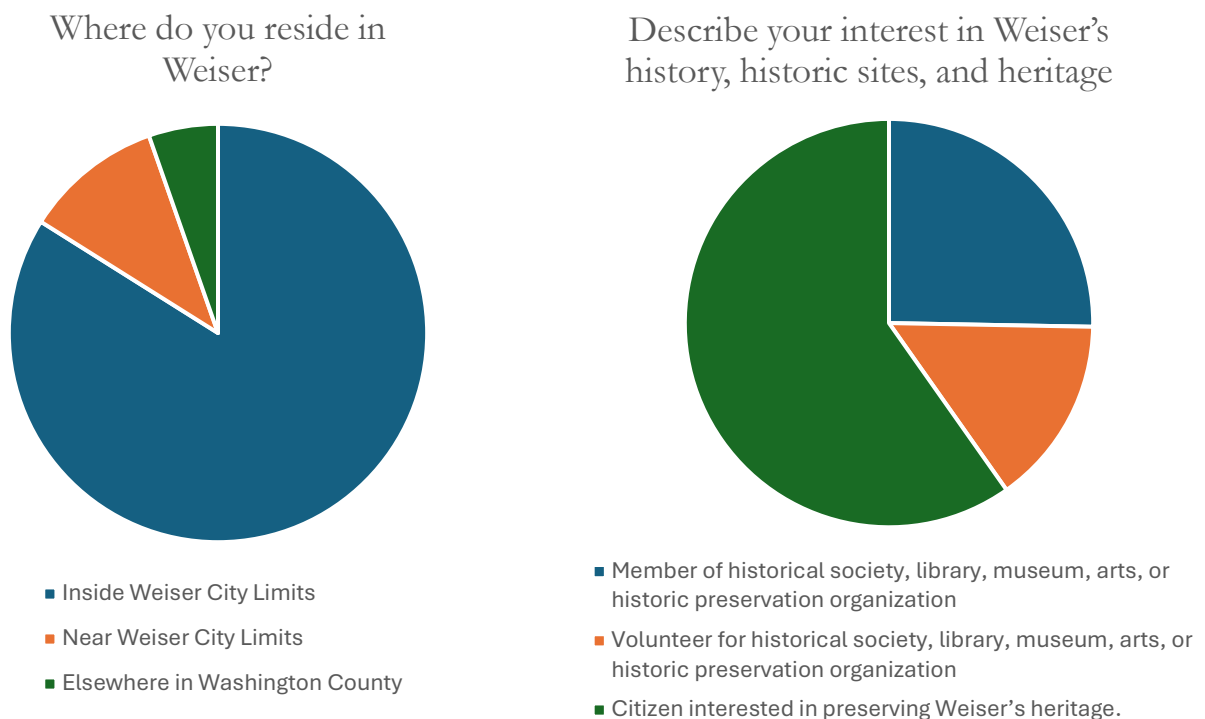
A postcard was created and utilized by the City to encourage public participation in the survey. The City sent out copies of the postcard in the utility bill mailings in December and January, at community activities, and in City Hall to encourage a wide portion of the population to participate.

The WHPC hosted a forum on April 17, 2025, with a presentation by the Idaho SHPO’s Outreach Historian, followed by a working discussion of potential HPP goals, objectives, and action items. A summary of this forum can be found in **Appendix B**.

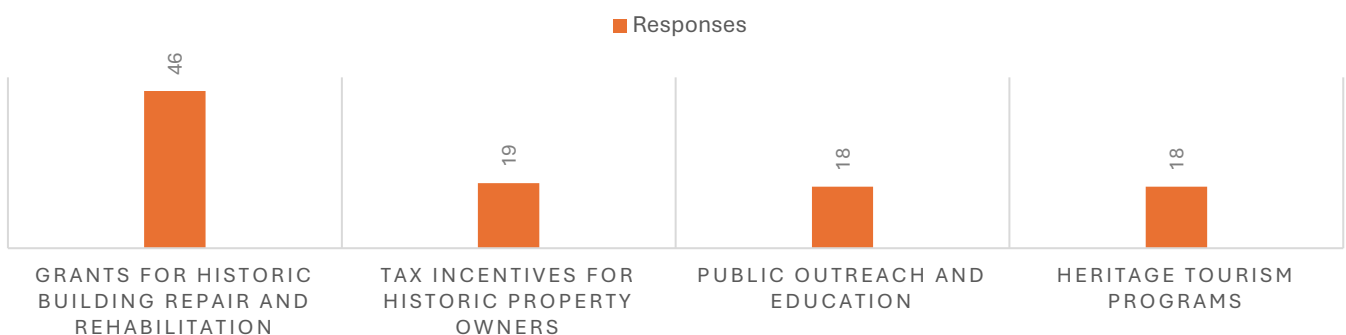
The WHPC compiled a preliminary draft document for review and comments from the Idaho SHPO on June 19, 2025, and initial comments were received on July 2, 2025. Based on their input, the WHPC prepared a draft for public comments on July 14, 2025, that was posted on the HPP website. No comments were received from the public during the review period. The comment period ended on August 14, 2025.

On September 3, 2025, the WHPC convened to consider the Final Plan and gather any public testimony; the HPP was unanimously approved. The WHPC presented the HPP to the City Council and Mayor on October 14, 2025 and was approved by the City Council.

Figure 1: Select Public Survey Results



WHAT MEASURES DO YOU THINK WOULD ENCOURAGE PRESERVATION OF HISTORIC PROPERTIES?



C. Benefits of Historic Preservation

A trip to Weiser invariably leaves the visitor with the impression of a beautiful small town, with an eclectic mix of historic buildings, at the confluence of the scenic Snake and Weiser Rivers. Many visitors come for the National Oldtime Fiddlers' Contest and Festival, a cultural heritage event that dates from 1953.

For a variety of reasons, the community values and conserves the natural resources that beckoned early settlers and likewise preserves the built resources that their forefathers constructed. The result is the Weiser we know today, streets lined with historic homes, schools, department stores and a movie theatre, fraternal lodges, and even a train depot. Many of these were designed by prominent architects of their time. The preservation of these magnificent resources yields a town that virtually tells its own story, along with new and changing community landmarks.



Photo Credit: Courtesy of the National Oldtime Fiddlers' Contest and Festival

Indeed, this ability to create a sense of place is considered one of the primary reasons to encourage historic preservation; old buildings, landmarks, and sites are central to creating a sense of place in cities and counties around the world. Clearly, compliance with Federal, State, and local laws is a critical reason to study, document, and preserve our historic resources. But there are other less tangible social and cultural purposes, including the importance of historic buildings as beautiful gathering places, poignant personal landmarks, and as living examples of our shared history.

There are also a variety of economic benefits that are particularly relevant for a city the size of Weiser, with the number of extant historic resources. Some of these benefits may be summarized as follows¹

- Historic rehabilitation is a cost-competitive and environmentally sustainable alternative to new construction.
- Preservation is a proven element to revitalizing historic downtowns for residents and visitors, adapting abandoned buildings for new uses, and providing ideal spaces for small businesses.
- Preservation creates jobs employing craftspeople to reuse existing buildings through repair and renovation.

When Weiser residents, as part of this planning process, were asked to rank the most important reasons for historic preservation, the top five responses were:

- Retains community character/identity.
- Provides educational opportunities for teaching history and culture.
- Leaves a legacy for future generations.
- Improves our understanding of the past to help make better decisions in the future.
- Demonstrates respect for our ancestors and culture.

¹ Rypkema, D. D. (2005).

II. Historic Context



A. Development Periods ²

Pre-History

Archaeological sites have provided evidence of the utilization of the Weiser River Drainage for at least 11,000 years. Nimiipuu (Nez Perce), the Numa (Northern Paiute), and the Newe (Northern Shoshone) were groups who occupied the lands and ranged the Western Snake River Plain, occupying the northernmost reaches of the Great Basin environments for subsistence and shelter, including the Payette and Weiser River basins. The introduction of the horse had a profound impact on the range, subsistence, and interaction of groups in the northern Great Basin and neighboring cultural areas, enabling easier and more efficient travel and expanding the range for hunting and trading. According to historian Brigham D. Madsen, a zone between the Camas Prairie and the area where the Boise, Owyhee, Payette, and Weiser rivers flow into the Snake River was an important trading center. During salmon-fishing season, the Shoshone met people from other tribes, including Nez Perce, Umatilla, and Cayuse, to barter for horses, buffalo hides, and meat, and other goods.

Settler Period

Approximately 50,000 people traveled the Oregon Trail across Idaho. The majority of emigrants who passed through the Weiser area were traveling eastbound, on their way to the Idaho gold fields. Many crossed the Weiser River near what is now the Cove Road Bridge.

The passage of the Homestead Act of 1862 brought settlers throughout the region. This act allowed any citizen or intended citizen over the age of twenty-one to claim 160 acres of unused Federal land. The claimant was then required to occupy and improve the land for over five years, after which time they were granted title to the land. Title to the land could also be claimed by the Cash Entry Act, passed on April 24, 1820. Under this law, a qualified individual could purchase the land at the price of \$1.25 per acre after residing there for six months and making minor improvements.



The Weiser Signal, October 4, 1894, p. 6.

By 1868, scattered settlements dotted the valley along the Weiser River. Thomas Galloway, an Oregon Trail emigrant and miner, homesteaded near the confluence of the Snake and Weiser rivers in 1864. Galloway and others built the first bridge across the Weiser River in 1865. The area became known as “Weiser Bridge,” later shortened to Weiser. Thomas Galloway worked to develop a canal system in the 1880s, enabling landowners to turn their sagebrush-filled land into crops and orchards. Settlement in the Weiser Valley essentially divided the valley into three parts. The land between the Weiser and Snake Rivers, the location that included the site of what is now Weiser, was called “Lower Weiser.” The northern end of the valley, designated the “Upper Valley,” drained from the northeast by the Weiser River, was explored in the mid-1860s following the gold rushes in central and southwest Idaho in 1862-1863, with the first settlers coming to the area in 1865. Areas including the towns of Midvale and Cambridge and the surrounding agricultural lands were called the “Middle Valley.” The P&IN Railroad passed through this area, transporting agricultural goods, making it a farm-to-market corridor.

² This information was initially prepared for the 2022 Washington County Historic Preservation Plan

The arrival of the railroad connected county residents to a larger regional transportation and supply network. A wood-frame railroad depot was constructed in 1886 near the west edge of Weiser. A devastating fire in 1890 consumed much of Weiser's early business district, and after 1890, commercial and residential development occurred near the depot, at the present juncture of State and Main Streets. Spurred by mining activity in the Seven Devils, Weiser experienced a major population boom at the turn of the century, growing from 700 in 1886 to approximately 3,500 by 1910. A substantial brick and stone depot opened on the south end of State Street in 1907, and numerous brick and stone edifices replaced wood-frame commercial buildings in the area.

Early 20th Century

Weiser experienced a building boom during the early 20th century. Commercial business buildings and residences designed by resident architect, Herbert W. Bond and Boise-based Tourtellotte & Company were constructed. The Pythian Castle (1904), St. Agnes Roman Catholic Church (1904), and buildings associated with the Intermountain Institute became landmarks of the community.

Reverend Edward A. Paddock formed Intermountain Institute in 1899 to provide those children who lived too far in the country to attend high school an opportunity to obtain an equivalent education. The school's motto was "An education and trade for every boy and girl who is willing to work for them"; all students, in addition to attending classes, worked five hours a day to pay for a part of their educational costs. Reverend Paddock believed schools should educate "the hand and heart as well as the head," and the Institute's students not only followed the usual college preparatory curriculum, but also were required to take either manual training or domestic science courses. Other student obligations included a mandatory non-denominational Bible class and an hour of exercise each day either in the gymnasium, on the tennis courts, or by hiking. Campus buildings were erected between 1907 and 1929. Hooker Hall (1924) is now home to the Snake River Heritage Museum.

In Weiser, the Hotel Washington provided accommodation for automobile and railroad travelers. The Oregon Trail Park, envisioned by Frank Mortimer and known today as "Mortimer's Island" was an outdoor recreation spot with an outdoor movie center and dance center, was a destination spot for Washington County residents and beyond. Horse racing and rodeos were popular throughout the county. Later, expert horse riders showed their riding skills at the Weiser Round-Up grounds, which is now utilized as a track field for the middle school. The Weiser Round-Up brought many contestants, notably Yakima Knute, who frequently participated before moving on to working on different motion pictures.



WEISER, IDAHO

Railroad Station on the Main Line of the Oregon Short Line.
at Weiser

Is the town growing NOW?

Rapidly. On every hand lots are being sold and houses erected, and even at some distance from town, tracts are being platted and sold to those who desire a home with the comforts and conveniences, but without the crowding of the city.

Why should I go to Weiser?

Because Weiser offers a combination of advantages for making a living and making a home that you cannot afford to overlook.

How do I get to Weiser?

That question will be answered in detail. Weiser is on the main line of the Oregon Short Line Railroad, which is the connecting link between the Union Pacific on the east and the Oregon Railroad and Navigation Company on the west. In other words, Weiser is on the most direct, the shortest and the safest line between the East and the Middle West and the Pacific Northwest. All transcontinental trains over these routes pass through Weiser. The train giving the best connections from the East is called the Oregon-Washington Limited, No. 7, and leaves Chicago over the Chicago and Northwestern about 10.00 p. m., Omaha, by the Union Pacific, about 4.00 p. m. the next day, and reaches Weiser about 5.50 a. m. the morning of the third day—a trip of two days and seven hours. Stopovers at Denver, Salt Lake City and other points may be had.

