

Nampa Library Reuse Study

**Prepared for:
Nampa Historic Preservation Commission**



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September 2014

Nampa Library Reuse Study

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September 2014

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Cover Photo: First National Bank ca. 1920's. Notice bank name inscribed in sandstone above Ionic columns and Dewey store buildings on both sides. ISHS 80-163.15.

Acknowledgements

A Library Reuse Study Public Forum was held on July 14, 2014, at the Hugh Nichols Public Safety Building to discuss ideas for the future use of the building.

The following individuals were interviewed on the future use of the library:

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Jimmie Brown, Director, Nampa Building Department
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Stacy Mooney, Director, Nampa Civic Center
Mike Mussell, Owner, Mussell Construction
Lisa and Kevin Myers, Owner, Flying M Coffee Garage
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Introduction

Two public Nampa landmark buildings currently utilized by the Nampa Public Library will become available for a new use in 2015. The opportunity exists to seek out a new owner or tenant that will nourish the historic buildings and provide the city and downtown with an active and engaging use. It is hoped that the historic buildings would become a focal point of the downtown and showcase the city.

Built in 1919, at the corner of Eleventh Avenue and First Street, the two-story sandstone structure served as a bank building until 1965 when First Security Bank donated it to the City of Nampa for use as a library. The library expanded in 1983, acquiring and remodeling the adjacent Dewey Building. Both buildings were designed by prominent Idaho architects Tourtellotte and Hummel and are listed on the National Register of Historic Places.



Eleventh Avenue Neo Classical façade of former bank



Dewey Building façade built by former mayor E.H Dewey

The buildings are historically and architecturally significant and have been well maintained. Their excellent craftsmanship and intriguing space make them good candidates for rehabilitation and restoration. They are currently operational as the city library, serving over 1,500 people per day.

The purpose of this report is to heighten city and public awareness of the buildings' potential, document existing conditions, identify rehabilitation and restoration needs, and outline potential future uses. The report also contains the buildings' time line in the appendix. The results and recommendations are documented in this reuse report. This project was initiated by the Nampa Historic Preservation Commission and assisted by a small grant from the Idaho State Historical Society.

Goals

The goals of this study include:

- Provide a basic understanding and appreciation for the two buildings.
- Broaden the awareness, appreciation, and understanding of a potential reuse that will foster a climate of vitality.
- Provide information that will allow retention of the historic architectural character of the two buildings.
- Illustrate ways to reuse the buildings so that they can contribute and strengthen downtown Nampa.
- Increase activity in downtown Nampa to support businesses, restaurants, and a vibrant city center.
- Continue to identify and engage potential tenants/owner.

History of the Farmers & Merchants National Bank/First Security Bank and E. H. Dewey Building

Background

In 1919, Nampa was growing and the Boise architectural firm of Tourtellotte & Hummel was in demand to design many of the city's new buildings, most of which still stand. Among T&H's commissions were the Farmers & Merchants Bank, the E. H. Dewey Building, Mercy Hospital, the Nampa-Meridian Irrigation District building, as well as several smaller jobs including a garage, a storefront, and a store addition. The Farmers & Merchants National Bank building was the home of several different banks in its first five years, but achieved stability in 1927 when it became First Security Bank. In 1965 with changing needs, First Security moved to a new location and the historic building was donated to the City of Nampa. After



Post card of former First National Bank.
Notice corner street clock and street light.

considerable discussion and public input, the City Council decided to renovate the building and use it for the Nampa Public Library, which had outgrown its home in a 1907 Carnegie Building a few blocks away. The project was a huge success, and the library remained in the historic bank, expanding into the neighboring E. H. Dewey Building in 1985. Now, thirty years later, the library has outgrown the historic buildings and will move into a new building on Library Square one block away.

The Farmers & Merchants National Bank was chartered in 1916, taking over the assets of the Citizen's National Bank. In the spring of 1919, the directors of the bank decided they wanted a modern, up-to-date structure, "...a fine bank structure, containing the largest banking room in the state, at the corner of Eleventh Avenue South and First Street."

That spring E. H. Dewey also decided to construct an unusual building in an L-shape around the new bank building which would have entrances on both Eleventh Avenue South and First Street. The first newspaper articles about the proposed building indicated that no definite plans had been drawn, but the decision had been made to construct a one-story building with the possibility of expanding it to two stories, and that it would be faced with Boise sandstone to match the bank building next door.ⁱ

The road to completion was not smooth for either building. Before the bank building was finished, First National Bank of Nampa had absorbed Farmers & Merchants National Bank. According to the local newspaper, although there were businesses in the L-shaped Dewey building by 1922, the building was not completed until 1927.ⁱⁱ

The Bank

Alexander Robertson and James Magee established Nampa's first bank, appropriately named the First Bank of Nampa, in 1890. Banking in the nineteenth and early twentieth century was less stable than it has been in recent years, owing to the evolution of state and national banking laws and regulations. By 1893, the First Bank of Nampa had closed. Economic uncertainty and a changing banking system led to the opening and closing of several banks in Nampa. Banks that remained in business for more than a few years included the Bank of Nampa (1899-1914) and the Citizens State Bank (1902-1915).ⁱⁱⁱ

The Farmers and Merchants National Bank was established in 1916 by E. H. Dewey and others, including C. W. Moore, C. C. Anderson, and J. W. Cunningham, all of whom were directors of the First National Bank in Boise. In 1919, the bank undertook construction of the elegant neo-classical building, built by A.S. Whiteway, on the west corner of the Eleventh Avenue South and First Street South intersection. Dewey was also a director of the First National Bank, established c. 1902. In March 1920, the Farmers and Merchants National Bank and the First National Bank were merged, becoming the First National Bank. Another bank opened in Nampa in March 1920—the Stockmen's National Bank, established by William Craven, a cattle rancher from eastern Oregon.