If the traveler desires to visit Weiser, going east, he may leave Portland early in the morning on the O. R. & N., with a beautiful ride along the majestic Columbia, and reach Weiser about 2.00 a. m. the next morning. Or he may leave about 8.00 p. m. and reach Weiser about 3.55 p. m. the following day.

Westbound tickets should read from Chicago, over the Chicago and Northwestern, Union Pacific, Oregon Short Line, and if going farther, the Oregon Railroad and Navigation Company. Or if the traveler desires to connect at Omaha in the spacious Union Depot, he may do so by taking the Chicago, Milwaukee and St. Paul, the Burlington, the Rock Island or the Illinois Central to that point.

How can I learn more about Weiser?

For full information address The Commercial Club, Weiser, Idaho.

Oregon Shortline Railroad Brochure 1910



Pythian Castle street scene

In 1924, the American Association of State Highway Officials began planning a numbered highway system, which was approved by the U.S. Bureau of Public Roads (precursor to the Department of Transportation). The Federal Aid Highway Act of 1925 enabled the system, and the North-South Highway became part of U.S. Highway 95 in 1926. This road was one of the few U.S. highways to exist in a single state, running from the Idaho-Canadian border to south of Weiser near the Idaho-Nevada border. The road was oiled, but not completely paved until 1938. By 1939, Highway 95 was extended to Winnemucca, Nevada. It eventually became a transcontinental highway, reaching the Arizona-Mexico border.

The advent of the highway systems led to less reliance on the railroads and increased use of automobiles. No different than others throughout America, Weiserites learned to love their cars. The town experienced a golden age of retail during the 1950s and 60s when folks from all around drove to Weiser to complete their shopping. Recognizing the automobile trend, City fathers turned Main and Idaho Streets into one-way streets, allowing for easy flow in and out of town. Bank buildings and cafes catered to the automobile user by installing drive-through windows. Some buildings were torn down and replaced with buildings evoking the atomic age. Development of the freeway system and the addition of shopping malls in Ontario, Nampa, and Boise in the 1970s, drew shoppers away from Weiser's downtown with its walk-up brick and mortar stores. Some businesses tried to entice shoppers downtown again by covering their old brick buildings with modern aluminum slipcovers. Sustaining successful retail businesses in downtown Weiser remains a challenge, particularly since residents can access shopping alternatives by driving to larger communities. Ironically, lack of business prosperity may have led to the retention of many of the original buildings and architectural features in downtown Weiser.



State Street North View

B. Historic Property Types and Architectural Styles

Residential

The City of Weiser has a variety of residential styles and types. Historic residential structures in Weiser tend to be multistory with Victorian Stick and Queen Anne stylings. These buildings are typically distinguished by porches with classical raised columns, decorative gables, patterned wood siding, and towers.



*Drake, Col. C. F., House - 516 E. Main Street
(NRHP Ref# 78001104)*



*Anderson-Elwell House - 547 W. 1st Street
(NRHP Ref# 82000373)*



*342 W Liberty Street – Mid-century multifamily dwelling constructed in 1965
This property was documented in 2006 and deemed noncontributing due to age so it could be eligible at this time (2025).*



30 W Galloway Street – An example of a Craftsman style single family home (the dwelling is not currently in the NRHP but could be eligible)

Institutional

Institutional facilities are categorized as churches, government facilities, schools, and other civic structures. Popular historic institutional structures in Weiser include the post office, train depot, and the Washington County courthouse. While the architectural styles vary depending on the era, these structures are typically constructed of masonry – sandstone and/or brick –with decorative elements.



***Weiser Post Office - Main and W. 1st Streets
(NRHP Ref# 82000383)***

The Weiser post office, designed by Tourtellotte & Hummel in Georgian Revival style in 1932, the building is utilized to this day as the city's primary mail facility.



***Weiser Train Depot - One State Street
(NRHP Ref# 07000006)***

The train depot, built by the Union Pacific Railroad in 1907 and later donated in 1987, now provides the community with a meeting space for smaller events and activities.



Washington County Courthouse - 256 E. Court Street (NRHP Ref# 87001602)

The Washington County Courthouse was a WPA project. this Art Deco building, designed by architects Tourtellotte and Hummel, was erected in 1939 after the original courthouse (1888) was destroyed by fire in 1938.



***Sunnyside School – 446 US-95
(NRHP Ref# 100011321)***

Built in 1922 this historic school building is a notable example of the Colonial Revival architecture. This structure was recently added to the NRHP.

Industrial

Industrial buildings in Weiser include the institute, as it served as an industrial training school to ensure graduates had proper training for their careers.



*Intermountain Institute - Paddock Avenue
(NRHP Ref# 79000811)*



Werneth Building – 135 E Commercial Street

Commercial

A variety of commercial property types may be found downtown, including retail establishments, theaters and bank buildings. Notably the Knights of Pythias Lodge Hall still stands with street level retail spaces.



***Star Theater - 342 State Street
(NRHP Ref# 99001413)***

Star Theater – Opened in 1917 and remodeled in an Art Deco style by Bruce Gordon in 1939.



Former First Security Bank - 407 State Street

While not currently on the NRHP, the previous First Security Bank is a glowing example of a mid-century commercial building.



***Knights of Pythias Lodge Hall - 30
E. Idaho Street
(NRHP Ref# 76000683)***

Knights of Pythias Lodge Hall – Designed by Tourtellotte and Company, this fanciful ‘castle’ was built in 1904 as a meeting place for the Knights of Pythias. Other fraternal organizations in Weiser included the Odd Fellows, the Masons, and, later, the Elks. As was common practice, the Knights of Pythias rented out the first floor to commercial endeavors, such as the Star Theater.

Agricultural

Agriculture is one of the building blocks of Idaho culture; historical agricultural sites in Weiser can be generalized as farmsteads, labor camps, and canal pump houses.



Institute Canal Pump House - located west of where State Street crosses the Galloway Ditch(NRHP Ref# 100000958)



Butterfield Livestock Company House - 731 Jenkins Creek Rd.(NRHP Ref# 82000374)



Weiser Labor Camp - NW corner of West Ninth and Idaho Street

(Photo courtesy of Snake River Heritage Center.)

In 1943, the first labor camp was built where Japanese-American (interned during WWII) and Mexican Nationals (with the Bracero Program) resided together and worked the farmlands. These camps contributed to the increase in the Hispanic and Japanese-American

III. Historic Preservation Program



Weiser Train Depot

A. Preservation Laws

In the early 20th century, some cities in the United States were concerned about the loss of their historic resources. Notably, the French Quarter in New Orleans was designated as a historic district through an amendment to the Louisiana Constitution of 1921 to create the Vieux Carré Commission to address “preservation of the ‘quaint’ traditional architecture in New Orleans’ Vieux Carré, the so-called French Quarter, and enabled the creation of a municipal body to safeguard the structures” located within four city streets. (*City of New Orleans*) About a decade later, the City of Charleston, South Carolina, adopted the first preservation ordinance intended to regulate property based on historic significance. (*ACHP*)

However, the Federal and State laws that form the backbone of historic preservation as we know it today originated with the passage of the National Historic Preservation Act (NHPA) in 1966. The NHPA established a partnership between the federal government and state, tribal, and local governments that is supported by federal funding. The National Park Service provides matching grants-in-aid from the Historic Preservation Fund to State Historic Preservation Officers (SHPO), Tribal Historic Preservation Officers (THPO), and local governments certified as having qualified preservation programs. **Appendix C** presents brief descriptions of relevant federal, state, and local laws.

B. Preservation Network

Historic preservation is an important aspect of community life in cities and towns, counties, and states across the country. Governmental agencies and non-profit organizations play a role in ensuring that our historic resources are protected and celebrated.³

Governmental Agencies

The *Advisory Council on Historic Preservation (ACHP)* was established under the NHPA. It is the only entity with the legal responsibility to encourage federal agencies to factor historic preservation into federal project requirements. The mission of the ACHP is to promote the preservation, enhancement, and productive use of our nation’s historic resources and to advise the President and Congress on national historic preservation policy. A key role of the ACHP is to guide the Section 106 (of the NHPA) process that requires Federal agencies to take into account the effects of their undertakings on historic properties. The Council is comprised of designated Cabinet members as well as political appointees and ex officio representatives.

The *National Park Service (NPS)* is a part of the U.S. Department of the Interior and is the primary federal agency administering the national historic preservation program. In addition to preserving unimpaired the natural and cultural resource values of the National Park system, the NPS collaborates on many other programs including National Trails, National Historic Landmarks, Heritage Areas, and the National Register of Historic Places (NRHP). The NPS provides technical assistance to sites, communities, and non-profit organizations to protect natural and cultural resources. With the adoption of the NHPA, a system of statewide agencies -- State Historic Preservation Offices (SHPO) -- was created to co-direct and administer programs of the NPS. The Secretary of the Interior is a member of the ACHP, and the National Conference of SHPOs also has an ex-officio role on the ACHP.

The *Idaho SHPO* is a division of the Idaho State Historical Society, a state agency. The Idaho SHPO offers technical assistance on survey and inventory of cultural resources, the NRHP, Federal tax incentives for rehabilitation of historic buildings, State review of Tribal, Federal, and State projects (Section 106 review), planning and outreach. The SHPO also administers the Certified Local Governments (CLG) program. Once

³ This information was initially prepared for the Washington County Historic Preservation Plan

designated, these cities and counties form local commissions, adopt relevant ordinances, and assume the responsibility for identifying and preserving important cultural resources within their communities. They are also encouraged to apply for funding to support these activities, from the SHPO (which they in turn receive from the NPS).

Washington County and the Cities of Cambridge and Weiser all operate local historic preservation programs in accordance with their local codes. They each have an appointed commission with 5 members who serve at the pleasure of the County Commissioners or the Mayor and City Council. The commissions hold public meetings, and their programs are consistent with the provisions of the CLG program administered by the Idaho SHPO, primarily providing educational programs and conducting historic resource inventories. Although allowed under Idaho State Law, they do not currently administer any historic districts or landmark programs, nor do they provide any type of design review. However, they participate in applicable Section 106 processes as appropriate.

Non-Profit Organizations

The ***National Trust for Historic Preservation (National Trust)***, founded in 1949, leads the privately funded non-profit historic preservation movement in the United States. The National Trust works to "save America's historic sites, tell the full American story, build stronger communities and invest in preservation's future." In addition to operating historic sites across the country, the National Trust provides advocacy and legislative support, educational programs including the annual National Preservation Conference and awards program, research publications and member magazines, and a variety of grants that enable community organizations to undertake preservation activities (preservation planning, building assessments, educational outreach, etc.). National Trust subsidiaries and affiliates include Main Street America, National Trust Community Investment Corporation, National Trust Insurance Services, and National Trust Tours.

Preservation Idaho is the statewide non-profit historic preservation organization. Established in 1972 by a group of Idahoans concerned with the alarming rate at which historic sites were lost, the organization continues to encourage action by members in communities throughout Idaho to save their historic resources. The organization's mission is "to preserve Idaho's historic places through collaboration, education, and advocacy." The volunteer board of directors includes representatives from across the state, but the organization's part-time Programs Director is located in Boise. Signature events include an annual Orchids and Onions awards program and regular summer Archwalks and Walk About Boise and Idaho Falls tours. Focus areas of advocacy include the Idaho Architecture Project, Idaho Modern, Idaho Heritage Barns, and a state Historic Tax Credit.

The ***Idaho Heritage Trust (IHT)*** was founded in 1989 as part of the Idaho Centennial Celebration "to preserve the historic fabric of Idaho, including historic buildings, sites, archaeological sites, and artifacts." Funding is largely earned from the proceeds of the iconic Idaho Centennial license plate design trademark, although they also receive private donations. In turn, IHT awards competitive matching grants of up to \$10,000 to worthy projects during an annual grant cycle. For over 30 years, they have supported preservation projects in every Idaho county. A professional executive director is based in Boise, staffing a statewide board made up of volunteer regional representatives and supported by regional committees. (In the early 2000s, the IHT executive director was based in Weiser; after the director retired, the office was moved to Boise.) Technical assistance is also provided by historic architects and archivists outside of the grant cycle to support project development and execution.

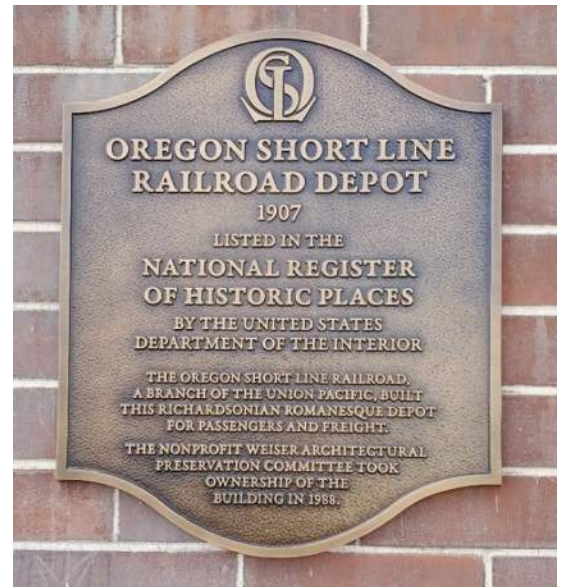
The ***Weiser Architectural Preservation Committee (WAPC)*** is one of the few local non-profit historic preservation organizations in Idaho. The group formed in 1983 as a committee of the Snake River Heritage Center and Museum but filed Articles of Incorporation in October 1999. This group of dedicated volunteers

has pursued the promotion of “interest in the preservation of architecturally significant and historical building and features of the community; to gather information, objects and materials relative to the Weiser area history and development and to carry on educational programs” (Article II, October 1999). The WAPC may also manage and operate, sell, and convey property; at present, they own the Weiser Union Pacific Railroad (UPRR) depot building, the Eaton Depot, and maintain a long-term lease of the underlying property from UPRR. They also hold title to the historic Pythian Castle in downtown Weiser, following the donation of the building from the Weiser Knights of Pythias in 1999. The organization is all volunteer (no staff) and meets regularly. They retain minutes and other records of their work over nearly four decades.

C. City of Weiser Historic Preservation Program

In 1986, the WAPC petitioned both the City of Weiser and Washington County to adopt historic preservation ordinances, creating historic preservation commissions and paving the way for them to become CLGs. These goals were accomplished in 1987 when the commissions were formally established. The City of Weiser has not committed the CLG cash match, however since the beginning of the CLG program the WAPC has provided all hard dollar funding for HPC grant matches and related expenses, not otherwise covered by a third party.

Clearly, the WAPC is a critical partner for the City of Weiser and Washington County preservation efforts. In spirit, application, and perception, the public and private arms of historic preservation in the greater Weiser area have become somewhat indistinguishable for many. Some may perceive this as confusing; others see this relationship as a model for successful public/private partnerships. There have been multiple collaborations between the commission and committee through the years. One example is SHPO’s annual guided architectural tours of Weiser, “officially” sponsored by WAPC.



The Weiser Historical Preservation Commission consists of five (5) members appointed by the mayor with the advice and consent of the city council. The NPS guidance for CLGs stipulates that the city shall attempt to appoint two (2) members with some professional training or experience.

Under the provisions of Idaho Code section 67-4612, the city may provide special conditions or restrictions for the protection, enhancement, and preservation of historic properties by ordinances.

The Weiser City Code (4-6-3-2: POWERS, DUTIES AND RESPONSIBILITIES) states that the historic preservation commission has the power to conduct surveys, recommend preservation procedures, and promote and conduct educational programs on historic preservation.

In the 2024 Weiser Comprehensive Plan, one of the priorities that was identified during public workshops and through conversations with key stakeholders and city officials was creating a historic preservation plan. As stated in the Comprehensive Plan. *“Develop and Implement a Historic Preservation Plan, partnering with Washington County’s Historic Preservation Commission and the Weiser Historic Preservation Commission (Goal Area 2: Recreation and Open Space)”*.

Preservation Projects Since 2000

- 2000 Knights of Pythias lodge hall building engineering survey.
- 2001 Creation and printing of a walking tour brochure of downtown.
- 2002 Stabilize sandstone facade and repair parapet walls on the Knights of Pythias lodge hall.
- 2003 Replace the vaulted roof over the Knights of Pythias lodge hall.
- 2004 Replace roof over rear, flat portion of Knights of Pythias lodge hall.
- 2005 Update electrical and remove/stabilize leaded glass window in Knights of Pythias lodge hall.
- 2005 IHT on behalf of Weiser HPC, prepared a successful application adding the UPRR depot to the NR.
- 2007 Reprint 1970's Weiser Architecture book.
- 2007 With assistance from SHPO, the Weiser HPC and non-profit WAPC successfully lobbied the USPS to retain and restore historic windows at our post office slated for vinyl replacement.
- 2008 Rehabilitate first floor commercial space of Knights of Pythias lodge hall.
- 2015 Prepare NRHP nomination application for Institute Canal pumping station.
- 2016-17 Installed a new roof on the Institute Canal pumping station.
- 2016 Participated in Section 106 mitigation resulting from adverse effect finding for Robertson Slough bridge replacement, provided funding for restoration of the Pythian Lodge Hall leaded art glass window.
- 2019 Participated in Section 106 mitigation resulting from adverse effect finding for Cove Bridge replacement, provided funding for County Historic Preservation Plan, property surveys, and site interpretive signage.
- 2024 The Weiser HPC submitted a grant application in 2024 to hire a consultant to complete a nomination of the Weiser Middle School Gymnasium. The grant application was not approved for the 2024 fiscal round
- 2024 LOR Foundation grant to purchase microfilm rolls of Weiser Signal American issues from 2011-2022. These will be combined with the existing collection covering the period 1888-2010, which will be digitized and made available online in 2025.
- 2024 Participate in the Dixie Creek Bridge MOA provided funding for the City of Weiser HPP creation and a new roof on the Cambridge Museum.
- 2025 The Weiser HPC submitted a CLG Grant application in 2025 to hire a consultant to complete a nomination of the Weiser Middle School Gymnasium. The grant application was approved by SHPO.



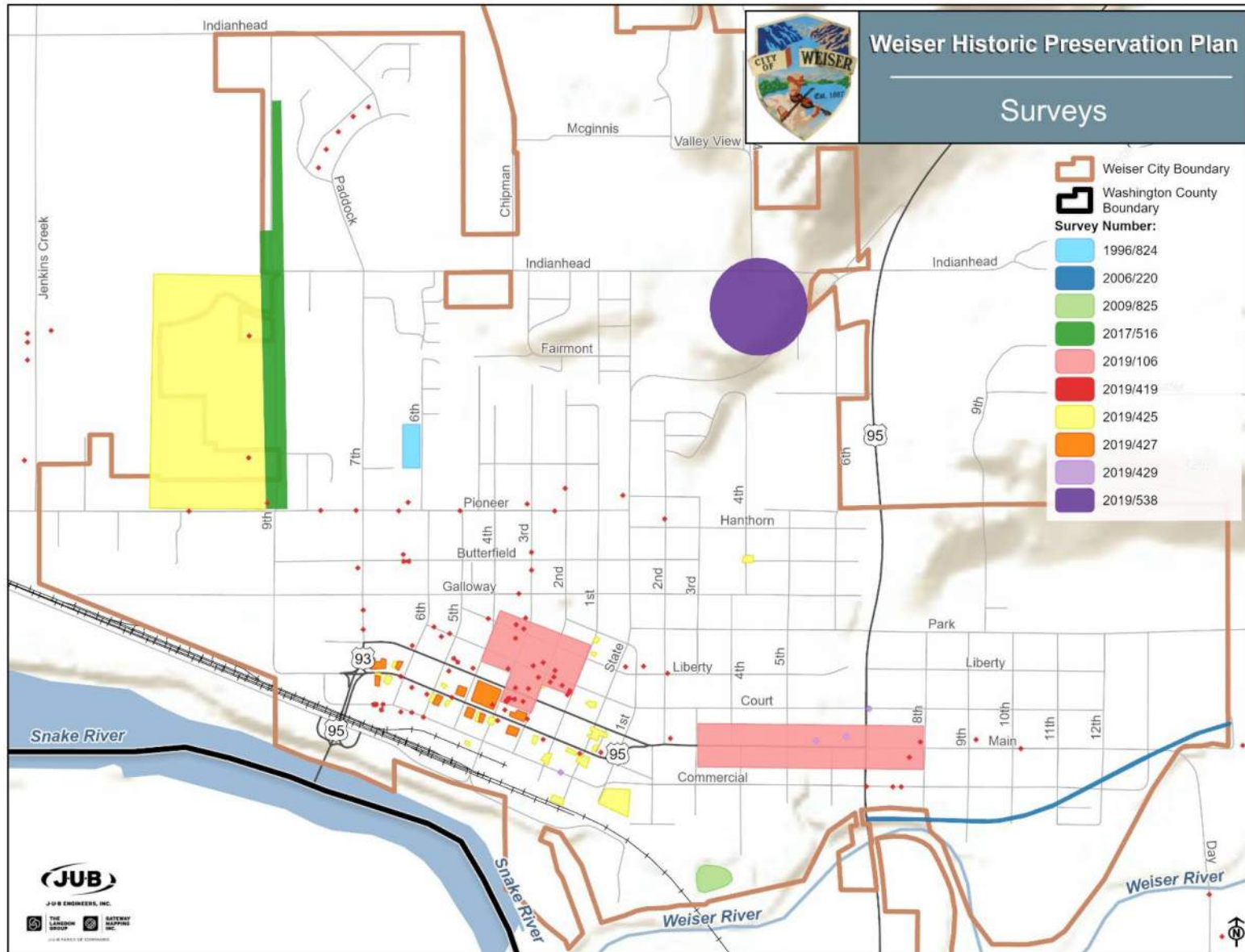
Knights of Pythias lodge hall

As stated above, the WHPC, the Washington County HPC, and the WAPC have conducted surveys and inventory within and around the City of Weiser for many years. **Table 1** lists the surveys conducted in Weiser, and **Figure 2** depicts their locations.

Table 1: List of Surveys Completed⁴				
Counties	Survey #	Project #	Title	Year
Adams, Washington	2019/538	1991-1751	Isolated Graves, Moody Stones, and the Poor Farm. Prepared for Cambridge Historic Preservation Commission.	1991
Washington	2019/429		Weiser 1993 Reconnaissance Survey	1993
Washington	2019/427	1992-1711	Final Report for Reconnaissance Level Surveys Completed for the City of Weiser's 1991-1992 CLG Grant Project. Prepared for Weiser Historic Preservation Commission.	1992
Washington	2019/425	1990-1036	Survey Report of the 1990 City of Weiser CLG Grant Project. Prepared for Weiser Historic Preservation Commission.	1990
Washington	2019/419	1988-1132	Survey of Endangered Sites/Structures in the Weiser CLG District. Prepared for the Weiser Historic Preservation Commission.	1988
Washington	2019/106	2006-1108	Reconnaissance Survey of Two Unrelated Neighborhoods, Weiser, Idaho. Prepared for Weiser Architectural Preservation Committee and the City Of Weiser.	2006
Washington	2017/516	2017-980	STC-8202 West 9th Street; Pioneer to West Indianhead Road, Weiser	2017
Washington	2009/825	2009-1183	NRCS, Weiser Community Pond, Washington County	2008
Washington	2006/220	2006-293	Weiser River Trail. Laurie Mauser, Bayview, ID.	2005
Washington	1996/824	1996-737	Brittas Bay Apartments, Weiser.	1996

⁴ Data accessed from ICRIS May 2025

Figure 2: Historic Surveys



D. National Register of Historic Properties

The NRHP is a program of the NPS, and as stated in the National Register Bulletin 16A preface, “is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.” Weiser’s list of 25 NRHP properties is dominated by private homes, however, there is an excellent representation of other uses, including 3 churches and a courthouse, theatre, train depot, and post office. With the exception of the Intermountain Institute, a historic district consisting of 10 buildings, all listings are of individual sites. **Table 2** presents the properties in the city that are currently listed in the NRHP; these sites are further noted in **Figure 3**. **Table 3** presents properties identified as eligible for listing in the NRHP.

Table 2: NRHP Properties⁵

Name	Date Listed	Significance	Location
Anderson-Elwell House	11/17/1982	Architecture	547 W. 1st St.
Baptist Church	10/7/1977	Architecture	E. Main and 8th Sts.
Butterfield Livestock Company House	11/17/1982	Architecture	N of Weiser on Jenkins Creek Rd.
Drake, Col. C. F., House	1/20/1978	Architecture	516 E. Main St.
Fisher, James M., House	9/4/1986	Architecture	598 Pioneer Rd.
Galloway, Thomas C., House	1/26/1978	Exploration/Settlement; Politics/Government; Architecture; Social History	1120 E. 2nd St.
Haas, Bernard, House	5/22/1978	Architecture	377 E. Main St.
Haas, Herman, House	11/17/1982	Architecture	253 W. Idaho St
Institute Canal Company Pump House	5/18/2017	Community Planning And Development; Agriculture	S. end of Fairview St. at the Galloway Canal
Intermountain Institute	11/1/1979	Education; Architecture	Paddock Ave.
Knights of Pythias Lodge Hall	5/13/1976	Architecture; Social History	30 E. Idaho St.
Kurtz-Van Sicklin House	11/17/1982	Architecture	439 W. 3rd. St.
Larsen, Archie, House	11/17/1982	Architecture	S of Weiser on Larsen Rd.
Nesbit, G. V., House	11/17/1982	Architecture	308 W. Liberty
Numbers, Dr. J. R., House	11/17/1982	Architecture	240 W. Main St.
Sommer, Morris, House	11/17/1982	Architecture	548 W. 2nd St.
Sommercamp, Mary Elizabeth, House	11/17/1982	Architecture	411 W. 3rd St.
St. Agnes Catholic Church	7/24/1978	Architecture	204 E. Liberty St.
St. Luke's Episcopal Church	7/24/1978	Architecture	E. 1st and Liberty Sts.
Star Theater	11/30/1999	Entertainment/Recreation	342 State St.
Varian, B. S., House	11/17/1982	Architecture	241 Main St.
Washington County Courthouse	9/28/1987	Politics/Government; Architecture	E. Court St.
Watlington, Benjamin, House	4/26/1991	Exploration/Settlement; Architecture	206 W. Court St.
Weiser Oregon Short Line Railroad Depot	2/7/2007	Architecture; Exploration/Settlement; Transportation	One State St.
Weiser Post Office	11/17/1982	Architecture	Main and W. 1st Sts.