Idaho's population boomed in the first decades of the twentieth century, and the economy seemed strong. Prices for Idaho products—lumber, beef, and various crops—went up and got a boost during World War I. Banks opened in almost every community. According to historian Glen Barrett, between 1914 and 1919 bank resources increased from \$56 million to \$156 million. More than

seventy new banks, both state and national, opened between 1916 and 1920. When prices dropped after the end of the war, the prosperity ground to a halt.

The First National Bank had hardly finished construction of the new building when it failed in March 1923. Most of its assets and the new building were taken over by the Stockman's National Bank, but only four years later, the Stockmen's National Bank also failed. This time no local bank was able to purchase the bank's assets or merge to prop up the bank. Instead, in early July, the Idaho Free Press began to publish articles about the Eccles-Browning Company from Utah, and its possible interest in the bank. The Eccles-Browning Company had begun to acquire banks, the former Stockmen's Bank among them. On July 8, 1927, the Idaho Free Press announced, "Stockmen's National Bank Will be Re-opened July 15, New Charter to be Issued Under Name First Security Bank of Idaho." The Eccles-Browning Company officially organized as the First Security Corporation in 1928. The company's managers, who included Marriner Eccles, George Browning, and Elbert Bennett, were able to steer the company, and the banks it owned, through the years of the Great Depression. First Security Bank occupied the building at the corner of Eleventh Avenue South and First Street South until 1965 when they moved to a new, modern facility and donated their old building to the City of Nampa. First Security Corporation continued to operate banks until 1996 when the company merged with Wells Fargo.

The Dewey Building

The property where the bank was constructed, along with adjacent lots on Eleventh Avenue South and First Street South, was purchased by the E. H. Dewey Company from Senator William E. Borah, who had owned the undeveloped property for many years. Farmers & Merchants Bank purchased the corner lots for its building, but Dewey kept the adjacent lots. In May 1919, he announced plans to construct an L-shaped building "which will entirely surround the \$60,000 Farmers' and Merchants' National Bank...." Based on newspaper reports, Dewey intended to seek a long-term tenant before having plans drawn up. In September, the Idaho Daily Statesman reported that a contract to build the "Purdum Building," facing on Eleventh Avenue and First Street in Nampa had been awarded to A. S. Whiteway of Boise, but by the time the building was completed, it was known as the Dewey Building. The L-shaped building encompassed four retail spaces, with two facing First Street South and two facing Eleventh Avenue South.

The 1921 Sanborn Fire Insurance map defined 1011 First Street South as storage, but in 1922, the U. S. Post Office moved into the location. The map describes 1013 First Street South as a "gentleman's fine goods store," and it was occupied by The Hub Clothing Store. In 1921, the Eleventh Avenue South side of the building was occupied by a grocery store (107 Eleventh Avenue South) and a boot and shoemaker (105 Eleventh Avenue South). By 1949, all four stores had been remodeled and each was occupied by a single tenant—a print shop located in 1009-1013 First Street South, and Howard Furniture at 107 Eleventh Avenue South.^{iv}

Edward H. Dewey

Edward H. Dewey was born in 1869 in Ruby City (Owyhee County, Idaho) to William H. and Mary Dewey. William Dewey arrived in the Owyhee mining area in the mid-1860s and was one of the founders of Silver City. He achieved success in mining and numerous business adventures. Ed grew up in Silver City, and went to work for his father while still in his teens. In 1889, he was appointed superintendent of the Black Jack Mine; three years later he became superintendent of the Trade

Dollar Mine, one of the most lucrative of his father's many enterprises. He was elected Idaho senator for Owyhee and Cassia counties, serving one term in 1894-95.

In 1896, William Dewey was successful in finding investors for a railroad that would bring tracks closer to Silver City. Ed was made vice-president of the Boise, Nampa and Owyhee Railroad, and moved to Nampa to supervise construction of the line. He remained in Nampa the rest of his life.

Because Nampa was the central location of the new railroad, William Dewey also decided to live there. Just as he had been a booster for his communities in Owyhee County, the Colonel, as he was known, decided to make Nampa the focus of his attention. He envisioned people coming from all over the world to Nampa via the railroad, and decided that the town needed a world-class hotel. The plans were drawn, and Ed was put in charge of supervising construction of the hotel as well as the railroad. With these two construction projects, and the construction of the utilities to support them—electricity and water—the Dewey's brought Nampa into the twentieth century.

The Colonel died in 1903. It fell to Ed to manage the profitable estate while continuing to supervise the construction of the Boise, Nampa, and Owyhee Railroad. Like his father, Ed believed in promoting Nampa and in investing in the town. He remained interested in public service, winning the election for mayor in 1908, serving as such at the time of the devastating fire of 1909, and he helped spearhead efforts to rebuild. Under his administration, the streets of Nampa's business district were paved, the city hall was built, and the fire department was reorganized with professional standards. Ed's term as mayor ended in 1912. A staunch Republican, he lost an election to the U.S. Senate in 1912, but a few years later completed a one-year appointment as state treasurer, finishing the term of O. V. Allen, who was arrested and charged with embezzlement, but never ran for public office again.

Ed married Sierra Nevada D'Orsay, an Owyhee county school teacher, on May 7, 1893, in Silver City. They had one child, Geraldine, who graduated with a law degree from Stanford University in 1919. From 1920 until 1932 Belle and Geraldine lived in San Francisco, with Ed dividing his time between their California and Idaho homes and continuing to take an active role in his business and civic interests.

Edward H. Dewey died on January 25, 1942, at his home in Nampa. His obituary was published on the front page of the paper, along with comments from several associates, including this from merchant Clarence Graybill:

E. H. Dewey left a lasting mark on this community. From a practical standpoint, Mr. Dewey was without a doubt Nampa's most important pioneer. He certainly will be remembered as a fine type of man. He was truly a great benefactor and did a lot of fine things for many individuals that the public in general did not have any knowledge of.

After his death, Geraldine managed the affairs of the Dewey estate and she and her mother lived in Nampa at 1605 Park, their Nampa home of many years. Sadly, Geraldine died in 1950, survived by her mother, who passed away in 1962.^v

Architecture

The library-bank building is an excellent example of Neo-Classical Revival style and one of the most monumental and imposing buildings in the Nampa. The integrity of the exterior's materials remains intact. A triangular pediment entry portico, supported by four sandstone columns, topped with Ionic capitals, distinguishes it. The pediment contains an inset bas-relief eagle and below it the



Monumental and imposing architecture with triangular pediment, inset bas-relief eagle, Ionic columns and FNB overlapping letters

words First National Bank are inscribed. The Eleventh Avenue and First Street façades are symmetrical and divided into flat arched bays separated by sandstone pilaster piers. The sandstone parapet is carved with a balustrade and columns. Above the Eleventh Avenue entrance is a carved sandstone entablature with overlapping FNB letters. An arched eleven-pane wood

sash window is located on the second floor, aligned over the entry. The foundation is poured concrete with an exterior marble base covering. The sandstone was quarried from Table Rock in Boise.

The interior of the large bank room is primarily intact with a handsome stained glass ceiling skylight lit by fluorescents. The ceiling features decorative plaster with a dentil and egg and dart design borders complemented with rosettes. The Eleventh Avenue foyer features marble wainscoting, a reflective tile ceiling and marble trim over doorway. Similar marble trim is found on the First Street entrance along with some wood wainscoting. Though covered with carpet now, it appears from the building plans that the bank room floor is marble.



Former bank room with spectacular architectural highlights

Former bank building interior with one of a kind ceiling skylight, ceiling plaster details, and foyer ceiling tile:



Library skylight

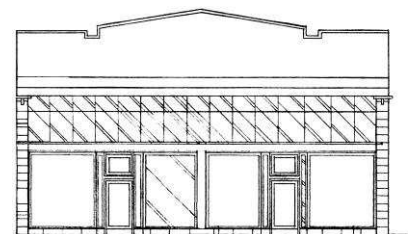


Library molding detail



Library vestibule

The Dewey Building's façade frames two glass storefronts with smoothly dressed sandstone. The parapet is a wide, low-peaked gable-like form centered between notches in the stone coping. Below the parapet crest, but still above the actual roof of the building, a stone cornice is outset. Below this is a frieze-like, slightly outset entablature resting on the stylized Tuscan capitals of the corner pilasters and forming the upper frame for the mezzanine windows. Those windows, in a long band common to both shop fronts, present a symmetrical aspect to the street, each with a beveled inset centered entry and a glazed transom wooden door. The hexagonal tiles of the entry floors, the wooden framing of the display windows, and their stone bases are intact. The building's National Register nomination states, "Its rich material and state of preservation make it perhaps the finest early storefront on Nampa's main commercial street."



Handsome Dewey Building sandstone and storefront Credit: Architects Inc.1983 plans



Unaltered recessed entrance to Dewey Building with tile floor, marble base, and wooden door.



Dewey Building 1st floor and mezzanine.

Building Plans

A number of floor plans exist for the two buildings and can be located at the Nampa Public Library. Unfortunately, the original 1919 plans were not found. Below is a list of the building available plans. See appendix for building plan details.