⁵ Data accessed from ICRIS May 2025

Table 3: NRHP Eligible Properties as of 2025 ⁶

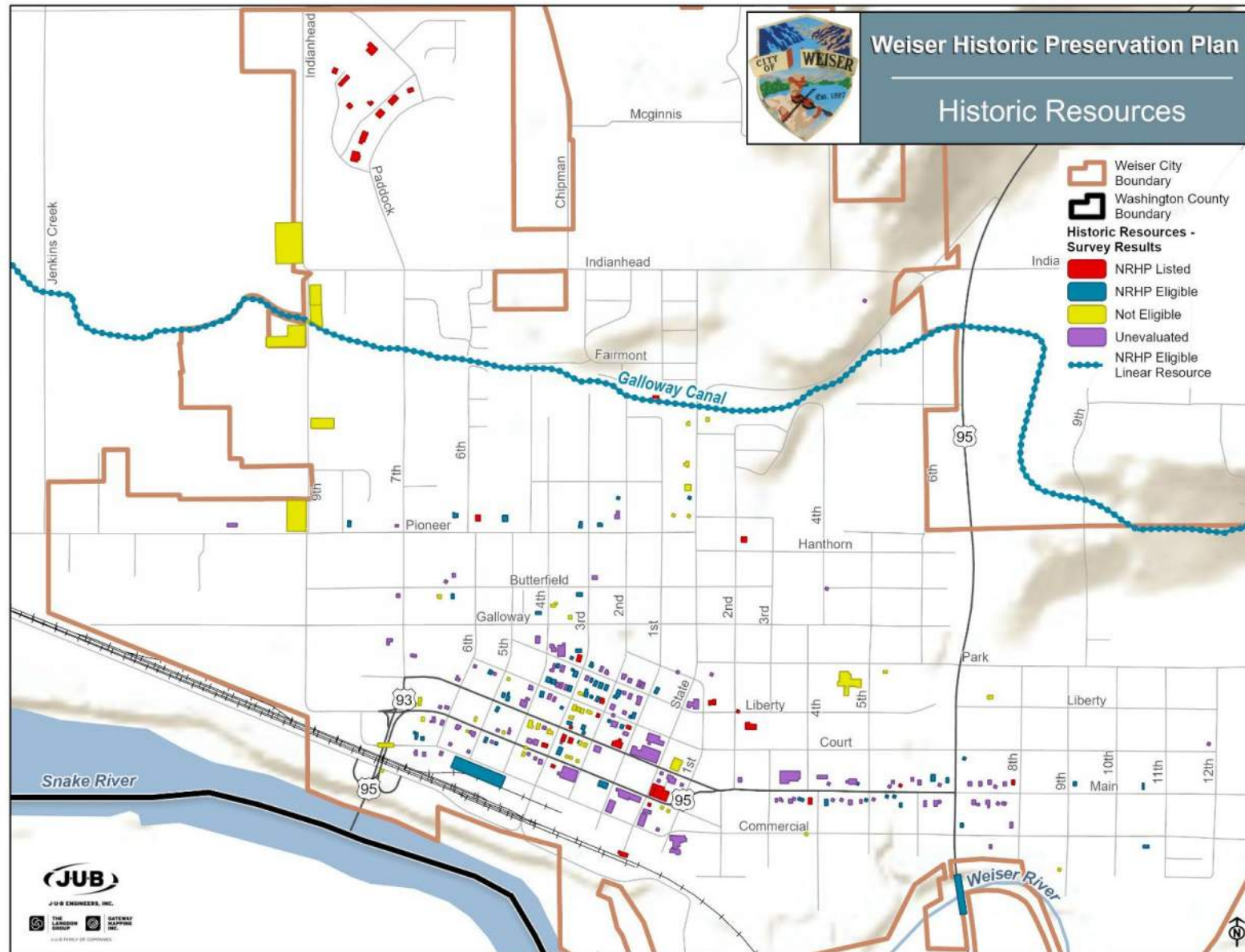
Name	Address	Type	IHSI #
S. F. Ford House	618 E. Main	Building	87-17442
E. Main, 525--House	525 E. Main	Building	87-17428
A.J. Hopkins House	517 E. Main	Building	87-17427
E. Main, 513--House	513 E. Main	Building	87-17426
Norval Gorrie House	475 E. Main	Building	87-17424
E. Main, 407--House	407 E. Main	Building	87-17419
E. Main, 351--Houses	351 E. Main	Building	87-17418
E. Main, 343--House	343 E. Main	Building	87-17417
Weiser Feed and Storage	401 W. Commercial St.	Structure	87-17473
W. Main, 254--House	254 W. Main	Building	87-17407
A. H. Keller House	226 W. Main	Building	87-17406
W. Court, 355--House	355 W. Court	Building	87-17398
W. Court, 356--House	356 W. Court	Building	87-17397
W. Court, 344--House	344 W. Court	Building	87-17396
J. W. Burton House	306 W. Court	Building	87-17392
W. Court, 240--House	240 W. Court	Building	87-17390
W. Court, 218--House	218 W. Court	Building	87-17389
W. Court, 136-138--Duplex	136-138 W. Court	Building	87-17387
W. Court, 106--House	106 W. Court	Building	87-17386
W. Liberty, 151--House	151 W. Liberty	Building	87-17382
W. Liberty, 203--House	203 W. Liberty	Building	87-17381
W. Liberty, 243--House	243 W. Liberty	Building	87-17380
W. Liberty, 247--House	247 W. Liberty	Building	87-17379
W. Liberty, 321--House	321 W. Liberty	Building	87-17377
W. Liberty, 345--House	345 W. Liberty	Building	87-17375
W. Liberty, 252--House	252 W. Liberty	Building	87-17371
Bledsoe/Nelson house and barn	1017 E. Commercial St.	Building	87-17360
Arlene E. Given House	1319 N. State St.	Building	87-17358
W. Liberty, 205--House	205 W. Liberty	Building	87-17320
Gem Auto Court	440 E. Main St.	Building	87-17314
Clark house	1249 W. 2nd St.	Building	87-17309
Steve Elwood House	915 W. 4th St.	Building	87-17308
Weiser River Bridge	US 95, 0.1 mi. S of Weiser	Structure	87-17306
Church of the Brethern	703 E. Court	Building	87-17188
Van Graven House	604 E. Main	Building	87-17186
Joe Scheloske Residence	52 W. Liberty	Building	87-16077
Alexander Watson Jr.	525 W. Court	Building	87-13876
Grindstaff Family House	129 W. Court	Building	87-13874
J. H. Hughes House	155 W. Court	Building	87-13873
George Hillier Home	638 W. Commercial	Building	87-13871
Nesbitt Garage	306 W. Liberty	Building	87-13856
August Broderson Residence	502 Pioneer Road	Building	87-13855
Isaac Leighton Residence	642 Pioneer Road	Building	87-13854
Judge John Ayers	953 W. 3rd	Building	87-13851
W. A. Fulkerson House	307 W. Liberty	Building	87-13850

⁶ Data accessed from ICRIS May 2025

Table 3: NRHP Eligible Properties as of 2025 - Continued

Name	Address	Type	IHSI #
Colonel E.M. Heigho House	541 W. 3rd	Building	87-13849
Lavelle Prtter	641 W. Butterfield	Building	87-13866
W.L. Waterman Home	622 W. Commercial	Building	87-13865
Lew Waters House	236 W. Court	Building	87-13845
Coulter Residence	729 W. 3rd St.	Building	87-13843
Van Sicklin Bungalow	408 W. 3rd St.	Building	87-13842
A.J. Blattner Residence	790 Pioneer Road	Building	87-13839
Cornelia Pyle Residence	232 Pioneer Road	Building	87-13838
William Shannon Residence	1203 W. 3rd	Building	87-13837
John Felthouse House	227 W. Main	Building	87-13847
Norman & Mary Swank House	429/429 1/2 W. Idaho	Building	87-13820
Ryder Ford Body Shop	115 W. Idaho	Building	87-13818
E.E. Record House	442 W. Main	Building	87-13816
W. Main House - 445	445 W. Main	Building	87-13815
Daus House	435 W. Main	Building	87-13814
Riley Smith House	700 E. Commercial	Building	87-13805
William C. VanScise Home	9th & E. Main	Building	87-13804
Red Store	1016 E. Main	Building	87-13802
James A. Gerwick House	206 W. Main	Building	87-1066

Figure 3: Historic Resources



IV. Preservation Guide



Galloway house & family 1898

A. Mission Statement and Goals

The role of a local historic preservation commission is to further the work of the local government as it relates to preserving the community's heritage. That is typically done by undertaking a series of activities or projects, funded in part by the SHPO with National Park Service funding as discussed in Chapter III. The purpose of the historic preservation plan is to guide these efforts based on a comprehensive review of the community that identifies issues and concerns, needs and opportunities.

By engaging with the public during this planning process, the WHPC learned that residents value historic preservation because it helps retain community character and protects the unique community identity. Furthermore, residents realize that historic preservation provides unique opportunities for teaching history and leaves a legacy for future generations. To that end, the WHPC prepared the following goals or purpose statements for the future of historic preservation in Weiser:

- A. Understand and document historic, cultural, and archaeological resources.
- B. Engage and inform residents and visitors so that historic preservation is an essential part of community life.
- C. Preserve historic resources in collaboration with local, state, federal, and non-profit organizations.
- D. Provide an effective historic preservation program that works with City departments, supports other CLGs, and encourages non-profit activities.

Objectives, or discreet steps towards achieving goals, were articulated for each of the goals. These are followed by action items that support the achievement of the objective and the realization of the goals. The objectives and action items were also prepared from the insights gathered through the public engagement process. Weiser residents are concerned about the following:

- Preserving Weiser's historic houses and neighborhoods, as well as the area's agricultural heritage.
- Enhancing the historic downtown, as well as other commercial areas
- Protecting historic public buildings (courthouses, city halls, etc.).

Residents have also expressed an interest in learning more about historic preservation, including grants for historic building repair and rehabilitation, potential tax incentives for historic property owners, public outreach/education, and heritage tourism programs.

Action items presented in the next section include reference to possible community trainings on these topics.

The following sections (A. Goals, Objectives and Actions; B. Implementation) create a work plan that can assist the City of Weiser and guide the WHPC to preserve Weiser's heritage.



The Famous Store

B. Goals, Objectives and Actions

GOAL A: UNDERSTAND & DOCUMENT HISTORIC, CULTURAL & ARCHAEOLOGICAL RESOURCES WITHIN THE CITY OF WEISER.

Objective A.1: Continue to evaluate and prioritize sites and districts to be studied and surveyed.	Action A.1.a: Conduct survey of historic properties (update documentation) within downtown for potential NR district eligibility.
	Action A.1.b: Work to identify diverse historic and archaeological sites representing different historic uses (industrial, agriculture related) and different time periods (mid-century).
	Action A.1.c: Identify potential residential neighborhoods to study, document (or update older documentation) and survey.
	Action A.1.d: Update existing data and previously documented sites.
	Action A.1.e: Evaluate data on ICRIS to consider new sites to inventory.
Objective A.2: Consider the potential for local historic designations along with related preservation guidelines, incentives, and regulations.	Action A.2.a: Investigate the potential for a residential historic district (E.g.: Watlington Addition)
	Action A.2.b: Continue to explore and investigate the creation of a downtown local historic district
	Action A.2.c: Draft design guidelines for a design review process

GOAL B: ENGAGE & INFORM RESIDENTS & VISITORS SO THAT HISTORIC PRESERVATION IS AN ESSENTIAL PART OF COMMUNITY LIFE OF WEISER.

Objective B.1: Increase community engagement and understanding of the City's heritage and opportunities for historic preservation.	Action B.1.a: Coordinate with WAPC (& others) to develop regularly scheduled local walking tours
	Action B.1.b: Enhance social media, website with WCHPC – WHPC, app- virtual tour, digital handbooks
	Action B.1.c: Disseminate historic preservation activities as follows Chamber of Commerce / Economic development
	○ Service Clubs ○ Public Library ○ Newspaper
Objective B.2: Create resources for residents and visitors to access to learn more about Weiser history.	Action B.2.a: Plan, design, and post a “guide to understanding your historic property” for use by realtors and property owners.
	Action B.2.b: Utilize QR codes, websites, social media pages, library, info at businesses.
	Action B.2.c: Ensure that museums and Vendome have information that links to WHPC.
Objective B.3: Strengthen the role of historic preservation in planning and community revitalization.	Action B.3.a: Provide info/training sessions to the public re: districts, tax credits, etc.
	Action B.3.b: Provide accessible information to the public regarding cost efficiency of preservation.
	Action B.3.c: Gather and provide list of historic trades or craftspeople (masons, contractors, electricians, plumbers).
	Action B.3.d: Identify and coordinate with realtors, accountants (tax), attorneys, bankers/lenders, local consultants (create “brain center”)

GOAL C: PRESERVE HISTORIC RESOURCES IN THE CITY OF WEISER IN COLLABORATION WITH LOCAL, STATE, FEDERAL AND NON-PROFIT ORGANIZATIONS.

Objective C.1: Identify, strengthen, and expand existing financial incentive programs.	Action C.1.a: Explore possible use of CDBG monies to support preservation projects
	Action C.1.b: Provide more info on federal HTC to members of the community (income-generating historic property owners).
Objective C.2: Continue to grow historic preservation as an economic development tool to protect and maintain the integrity of historic properties.	Action C.2.a: Collaborate with Weiser Main St. Committee, ID Department of Commerce, by conducting joint meetings when appropriate.
	Action C.2.b: Identify willing owners (downtown) for HTC or other appropriate rehabilitation.
	Action C.2.c: Coordinate downtown historic district formation / W Main Street
Objective C.3: Protect sensitive properties and structures that are vulnerable to demolition.	Action C.3.a: Investigate demolition delay ordinance and consider how best to adapt for Weiser.
	Action C.3.b: Coordinate with Planning and Zoning Commission to adapt city permitting processes with preservation survey data (historic properties).

GOAL D: PROVIDE AN EFFECTIVE HISTORIC PRESERVATION PROGRAM THAT WORKS WITH CITY DEPARTMENTS, SUPPORTS OTHER CLGS & ENCOURAGES NON-PROFIT ACTIVITIES IN WEISER.

Objective D.1: Ensure that all CLG commissioners and other local heritage organization leaders are knowledgeable about the City's historic contexts, historic preservation opportunities, and county, state, and federal preservation programs.	Action D.1.a: Use CLG funding to send preservation leaders to annual training sessions.
	Action D.1.b: Maintain list of interested parties for appointment to local CLG commissions and WAPC.
	Action D.1.c: Collaborate with SHPO and NAPC on online and in-person training opportunities.
Objective D.2: Strengthen the role of historic preservation in planning and community revitalization.	Action D.2.a: Maintain list of interested parties for appointment to local CLG commissions and promote opportunities for open seats on local committees (HPC, Design Review, Planning and Zoning Commission, etc.)
	Action D.2.b: Seek funding to match CLG grants from the city to enable the WHPC to fulfill their duties.
	Action D.2.c: Collaborate with Planning and other Departments and Commissions through increased communication.
Objective D.3: Ensure funding/grants are secured to perform preservation duties.	Action D.3.a: Utilize funding sources such as Idaho Heritage Trust grants, Section 106 mitigation, etc.
	Action D.3.b: Identify potential Federal Historic Tax Credit projects and engage property owners before work begins.

C. Implementation Plan

This section presents the action items, listed by goal and objective in Section IV.B of this Plan, in tabular form. They are listed in order of priority using the following timeframes:

- High Priority – immediate action within the next 1 to 3 years
- Medium Priority – follow up action to high priority items or 3-to-5-year target dates
- Low Priority – action items for beyond 5 years
- Continued collaboration – strategies that are on-going

The parenthetical numbers at the end of each strategy correspond with the numbering used in Chapter 4 (Goal A, B, or C, followed by the Objective number, Action small letter a, b, c etc.) The responsible entity for these strategies is the WHPC, but each strategy includes appropriate partner agencies or groups.

Table 4: Prioritized Action Items

High Priority	
Objective	Action
A.1	A.1.a: Conduct survey of historic properties (update documentation) within downtown for potential NR district eligibility.
A.1	A.1.e: Evaluate data on ICRIS to consider new sites to inventory.
A.2	A.2.a: Investigate the potential for a residential historic district (E.g.: Watlington Addition)
B.1	B.1.b: Enhance social media, website with WCHPC – WHPC, app- virtual tour, digital handbooks.
B.2	B.2.b: Utilize QR codes, websites, social media pages, library, info at businesses.
C.1	C.1.b: Provide more info on federal HTC to members of the community (income-generating historic property owners).
Medium Priority	
Objective	Action
A.1	A.1.b: Work to identify diverse historic and archaeological sites representing different historic uses (industrial, agriculture-related) and different time periods (mid-century).
A.1	A.1.d: Update existing data and previously documented sites.
A.2	A.2.b: Continue to explore and investigate the creation of a downtown local historic district.
B.2	B.2.c: Ensure that museums and Vendome have information that links to WHPC.
B.3	B.3.b: Provide accessible information to the public regarding cost efficiency of preservation.
C.1	C.1.a: Explore possible use of CDBG monies to support preservation projects.
C.2	C.2.c: Coordinate downtown historic district formation / W Main Street.
C.3	C.3.a: Investigate demolition delay ordinance and consider how best to adapt for Weiser.
C.3	C.3.b: Coordinate with Planning and Zoning Commission to adapt city permitting processes with preservation survey data (historic properties).
D.2	D.2.b: Seek funding to match CLG grants from the city to enable the WHPC to fulfill their duties.
D.3	D.3.b: Identify potential Federal Historic Tax Credit projects and engage property owners before work begins.
A.1	A.1.c: Identify potential residential neighborhoods to study, document (or update older documentation) and survey.

Table 4: Prioritized Action Items - Continued

Low Priority	
Objective	Action
A.2	A.2.c: Draft design guidelines for a design review process.
B.2	B.2.a: Plan, design, and post a “guide to understanding your historic property” for use by realtors and property owners. .
B.3	B.3.a: Provide info/training sessions to public re: districts, tax credits, etc.
B.3	B.3.c: Gather and provide list of historic trades or craftspeople (masons, contractors, electricians, plumbers).
B.3	B.3.d: Identify and coordinate with realtors, accountants (tax), attorneys, bankers/lenders, local consultants (create “brain center”).
Continued Collaboration	
Objective	Action
B.1	B.1.a: Coordinate with WAPC (&others) to develop regularly scheduled local walking tours.
C.2	C.2.a: Collaborate with Weiser Main St. Committee, ID dept of commerce, by conducting joint meetings when appropriate.
C.2	C.2.b: Identify willing owners (downtown) for HTC or other appropriate rehabilitation.
D.1	D.1.a: Use CLG funding to send preservation leaders to annual training sessions.
D.1	D.1.b: Maintain list of interested parties for appointment to local CLG commissions and WAPC.
D.1	D.1.c: Collaborate with SHPO and NAPC on online and in-person training opportunities.
D.2	D.2.a: Maintain a list of interested parties for appointment to local CLG commissions and promote opportunities for open seats on local committees (HPC, Design Review, Planning and Zoning Commission, etc.)
D.2	D.2.c: Collaborate with Planning and other Departments and Commissions through increased communication.
D.3	D.3.a: Utilize funding sources such as Idaho Heritage Trust grants, Section 106 mitigation, etc.
B.1	B.1.c: Disseminate historic preservation activities as follows: Chamber of Commerce / Economic development ○ Service Clubs ○ Public Library ○ Newspaper

V. Appendices



"Moving of St. Luke's Episcopal Church" – (1930s)

A. References

- Advisory Council on Historic Preservation. (2018). *Measuring economic impacts of historic preservation*. <https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%20v5-FINAL.pdf>
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B. Public Involvement Summary

Introduction

This public involvement summary details how the City of Weiser conducted public outreach and worked with the community to prepare a Historic Preservation Plan (HPP). The City of Weiser's Historic Preservation Commission is comprised of community members that are interested and knowledgeable about local history, architecture, and planning. The Commission encouraged residents, property and business owners to share their views and provide input throughout the life of the planning process.

As described below, efforts were made to provide public awareness and education while encouraging participation and feedback. This feedback from the public helped the planning team develop a plan that addressed the future of preservation in Weiser.

Public Involvement Goal and Objectives

The goal of public outreach is to inform, educate, and receive input from the community about the City of Weiser HPP. Key objectives of the public outreach process included:

- Providing complete, accurate and timely information regarding the planning process.
- Facilitating fair and constructive communication between the public and the City.
- Offering meaningful and accessible opportunities for participation preparing the Plan.
- Ensuring all feedback is reflected in the Plan, including a summary of the public outreach process.

Public Outreach Activities

On October 29, 2024, the City and J-U-B began the planning process with initial discussions regarding the purpose and objectives of the process and the proposed timing of the outreach opportunities. A website was created on November 25 for the HPP and a link to the new website was added to the City's homepage. The site provided project information and sought community input.

The site also hosted a 13 question HPP Survey throughout the holidays and during the month of January 2025. The survey was an opportunity for the citizens of Weiser to share their opinions about preservation and knowledge regarding local heritage. A postcard was created and utilized by the City to encourage public participation in the survey. The City sent out copies of the postcard in the utility bill mailings in December and January, at community activities, and in City Hall to encourage a wide portion of the population to participate.

After the closing of the survey on January 31, there were a total of 56 respondents, 46 of the respondents were from inside Weiser city limits. (Survey results are provided in this appendix.) Nearly 92% of the respondents were "interested citizens" rather than elected or appointed officials, or historic organization members. Respondents overwhelmingly believed that grants for historic building repair and rehabilitation would encourage preservation, followed by tax incentives for historic property owners, public outreach/education, and heritage tourism programs.

The WHPC hosted a forum on April 17, 2025, with a presentation by the Idaho SHPO's Outreach Historian (copy of handout provided in this appendix), followed by a working discussion of potential HPP goals, objectives, and action items (copy of working notes also attached).

The WHPC compiled a preliminary draft document for review and comments from the Idaho SHPO on June 19, 2025, and initial comments were received on July 2, 2025. Based on their input, the WHPC prepared a draft for public comments on July 14, 2025, that was posted on the HPP website.

BE A PART OF HISTORY!



Join us by filling out Weiser's
Historic Preservation Plan* Survey

Available until January 31, 2025

*A Historic Preservation Plan develops strategies that will assist in protection of historic resources.

Scan the QR code or visit: <https://bit.ly/WeiserHPP>

Name: _____

Email: _____

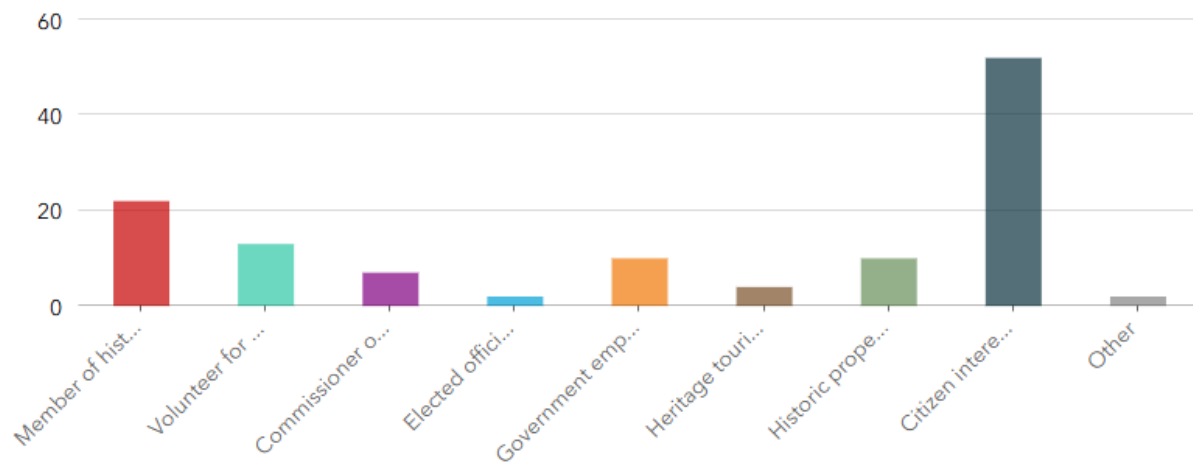
Phone: _____

Keep me connected!

Send me email updates: ☐ Yes ☐ No

You can return this filled out card to city hall to be added to the interested parties list.
For questions or concerns please contact: agjones@jub.com

Describe your interest in Weiser's history, historic sites and heritage (check all that apply):



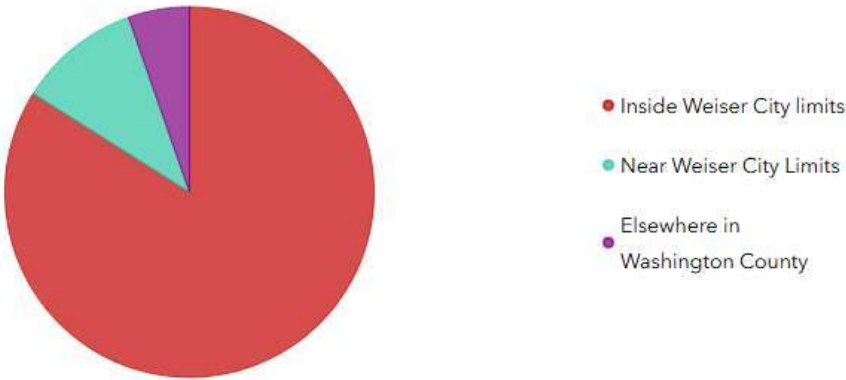
Answers	Count	Percentage
Member of historical society, library, museum, arts or historic preservation organization	22	39.29%
Volunteer for historical society, library, museum, arts or historic preservation organization	13	23.21%
Commissioner on the Washington County Historic Preservation Commission (HPC), or Weiser HPC	7	12.5%
Elected official - local, state, or federal (specify below)	2	3.57%
Government employee - local, state, or federal (specify below)	10	17.86%
Heritage tourist	4	7.14%
Historic property owner	10	17.86%
Citizen interested in preserving Weiser's heritage	52	92.86%
Other	2	3.57%

Answered: 56 Skipped: 0

Response	Count
WAPC - Bernard Haas Home	1
Mayor	1
Local	1
I was the elected prosecutor for Washington County for 16 year and just completed my final term. I currently have a contract with the City of Weiser for prosecution. Both of those operations were and are conducted from the historic building I own located at 232 E Main St. The building is presently a law office. It has been on the historic registry in the past. I would like to keep it on that registry.	1
Historic tourism: sites, guided walking tours, preserving unusual historic things.	1
City of weiser employee	1