1919 Tourtellotte and Hummel, Farmers and Merchants Bank, original plans not located

1919 Tourtellotte and Hummel, E.H. Dewey stores, original plans not located

1920s Wayland & Fennell, First National Bank of Nampa, fixture details, 5 sheets**

1966 Smith Keys Architects, remodel for Nampa Public Library, 12 sheets*

1973 Dover Corp. Elevator Division, elevator plan, 7 sheets

1983 Architects Incorporated, Nampa Public Library remodel phase 2, 24 sheets*

1984 Olson & Associates, Nampa Library circulation desk, 1 sheet

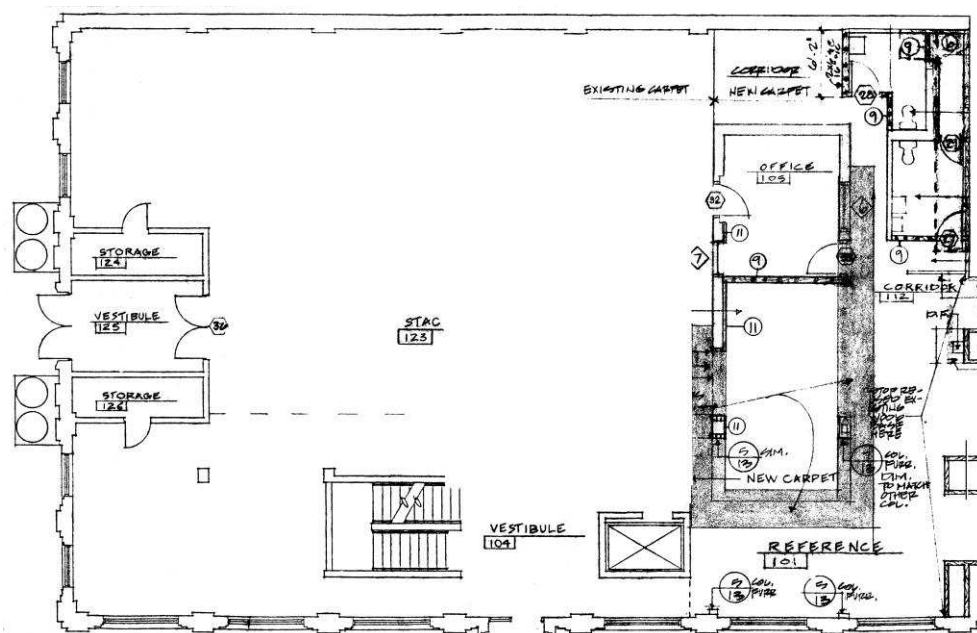
1995 U.S. West Communication, entrance cable, 3 sheets

2011 Engineering Inc. Nampa Public Library fire sprinkler/alarm upgrade, 4 sheets

No Date Olson & Assoc. Nampa Public Library reroof & remodel phase 5, 4 sheets

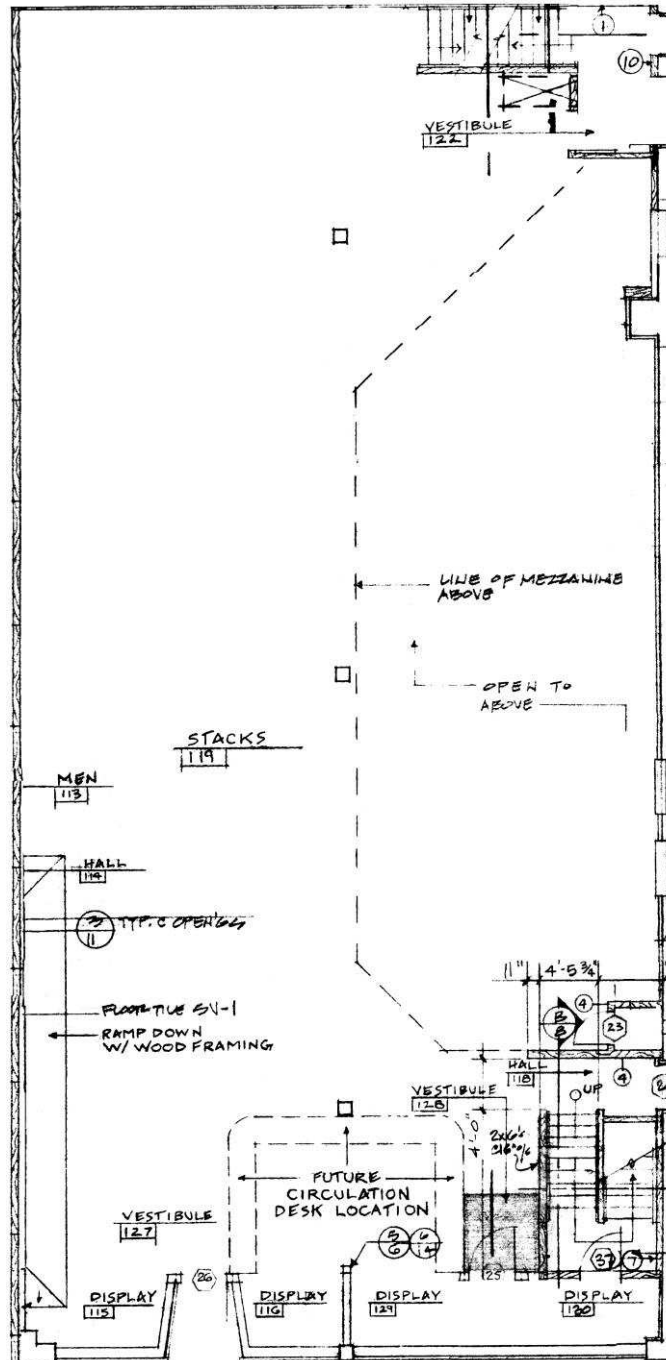
*Digitized and available on CD

** In the archives of the Idaho State Historical Society



1st floor plan of the former bank building with large bank room.

Credit: Architects Incorporated 1983 plans.



1st floor plan of Dewey Building from the 1983 remodel plans.
Credit: Architects Incorporated 1983 plans.

Table 1
Old Nampa Library
Measurements and Square Feet

Exterior Measurements		Gross Square Feet	
Former Bank Bldg.	60' x 90'	5,400	
E.H. Dewey Store	50' x 101"	<u>5,050</u>	
		10,450	
Interior Measurements		Gross Square Feet	Ceiling Height
Former Bank Bldg.			
Basement	58'7" x 87'4.5"	5,118	7'
First Floor	58'7" x 87'4.5"	5,118	24' & 10'11"
Large Bank Room	62'8"x58'7" (3,670)		24' & 10'11"
2 nd Fl. & Mezzanine	62' x18'9"+24.5'x56.5'	<u>2,546</u>	12'2"
Gross Interior Square Feet		12,782	
E.H. Dewey Store			
Basement	47'10" x 96'10"	4,620	8'9"
First Floor	47'10" x 99'6"	4,751	18' & 7'7.5"
Mezzanine	23'11"+ x 99'6"	<u>3,060</u>	7'2.5"
Gross Interior Square Feet		12,431	
Both Buildings Gross Interior Space		25,313 Sq. Ft.	

Existing Conditions

With three levels, including a basement, first floor, and mezzanine, the two rectangular shape buildings contains over 25,000 square feet of gross interior space. The first floor provides a gross building area of 9,869 square feet. Table 1 identifies each floor size and ceiling height.

Considering its age of 85 years, the building's exterior and interior are in excellent repair. The buildings are currently operating well and receive over 1,500 library patrons per day. The former large bank room with its marble door surrounds, decorative ceiling, and handsome skylight is a showplace of architectural splendor. The exterior of the two historic buildings remains unaltered.

The buildings' existing zoning is within the downtown Historic District and no off-street parking is required. Both are served by high-speed fiber optic line from city and Time Warner. Fire suppression systems, including dry and wet sprinklers, were installed in the buildings in 2011. Electrical panels and circuits have been updated to serve library needs. Various heating and air conditioning units were installed and reconditioned over the years to support the buildings.



A fire suppression system was installed in both buildings in 2011

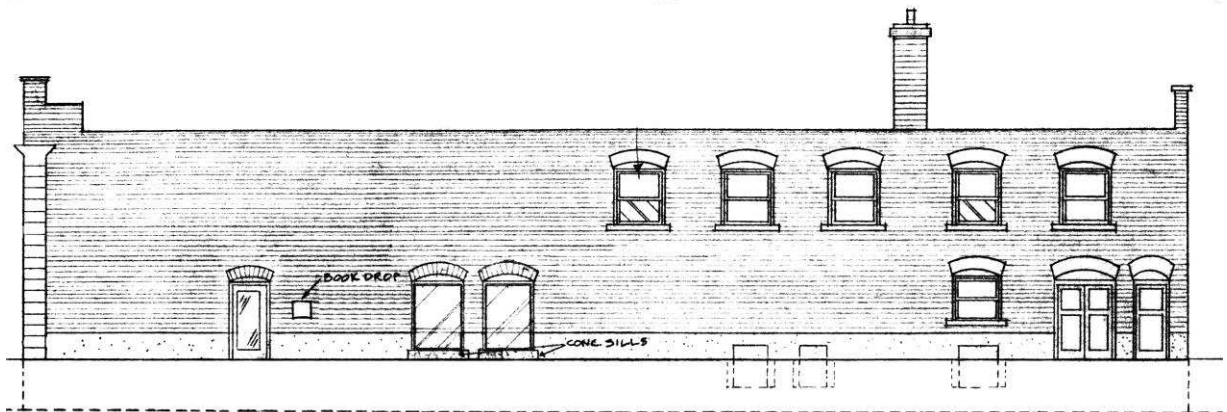
The three floors in both structures are connected by ramps and served by stairs and a three-stop elevator.

A perpetual leak in the Dewey Building appears to come from the original wood skylight and patched built-up roof. A flood occurred in the Dewey Building years ago from an unseasonable rainstorm. To solve such a reoccurrence, building drain channels were installed in the basement.

The west brick exterior wall of the Dewey Building was re-pointed in 2006 by contractor Darrel Dice. In 2007, at a cost of \$60,000, the parapet of the Dewey Building facing First Street was braced and strengthened by steel brackets attached to the roof structure and through the parapet wall, connecting to tie rods with square rosettes visible on the parapet wall.



Electrical panels and circuits have been updated to serve library needs.



The south brick exterior wall of the Dewey Building was re-pointed in 2006



In the 1960s, the four-sided exterior clock located on the corner of Eleventh Avenue and First Street was removed.