Answered: 6 Skipped: 50

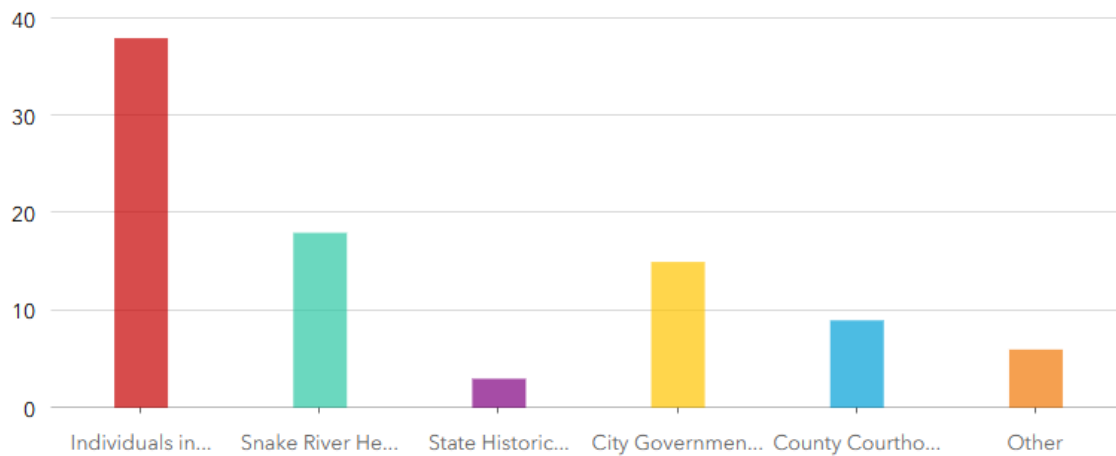
Where do you reside in Weiser? (check the one that best describes where you live):



Answers	Count	Percentage
Inside Weiser City limits	47	83.93%
Near Weiser City Limits	6	10.71%
Elsewhere in Washington County	3	5.36%

Answered: 56 Skipped: 0

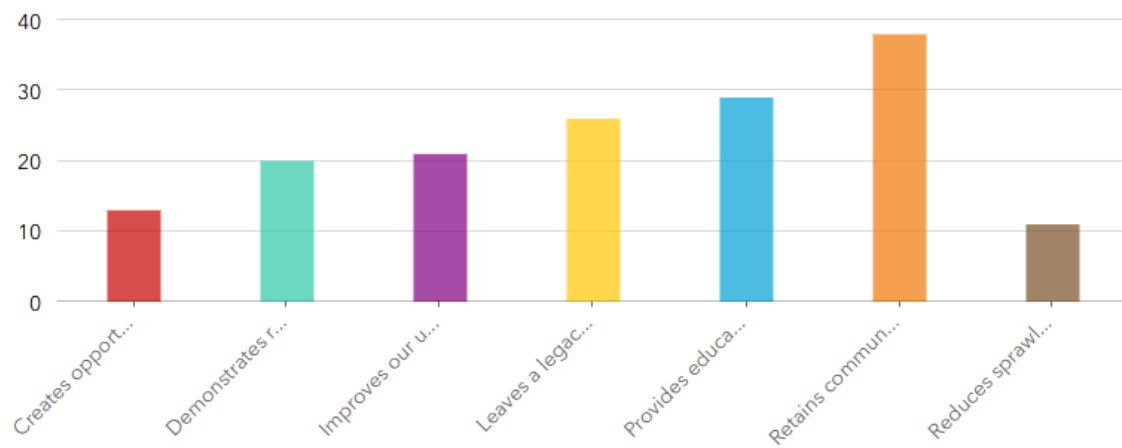
When you have a question or need help with historic resources, who do you contact?



Answers	Count	Percentage
Individuals in your community	38	67.86%
Snake River Heritage Center	18	32.14%
State Historical Society	3	5.36%
City Government	15	26.79%
County Courthouse	9	16.07%
Other	6	10.71%

Answered: 55 Skipped: 1

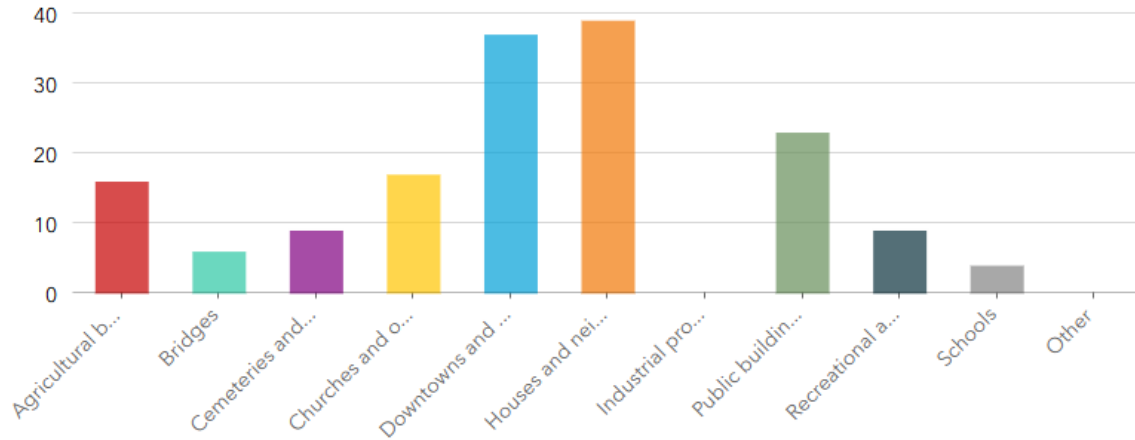
How important are each of the following reasons for preserving Weiser's historic resources?



Answers	Count	Percentage
Creates opportunities for economic development	13	23.21%
Demonstrates respect for our ancestors and culture	20	35.71%
Improves our understanding of the past to help make better decisions in the future	21	37.5%
Leaves a legacy for future generations	26	46.43%
Provides educational opportunities for teaching history and culture	29	51.79%
Retains community character/identity	38	67.86%
Reduces sprawl and saves farmland and open space	11	19.64%

Answered: 55 Skipped: 1

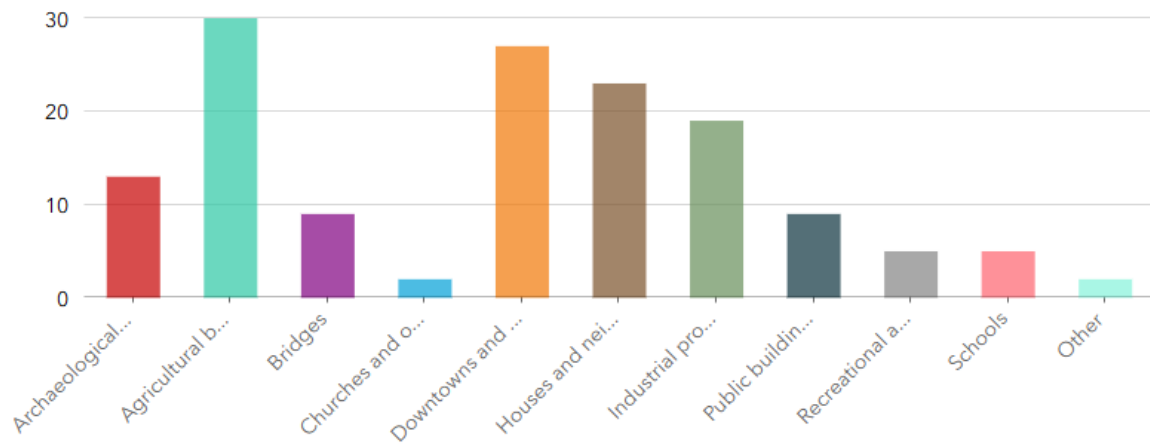
Which types of historic properties or sites do you think typify Weiser's heritage?



Answers	Count	Percentage
Agricultural buildings (barns, silos, homesteads etc.)	16	28.57%
Bridges	6	10.71%
Cemeteries and burial grounds	9	16.07%
Churches and other religious properties	17	30.36%
Downtowns and other commercial areas	37	66.07%
Houses and neighborhoods	39	69.64%
Industrial properties (warehouses, factories, etc.)	0	0%
Public buildings (courthouses, city halls, etc.)	23	41.07%
Recreational areas (parks, trails, etc.)	9	16.07%
Schools	4	7.14%
Other	0	0%

Answered: 56 Skipped: 0

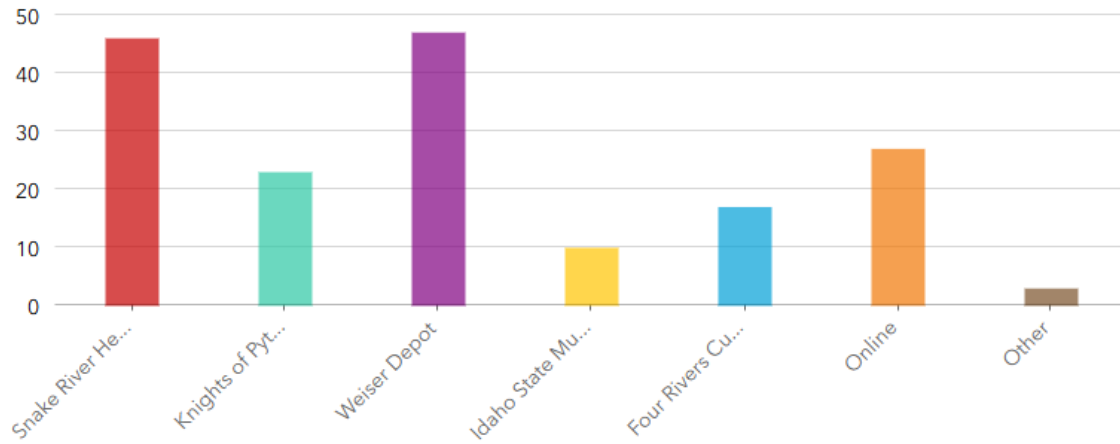
What types of historic properties or sites do you think are vulnerable to demolition?



Answers	Count	Percentage
Archaeological sites	13	23.21%
Agricultural buildings (barns, silos, homesteads etc.)	30	53.57%
Bridges	9	16.07%
Churches and other religious properties	2	3.57%
Downtowns and other commercial areas	27	48.21%
Houses and neighborhoods	23	41.07%
Industrial properties (warehouses, factories, etc.)	19	33.93%
Public buildings (courthouses, city halls, etc.)	9	16.07%
Recreational areas (parks, trails, etc.)	5	8.93%
Schools	5	8.93%
Other	2	3.57%

Answered: 54 Skipped: 2

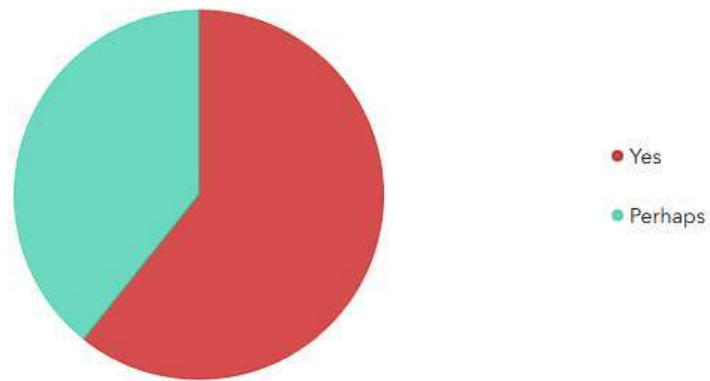
Where do you go to experience Weiser history? (check all that apply):



Answers	Count	Percentage
Snake River Heritage Museum	46	82.14%
Knights of Pythias Lodge Hall	23	41.07%
Weiser Depot	47	83.93%
Idaho State Museum (Boise)	10	17.86%
Four Rivers Cultural Center (Ontario)	17	30.36%
Online	27	48.21%
Other	3	5.36%

Answered: 56 Skipped: 0

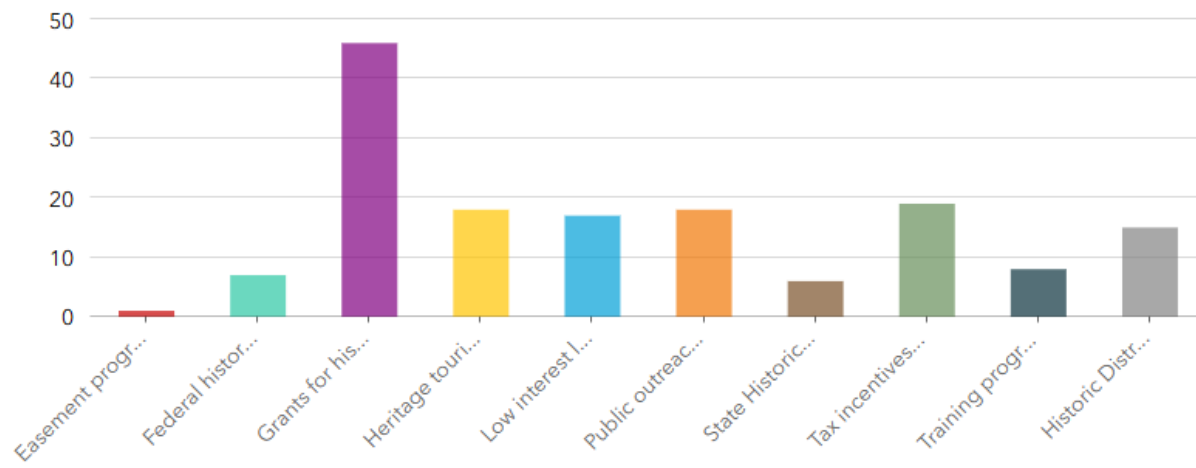
If the city were to provide an on-line directory with information regarding resources, would you be inclined to go there first?