Seismic Strengthening

A walkthrough structural review (2014) by AHJ Engineering found the buildings to be in generally good condition. See structural review and recommendations in the appendix. The building's primary structural system is unreinforced masonry walls. The 1919 structures were built on concrete foundations with concrete piers supporting the first floor. The first floor structure of the bank building is concrete while the Dewey Building first floor structure consists of dimensioned lumber joists (2x14 inches at 12 inches on center) as observed from the basement ceiling. The roof structures are wood. In general, for a building of this age, the structure was found to be in satisfactory structural condition,

Former First Security Bank clock on the corner of First Street and Eleventh Avenue in Nampa in the 1950s. The First National Bank originally installed the clock. Credit: Canyon County Historical Museum

measured by the fact that it shows no sign of significant settlement or structural damage as a result of earthquakes or gravity forces. It is beyond the scope of this report to conduct structural tests or calculations on the building to determine the structural characteristic of the individual elements or to determine its seismic characteristics.



First floor structure of the Dewey Building supported by 2x14 inch joists.

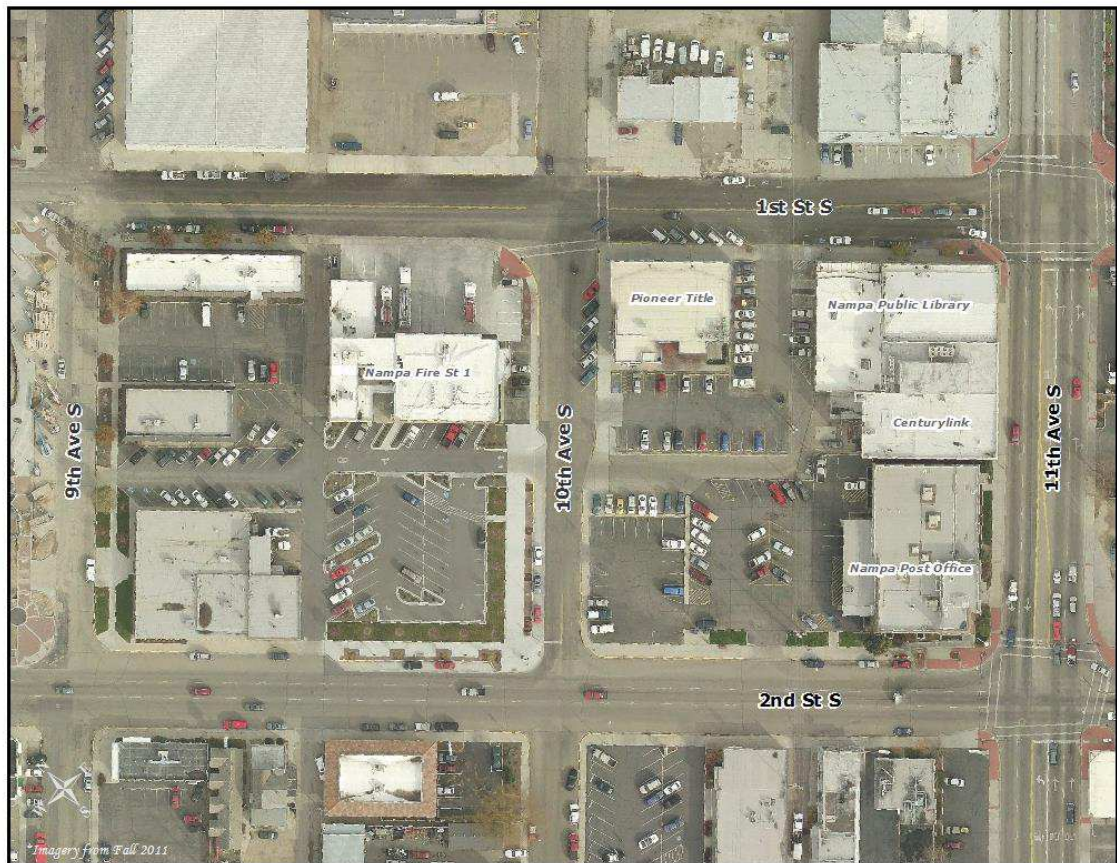
It is recommended that a detailed structural condition assessment of these building be completed. It appears that the mezzanine and roof structure lack adequate connection to the walls. Similarly, further bracing of parapets would be anchored to the roof structure. As a historic building, code tradeoffs are potentially available that would allow minimal requirements to address the buildings.

Future Needs

The future needs of the buildings are dependent on their selected reuse and project architect. Potential needs may include a new elevator. The current elevator (44 inches by 5 feet) is small and slow with a 32" door. As mentioned, the building structural system would be strengthened with the floors and roof tied to the walls. The multiple roof coverings should be removed and replaced with a waterproof roof membrane. The buildings' heating and cooling system requires updating and further insulation of the building envelope for better thermal efficiency. Restrooms fixtures would be updated to meet ADA. New light fixtures compatible to the buildings' architecture may be appropriate. An option would be to install exterior lighting to highlight the structures' historic façade. Attention and care of the architectural elements of the interior are prudent and desirable to enhance the quality of the building's environment. The exterior would receive minor repairs and cleaning.

Site

As illustrated in the aerial map, the city owned library building is located on Block 21 of the amended plat of the Nampa Original Town Site, at the northwestern edge of the main downtown core. Adjacent uses on the block include the Century Link Building, Pioneer Title, and the Nampa Main Post Office at 123 Eleventh Avenue South, also listed on the National Register of Historic

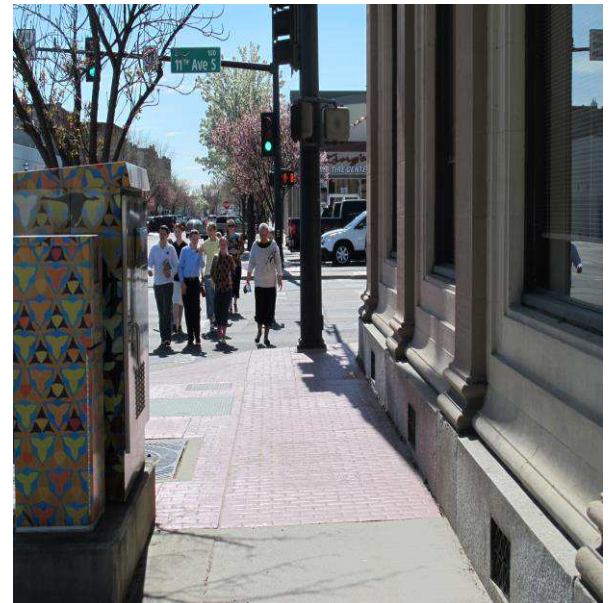


Aerial site map showing old library buildings, parking, U.S. Post Office, Century Link, and Pioneer Title. Credit: Craig Tarter, City of Nampa



Eleventh Avenue façade of U.S. Post Office, Century Link and former bank building.

The nearby Library Square project, which opens in 2015, will offer a three-story 62,000 square-foot modern library, parking garage, retail, and public plaza. Other key sites near the old library, include the Rollerdrome, a family oriented facility located in a historic skate rink built in 1948. Two relatively new major Nampa public facilities exist nearby, the Nampa Fire Department at 923 First Street South, a block away, and the Nampa Police Department in the Hugh Nichols Public Safety Building, completed in 2012, at 820 Second Street South



Signalized pedestrian crossing of Eleventh Avenue and First Street.



Drawing of Library Square opening in 2015

The old library is located in the downtown Historic District, described in the Central Nampa Revitalization Blueprint prepared in 2004. This is the center of Nampa, characterized by Victorian architectural heritage. It is the community's primary social core and business center where pedestrians have priority over vehicles. The district will encourage historic preservation, small business development, ground floor retail, upper floor office and residences, continuing education, public spaces designed for festive public use, family-oriented entertainment and food/beverage services.

The adjacent Classic Village District has the opportunity to be developed strategically to strengthen the old library building's reuse. The Classic Village District is bound by Fourth Avenue South on the west, the railroad corridor on the north, Tenth Avenue South on the east, and Fourth Street South to the south. Future development niches could include hospitality: motels, food and beverage, and entertainment, with auto-oriented tourism. Future residential development is also encouraged. A major contribution to the district will be the Terry Reilly Center, a community based health care provider, opening at Tenth and Front streets in 2015.

Parking

The two library buildings are served by an adjacent paved off-street parking lot with 15 vehicle spaces and another eight spaces on the alley for a total of 23. Built in 2009, a city owned two-hour free, landscaped, 35-space lot is located a half block to the west behind the fire station. A block away, Library Square includes 300 parking spaces in the new parking garage. Additional parking is available at an unimproved city lot at Tenth Avenue and Front Street. On-street two-hour parking is available on the surrounding blocks. Further parking options increase on weekends and evenings. Being within the downtown Historic District, no off-street parking is required for reuse development.



Library parking lot adjacent to Dewey Building

Proposed Uses

A number of uses for the former library buildings have been identified below. The criteria for a potential new use includes square footage needs, parking, access, multiple floors, historic preservation, compatibility with the downtown, and rehabilitation costs. Key components of a new use include complementing and strengthening downtown Nampa, attracting people throughout the Treasure Valley, and being open later than 5:00 p.m. and on weekends.

To create awareness of the old library's future availability and identify future uses a Library Reuse Study Public Forum was held on July 14, 2014, at the Hugh Nichols Public Safety Building. In

addition, more than twenty-five one-on-one interviews were conducted with key individuals, developers, public institutions, and non-profit groups to seek potential tenants or owners. The following uses for the 25,000 square-foot historic buildings would be desirable.

Office: Office use would be compatible for the buildings, requiring the fewest alterations and least cost. The buildings' current space and support systems could easily be adapted for office use. Such a use would reduce public access and would not stimulate much additional patronage to the downtown or create an exciting addition to the current mix of uses. One consideration is for City of Nampa to utilize the buildings for office space to relieve crowding at City Hall. This could be an excellent short-term use for the buildings, allowing for a more active use to be found in the future. A number of institutions and non-profits groups expressed interest in the buildings, but were at least two years out in undertaking the rehabilitation and expansion project.

Retail or Commercial Use: With two separate buildings, the potential exists for two retail establishments or one large one. These could include clothing, fabrics, footwear, stationery, bookstore, art gallery, musical instruments, antique shop, gift shop, or designer furnishings.