Answers	Count	Percentage
Yes	34	60.71%
Perhaps	22	39.29%

Answered: 56 Skipped: 0

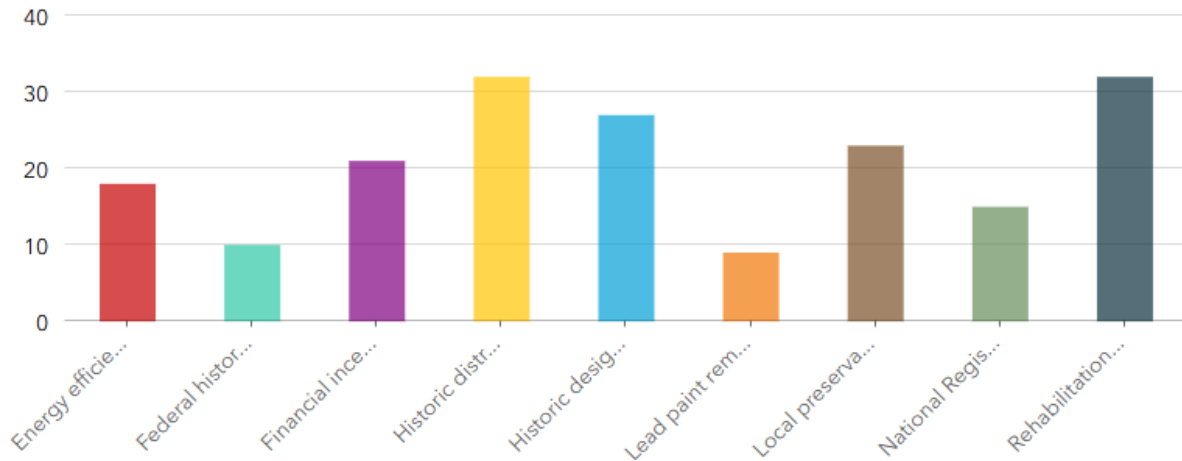
**What measures do you think would encourage preservation of historic properties?
(check the top 3):**



Answers	Count	Percentage
Easement programs	1	1.79%
Federal historic preservation	7	12.5%
Grants for historic building repair and rehabilitation	46	82.14%
Heritage tourism programs	18	32.14%
Low interest loan programs for historic property owners	17	30.36%
Public outreach and education	18	32.14%
State Historic Preservation laws and regulations	6	10.71%
Tax incentives for historic property owners	19	33.93%
Training programs for decision makers	8	14.29%
Historic District Designation (National Register or Local)	15	26.79%

Answered: 55 Skipped: 1

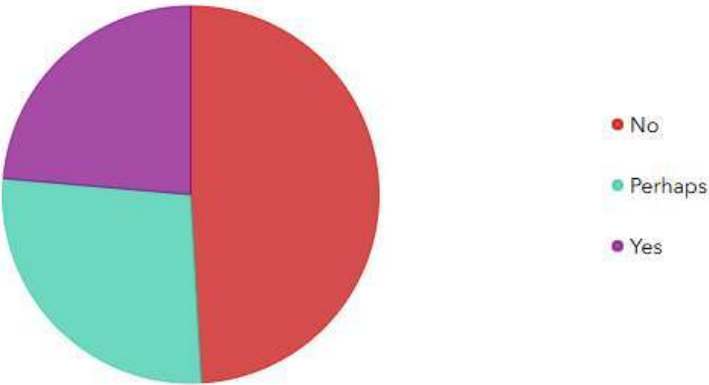
If the City of Weiser's Historic Preservation Commission were to provide public information or training sessions, which topics interest you most? (check all that apply):



Answers	Count	Percentage
Energy efficiency and weatherization	18	32.14%
Federal historic preservation laws	10	17.86%
Financial incentives for preservation	21	37.5%
Historic districts and how they work	32	57.14%
Historic designation (local or national) and what it means to you	27	48.21%
Lead paint removal and safe work practices	9	16.07%
Local preservation ordinances, commissions, and programs	23	41.07%
National Register of Historic Places program	15	26.79%
Rehabilitation techniques (windows, masonry, carpentry etc.)	32	57.14%

Answered: 54 Skipped: 2

Do you own or know of property you feel would be eligible for national register registration?



Answers	Count	Percentage
No	27	48.21%
Perhaps	15	26.79%
Yes	13	23.21%

Answered: 55 Skipped: 1

Please add any comments or concerns regarding Historic Preservation in Weiser

Response	Count
What I like the most about Weiser is all the old antique buildings. They are so beautiful and it causes me to look back at the history. Please help us keep them. I myself live in a 90 year old house and I love it.	1
This beautiful community is so rich in history. We need to educate local citizens about this history and work to preserve what we have.	1
The destruction of our local history marches us toward globalism and the Federal takeover of Idaho. It is paramount that we keep the truth of our local heritage for all who come to Weiser.	1
The Advent Christian Church (now True Vine) is a very historic property but in decline, especially the bell tower. There is an organization in the Midwest which fixes bells and towers - it would be nice if they came to Weiser and fixed all the bells and towers for historic interest tourism. Dreaming here...	1
Real estate agents have a lot of influence on who buys historic property and how the prospective buyer views the historic significance of the property. I'd like to see training offered to real estate agents to help them see historic features as assets, rather than something that is of lesser value or that needs to be "updated."	1
My free time is limited but I would like to do what I can to keep my building on the historic registry.	1
I really appreciate all that the committee does to preserve our special heritage in Weiser! With all of our rich history, when community members know more about them, it helps all of us to want to preserve it.	1
I had no idea Weiser had such a commission, and think it is a wonderful idea. I'd love to see walking, car, or senior center bus guided tours to or past historical points several times a year.	1
I appreciate those working passionately in this Committee.	1
historic preservation helps us to hear/see the story of how we got where we are. that is of interest to me for how we proceed and why. jeri	1
Historic districts have been very interesting to me when traveling. Little towns across the country have historic districts that are well maintained, tourist friendly and we are always more inclined to stop awhile in towns that highlight their assets. Weiser has many. The downtown area and Watlington Subdivisions would be a great place to start.	1
Figuring out how to activate our youth into this is vital to the continuation of it's work. If the youth don't value the history, there will be no one there to protect it when the elders have passed on.	1

Answered: 12 Skipped: 44

**DON'T FORGET
THE DATE**

**HISTORICAL PRESERVATION
PUBLIC OUTREACH**

THURSDAY, APRIL 17

5:00 PM

**TRAIN DEPOT
WEISER**

**ALL
ABOARD!**



ALL ABOARD!

YOU'RE INVITED!

HISTORICAL PRESERVATION

PUBLIC OUTREACH

TODAY IS THE DAY

5:00 PM



TRAIN DEPOT

**LIGHT MEAL
INFORMATIVE
PRESENTATION
DOOR PRIZES**

Your voice matters—come share
your ideas and connect with
neighbors!

Goal A: Understand & document historic, cultural & archaeological resources within City of Weiser.

Objective: Continue to evaluate and prioritize sites and districts to be studied and surveyed.

Objective: Identify historic resources that require additional documentation or new survey.

Objective: Consider the potential for local historic designations along with related preservation guidelines, incentives, and regulations.

Goal B: Engage & inform residents & visitors so that historic preservation is essential part of community life of Weiser.

Objective: Increase community engagement and understanding of the City's heritage and opportunities for historic preservation.

Objective: Create resources for residents and visitors to access to learn more about Weiser history.

Objective: Strengthen the role of historic preservation in planning and community revitalization

Goal C: Preserve specific historic community resources in the City of Weiser in collaboration with local, state, federal and non-profit organizations.

Objective: Identify, strengthen and expand existing financial incentive programs.

Objective: Continue to grow historic preservation as an economic development tool to protect and maintain the integrity of historic properties.

Objective: Protect sensitive properties and structures that are vulnerable to demolition.

Goal D: Provide an effective Historic Preservation program that works with City departments, supports other CLGS & preservation non-profits.

Objective: Strengthen the role of the WHPC to maximize efficiency of Washington County CLG and the Weiser Architectural Preservation Commission.

Objective: Ensure that there are sufficient resources for the WHPC to fulfill their duties

Objective: Ensure that all WHPC members are knowledgeable about local, state, and federal historic preservation programs and opportunities.

Objective: Strengthen the role of historic preservation in planning and community revitalization

Objective: Identify, strengthen and expand existing financial incentive programs.

Objective: Continue to grow historic preservation as an economic development tool to protect and maintain the integrity of historic properties.

City of Weiser Historic Preservation Plan Outreach Event April 17, 2025

The purpose of the Historic Preservation Plan was briefly discussed, and the interactive portion of the evening began. Attendees split into three groups of 6, each group focused on an assigned Goal and Objectives and provided strategies (shown in red).

Goal A: Understand & document historic, cultural & archaeological resources within the City of Weiser.

Objective: Continue to identify, evaluate and prioritize sites and districts to be studied and surveyed.

- o Conduct survey of historic properties (update documentation) within downtown.
- o Use existing WAPC sign project to identify survey sites
- o Work to identify sites/districts not residential/ commercial
- o Identify new potential residential areas to document
- o Update existing data or previously documented sites
- o Evaluate data on ICRIS to consider new sites to inventory

Objective: Consider the potential for local historic designations along with related preservation guidelines, incentives, and regulations.

- o Investigate the potential for a residential historic district (Watlington)
- o Continue to explore + investigate creation of downtown local historic district
- o Draft design guidelines for design review process

Goal B: Engage & inform residents & visitors so that historic preservation is an essential part of community life of Weiser.

Objective: Increase community engagement and understanding of the City's heritage and opportunities for historic preservation.

- o Coordinate with WAPC (& others) to develop regularly scheduled local walking tours
- o Social media, website – WHPC, app- virtual tour, digital HX books
- o Dissemination of Info:
 - Chamber of Commerce / Economic development
 - Lions Club
 - Elks
 - PEO

Objective: Create resources for residents and visitors to access to learn more about Weiser history.

- o Plan, design post “guide to understanding your historic property” for use by realtors and property owners
- o QR codes, websites, social media pages, library, info at businesses
- o Museums – heritage museum, Vendome

Objective: Strengthen the role of historic preservation in planning and community revitalization.

- o Provide info/training sessions to public re: districts, tax credits, etc.
- o Data is accessible to public to prove claims of cost efficiency.
- o List of historic trades: contractors, electrician, plumbing
- o Realtors, accountants (Tax end), Attorneys (est. PI) Bankers/lenders, local consultant brain center

Goal C: Preserve historic community resources in the City of Weiser in collaboration with local, state, federal and non-profit organizations.

Objective: Identify, strengthen, and expand existing financial incentive programs.

- o Explore possible use of CDBG \$\$ to support preservation projects
- o Provide more info on federal HTC to public and development community.

Objective: Continue to grow historic preservation as an economic development tool to protect and maintain the integrity of historic properties.

- o Collaborate with Weiser Main St. Committee, ID Dept of commerce, etc.
- o Identify willing owners (downtown) to undertake preservation projects
- o Coordinate downtown historic district formation / W Main Street
- o **Objective:** Protect sensitive properties and structures that are vulnerable to demolition. Consider adopting demolition delay ordinance



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Use the QR code
below to access
the Historic
Preservation Plan
Website.



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Profiting from the Past: Historic Preservation's Economic Benefits

Pete L'Orange
Historic Preservation Planner
Idaho State Historic Preservation Office
Idaho State Historical Society

"Economic development."

Achieving it is one of the driving forces for most communities. Businesses want more of it. Civic leaders pursue policies to encourage and support it. The eternal question is how to best make it happen for a community.

But one of the most effective methods for encouraging economic development in a community is also one of the most overlooked: preservation of the community's historic resources.

It's easy for preservation advocates to talk about protecting the community's sense of identity, or the aesthetic appeal of a historic neighborhood, or importance of local heritage. Unfortunately, such appeals often lose out when confronted with the desire for "economic development." But if historic preservationists make sure we're able to convey the *economic* benefits of historic preservation, then we are in a position to join the "economic development" discussion, advance historic preservation goals, and maybe, just maybe, win over some new converts.

And the best part, it's not actually that hard to show how historic preservation can be an economic development force from which a community can profit.

Access to Tax Credits

The first economic benefit of historic preservation that always comes to mind is access to the Federal Historic Rehabilitation Tax Credit program. The Historic Tax Credit program was established through a 1976 amendment to the National Historic Preservation Act, and since that time has supported over 45,000 rehabilitation projects and has leveraged nearly \$103 BILLION in private investment. In 2019 alone, the program leveraged over \$5.77 billion in investment nation-wide.¹

The program has been so successful that it actually brings in *more* money in federal income than it pays out!

The Historic Tax Credit program provides a tax credit of 20% on qualifying rehabilitation costs, provided the work is done in keeping with the Secretary of the Interior's Rehabilitation Standards. Qualifying costs include most construction hard costs (walls, windows, floors, electrical, plumbing, interior lighting, et cetera) and some soft costs (such as architect and engineering fees). This both helps developers make project costs "pencil out" and encourages the preservation of a community's historic resources and character.

One of the greatest draws of the program is that it can benefit both large and smaller scale projects. In 2019, almost half (49%) of the projects cost less than \$1 million. This means that it is not just the big developers who can take advantage of the program. A great recent example is the Phillips 66 building in Boise. The owner of the building used the tax credits to rehab the building and the qualifying costs on the were only about \$160,000.



The Phillips 66 Station, Boise, ID. Photo from the Idaho State Historic Preservation Office.

The biggest limitation of the program, however, is that it is only available to income-producing properties. This makes it impossible for

¹ ["Federal Tax Incentives for Rehabilitating Historic Buildings: Annual Report for Fiscal Year 2019,"](#) National Park Service, March 2020.

homeowners to participate in the program. The other limitation of the program is that it only applies to Federal tax liability, meaning that those who do not pay Federal taxes, such as non-profits, cannot use it. Some states have a state tax credit program which addresses these limitations; as of right now, however, Idaho does not have a state program (although there is some hope that we may be able to develop such a program in the future).

Heritage Tourism

One of the other most obvious economic benefits of historic preservation is that it provides a community the chance to capitalize on heritage tourism. When people are once again able to travel and go on vacations (in a post-Covid world), heritage tourism will once again become a major economic driver for many communities.

People visit places for the unique character they offer; they don't visit someplace that looks and feels like it could be anyplace. That's where a robust historic preservation program comes into play. By working to preserve and enhance its unique, historic character, a community can position itself to attract those tourists. For example, think about the City of Wallace in northern Idaho; the local economy thrives on the City's ability to attract heritage tourism dollars every year. And they *can* do that *because* they have worked to make sure the City's historic character has been preserved.



Downtown Wallace, ID. Photo from the Idaho State Historic Preservation Office.

Studies have shown that heritage tourists have a larger economic impact on a community than those who travel for recreation. A study by the Colorado Historical Foundation showed that, in 2008 alone, 11.8 million trips to the State of Colorado involved heritage tourism activities; that's 11.8 million heritage tourism trips to a state primarily known for its natural and

recreational attractions. When compared to recreational tourists, heritage tourists stayed for longer, and spent more money. Those visitors spent \$190 million on cultural activities and \$54 million on historic activities. The average heritage tourist spent \$447, compared to \$333; they stayed an average of 5.8 nights, compared to 5.2 for recreational tourists.² And the vast majority of the income from these visitors goes directly into the community - lodging, dining, attractions, local artisans, and all the people employed in those professions benefit from those tourists.

Historic Commercial Districts Attract Small Businesses

A major driver of most local economies is small business. It is estimated that small businesses account for between 60% and 80% of all jobs in the U.S. And historic commercial districts can attract those small businesses.

In 2014 the National Trust for Historic Preservation released a study on historic preservation's impact on urban vitality. The study looked at three different cities (Seattle, Washington, D.C., and San Francisco) and it found that in all three cases the areas of the cities comprised of older, small buildings outperformed the areas of newer, larger buildings. One of main reasons these historic areas did better was specifically that they "serve as thriving incubators for small businesses, as vital centers of neighborhood services, and as regional destinations for restaurants, nightlife, and specialty retail."³

Many small businesses, especially new and start-up ones, find historic commercial spaces attractive because they are often smaller and cost less than modern construction, and because historic districts tend to have more foot traffic. Historic districts tend to have more commercial spaces in a smaller area, which often means a great mix of businesses (retail next to restaurants next to service businesses).

For many businesses, this kind of mix is a real benefit because it means that customers who are coming down for one business very well may visit others - the retail shoppers decide they are going to stop in at one of the restaurants for lunch or dinner; the person stopping in the tax prep business also swings into the toy shop to

² ["The Economic Power of Heritage and Place: How Historic Preservation is Building a Sustainable Future in Colorado,"](#) prepared by Clarion Associates of Colorado for the Colorado Historical Foundation, October 2011, 19.

³ ["Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality,"](#) National Trust for Historic Preservation, May 2014, 92.

pick up something for their kid's birthday; the restaurant worker goes a door or two down to the little bank branch to deposit their paycheck. If someone is able to take care of multiple errands in one small area, they are more likely go there than they are to drive all across town.

Historic Downtowns Encourage Mixed-Use Development

Because many historic downtowns are primarily made up of multi-story buildings, they provide an excellent opportunity for a community to encourage mixed-used development. By converting upper floors of historic commercial buildings to residential, communities can basically build in a customer base for the businesses occupying the first floor commercial spaces.

This kind of mixed use development is not just attractive to residents and businesses; it can also be a major cost savings to municipal governments. A report from the American Planning Association says, "Mixed use zoning is generally closely linked with increased density, which allows for more compact development. Higher densities increase land-use efficiency and housing variety while reducing energy consumption and transportation costs."⁴ For a community, this means that they may be able to reduce the amount that they have to spend on things like water and sewer lines, road paving and snow clearing, and they can respond to issues faster, simply because city staff don't have to go as far to get to where the issue is happening.

Preservation Supports Residential Property Values

It can be easy to only talk about the economic benefits of preservation in relation to commercial properties and forget about the biggest portion of buildings in a community: residential. There are (almost) always going to be more residential buildings in a community than there are commercial ones. As such, it is important to make sure that we help people understand that they can benefit from historic preservation even if they don't own a commercial building in the City's downtown.

There have been a number of studies which have shown that the designation of a residential neighborhood as historic can (and often does) have a positive impact on the property values in that neighborhood. A report from the Colorado

Historical Foundation looked at five case study areas around the state and concluded that "historic district designation does not automatically transform communities into high-income enclaves, but simply enhances the economic climate already present in those areas." That said, "a negative effect was not observed in any of the areas researched [...]. On the contrary, property values in the designated areas experienced value increases that were either higher than, or same as, nearby undesignated areas."⁵ When conditions are good, historic neighborhoods tend to increase in property values at a higher rate than non-historic neighborhoods; when conditions take a downturn, historic neighborhoods tend to either maintain their value or decline less than non-historic ones. An analysis of residential foreclosures in Philadelphia between October 2009 and September 2010 found that foreclosures in historic districts were less than half of those in other neighborhoods.⁶



Residential neighborhood in Coeur d'Alene, ID. Photo from the Idaho State Historic Preservation Office.

So, why do historic residential neighborhoods behave this way? The short answer is "cachet". While most neighborhoods are going to have their own character and personality, historic neighborhoods tend to carry a sense of importance beyond just that neighborhood. People like being able to say that they live in a historic district. This is especially true when the community decides to take the initiative and adopt some level of design review for historic districts. By adopting historic design review, the community is making a statement about the importance of their historic resources and their heritage. And they make the statement that they are willing to collectively take the actions

⁵ ["The Economic Benefits of Historic Preservation, 2005 Update,"](#) Colorado Historical Foundation, prepared by Clarion Associates, July 2005, 28.

⁶ Donovan Rypkema, ["Stuck in Time: How Historic Preservation has to Change in the 21st Century,"](#) keynote presentation for the Landmark Society of Western New York annual conference, 2014.

⁴ ["PAS Quick Notes: Zoning for Mixed Uses,"](#) American Planning Association, July 2006.

needed to make sure that those historic resources are going to be around for future generations.

Keeps Money in the Local Economy

One of the biggest economic impacts that can come from historic preservation is the fact that much of the money spent on preservation ends up staying in the community. Rehabilitation projects can employ local construction workers; supplies can be bought at local stores; new businesses that go into those buildings employ community residents.

According to a study from the Delaware Division of Historical and Cultural Affairs, 14.6 local jobs are created for each \$1 million in rehabilitation work. By comparison, \$1 million in manufacturing output for the same year resulted in only 9.2 jobs, and 11.2 jobs per \$1 million in new construction.⁷ And these are jobs that cannot be outsourced.

There is also the fact that the economic impacts of historic preservation, and most especially rehabilitation work, have what is referred to as a multiplier effect. The multiplier effect is the term used by economists to describe how the economic impacts of something ripple out to the larger community - those who are paid for the materials or to do the work on a historic rehabilitation then spend that money at other local businesses; that income then goes to payroll, inventory, and other business expenses that feed into the local economy. While this kind of multiplier effect is a major benefit of most small businesses in a community, because historic preservation has a greater economic impact than other forms of development, its multiplier is naturally greater as well.

Another potential "ripple" to the local economy that a historic rehabilitation can have is to encourage other properties to also undertake rehabilitation or other improvements. A study carried out in the 1990s found that a total of \$7 million in historic rehabilitation work in Trenton, New Jersey led directly to an additional \$41 million on other, non-historic rehabilitations throughout the city.⁸

* * *

⁷ "The Delaware Historic Preservation Tax Credit Program: Good for the Economy, Good for the Environment, Good for Delaware's Future," prepared by Donovan Rypkema and Caroline Cheong for the Delaware Division of Historical and Cultural Affairs, 2010, 5.

⁸ David Listokin, et al, "The Contributions of Historic Preservation to Housing and Local Development," *Housing Policy Debate*, 1998.

There are countless books, articles, opinion pieces, and reports on the economic benefits that historic preservation can bring to a community, and what's been covered here is just the briefest introduction. But even a brief introduction can provide some useful talking points for conversations with property owners, community organizers, elected officials, and decision makers. The more we, as preservationists, can use these talking points when working in our communities, the more the public as whole will come to see how historic preservation is not just an emotional or sentimental endeavor, but something that can lead to financial dividends for a community now and for the future. By preserving our past, we can do more than learn - we can profit.

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IDAHO STATE
**HISTORICAL
SOCIETY**

The Idaho State Historical Society is a trusted guide through the state's history and how it has shaped every aspect of our lives, our land, our communities, our government and our people. Created in 1881 and established as a state agency in 1907, the Idaho State Historical Society (ISHS) is an extraordinary system of cultural and historic resources comprised of the Idaho State Museum, Idaho State Archives, Idaho State Historic Preservation Office, Old Idaho Penitentiary and Historic Sites Program.

Preserving the past, enriching the future.

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For more information on Historic Preservation in Idaho, please contact:

*Idaho State Historic Preservation Office
210 Main Street
Boise, ID 83702
(208) 334-3861
<http://www.history.idaho.gov>*

C. List of Relevant Federal and State Laws & Regulations

Laws Governing Historic Preservation

There are many laws at both the Federal and State levels related to Historic Preservation and Archaeology. A comprehensive listing of all these laws, and their subsequent amendments and subsections, would consist of many pages. It is important for the purposes of carrying out this plan, however, to have a basic understanding of some of the most significant Federal and State laws. As such, this appendix provides some brief information on the most important laws. Most information on each can be found on the National Park Service website (Federal laws) or on the State of Idaho Legislature website (Idaho statutes).

Federal Laws

Antiquities Act, as amended (54 USC 320301-320303 and 18USC 1866(B)): The Antiquities Act of 1906 was the first act in the United States to establish that archaeological site on public lands are important public resources and required that the Federal government take measures to protect archaeological sites from looting and/or vandalism.

Archaeological Resources Protection Act, as amended (16 USC 470aa-mm): This act was passed to provide increased protection for public archaeological sites, and to increase the penalties which can be imposed for violations. It was passed in order to address some of the shortcomings of the Antiquities Act, specifically in terms of providing for effective enforcement and clear definitions. This law, along with the Antiquities Act, is the foundation for archaeological protections on public and tribal lands, and includes provisions to help prevent the illegal excavation, removal, and/or trafficking of archaeological resources.

Native American Graves Protection and Repatriation Act, as amended (25 USC 3001-3013): This act codified in United States law that Native Americans, Indian Tribes, and Native Hawaiians have rights related to the “treatment, Repatriation, and disposition of Native American human remains, funerary objects, sacred objects and objects of cultural patrimony.” It requires that Federal government and any museums receiving Federal funds disclose what groups to attempt to reach an agreement for the repatriation of those artifacts. It also provides important organizations whenever archeological investigations encounter, or are expected to encounter, Native American, Tribal, and/or Native Hawaiian cultural artifacts they have in their possession, and work with those groups to attempt to reach an agreement for the repatriation of those artifacts. It also provides important protections for Native American grave sites and requires consultation with Indian Tribes and Native Hawaiian organizations whenever archeological investigations encounter, or are expected to encounter, Native cultural items or when such items are unexpectedly discovered on Federal or tribal lands.

National Historic Preservation Act as amended (54 USC 300101 et seq.): This is the central law around which nearly all historic preservation efforts in the United States take place. Originally passed in 1966, the National Historic Preservation Act established the National Register of Historic Places (NRHP), National Historic Landmarks (NHL) program, the State Historic Preservation Offices (SHPO), and later the Certified Local Government (CLG) program. It also includes important provisions such as the Section 106 and Section 110 processes.

Idaho State Laws

Idaho Code 18-7027: Prohibits the disturbance of prehistoric human burials, or the possession of human remains of artifacts removed from a burial, unless the excavation is conducted by a qualified archaeologist with the prior approval of the State Historical Society and the appropriate Indian tribe.

Idaho Code 27-501: Assigns responsibilities to the agency for consultation, determination of appropriate actions, and providing for re-interment of human remains that have been disturbed.

Idaho Code 33-39: Provides for the creation of an Idaho Archaeological Survey and designates that State Archaeologist as director.

Idaho Code 67-41: States that the agency (Idaho State Historical Society) shall:

- Identify, preserve, and protect sites, monuments, and points of interest in Idaho of historic merit (67-4114)
- Protect archaeological and vertebrate paleontological sites and resources on public land (67-4119)
- Govern the agency and administer the powers and duties required to preserve and protect any historical record of the history and cultural of Idaho” (67-4123). Senate Bill 1011(2009), Passed by the Senate and House and signed into law by the governor April 14, 2009., defines “historical record, artifact, object, historical or archaeological site or structure, document, evidence or public or private writing pursuant to the provisions of title 9, Idaho Code, relevant to the history of the State of Idaho.”
- Encourage and promote interest in the history of Idaho (67-4126 (2))
- Collect, preserve, and exhibit artifacts and information illustrative of Idaho history, culture, and society. (67-4126 (3))
- Identify historic, architectural, archaeological, and cultural sites, buildings, or districts, and coordinate activities of local historic preservation commissions. (67-4126(14))

Idaho Code 67-46: Gives authority to the agency to carry out the preservation and protection of the states historic archeological, architectural, and cultural heritage resources. This section of code also authorizes municipalities to create historic preservation commissions, establish design review for historic districts, and carry out other historic preservation efforts at the local level.

Idaho Code 67-65: The Idaho local planning act of 1975 requires a local governments’ comprehensive plan must include a component for “Special Areas or Sites. “There must be an analysis of areas, sites, or structures of historical, archaeological, or architectural significance within the jurisdiction of the governing board.”