Restaurant: The historic building's character and ambience lend themselves to a first-class restaurant and/or brew pub. Similarly to Nampa's Brick 29, located in the historic Masonic Temple, an upscale downtown restaurant would stimulate the city center and draw wide patronage. The large former bank room (approximately 63x69 feet; 3,670 square feet) with its high decorative ceiling, stained glass skylight, and marble floor would create a stunning and memorable space. A restaurant would require interior modifications for kitchen needs and support space. Underutilized downtown parking in the evening and on weekends would serve a restaurant well. Imagine a renowned famous chef and a hospitable staff serving up incredible delights. Collaboration with a culinary institute could also be possible (see below).

Event Center: An event center designed for flexible use could accommodate meetings, workshops, business seminars, banquets, weddings, receptions, and small trade shows. Cultural events could include art exhibits, poetry, music, dance, recitals, and fashion shows and films. There is a current lack of Nampa rental space for small groups ranging between 180 to 250 people. The large handsome former bank room and the Dewey Building could provide multipurpose space for events and performances. The opportunity also exists for cross programming with the Nampa Civic Center, Northwest Nazarene University, and the eventual PIX Theater. Such a use would enhance downtown Nampa, create a gathering place, and expand cultural offerings.

Educational: The buildings would work well as an educational facility with space for classrooms and a large assembly space. Many universities and colleges are finding downtown campus locations



Opportunity to showcase the historic buildings and provide firsthand culinary experience.

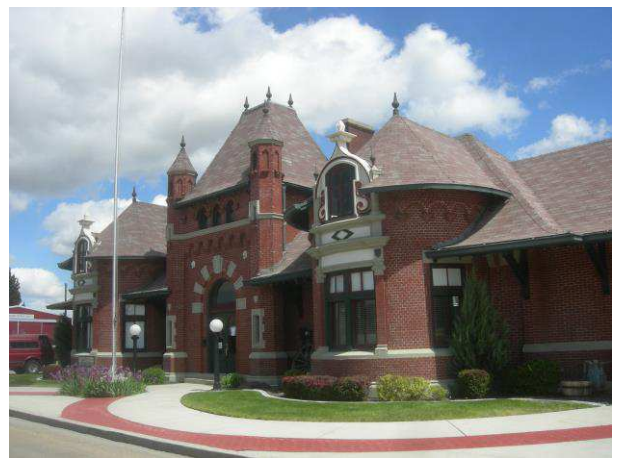
a key to outreach, visibility, and programming. A charter school may also find the historic buildings' downtown location appealing.

Culinary Arts Institute: A culinary arts career-training program could provide the hands-on training and the real-world experience it takes to pursue an exciting career under professional chefs. Students learn through lectures, demonstrations, and extensive practice in the school's kitchen labs and open-to-the-public restaurant.

The potential exists to combine a first class restaurant with a culinary arts program. The College of Western Idaho in Nampa is currently re-evaluating its culinary program with the desire to include hotel management and business. The opportunity exists in the near future for CWI to create an expanded culinary program within the old library. Imagine the former bank room with table-cloth service and nearby numerous cooking stations for hands-on training while creating various styles of cuisine. Perhaps the institute would include a bakery, craft brewery, vintner education, and meals on wheels.

Cultural or Art Museum

The old library's architecture and downtown location would offer a unique cultural opportunity. A museum would provide economic benefits to the downtown and Nampa at large. Area business and merchants of all kinds would benefit from the presence of a museum generating activity and stimulating the economy. Cultural events are typically associated with a meal, other entertainment, travel, childcare, and perhaps lodging. Another primary benefit is performances, exhibitions, and classes presented at a museum. The facility's managerial and technical staff offers additional jobs. A new museum would also complement the nearby Nampa Train Depot Museum, fostering cultural pride. A nonprofit museum typically relies on support from admissions, memberships, museum shop sales, facilities usage, and private and corporate donations. Boise's Discovery Center and a Communication Museum regarding the history of Treasure Valley radio and television were contacted during this study, but a new facility at this time is premature.



Another museum would complement the Nampa Train Depot Museum



The rich historic character of the buildings would provide an enticing location for a museum.

A children's museum is another option. The building could become a beacon for community involvement, creativity, innovation, and cultural awareness.

Theater: The large bank room could become a theater and areas of the Dewey Building could be designed with one or more small theaters and support space. A theater would attract people downtown, typically operating in the evenings and weekends, taking advantage of available parking. A theater would capitalize a valuable architectural resource and preserve a portion of Nampa's history.

Potential Project Tax Credits

Investment Tax Credits for Historic Rehabilitation: Both of the old library buildings are listed on the National Register of Historic Places, making them eligible for the 20 percent tax-investment credit. The investment tax credit is intended to provide private owners a financial incentive to rehabilitate the building in a manner that retains those qualities, which identify the building as historic. The project must meet the guidelines as established in *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Basically, the owner describes the proposed project, which is then reviewed by the State Historic Preservation Office (SHPO) and the National Park Service (NPS). The SHPO and NPS will respond with any needed alterations to the proposed plans and, if corrected, the NPS approves the proposed plans. After the project is completed, the owner again needs SHPO and NPS review to confirm that the project was completed as approved by NPS. When the completed project is approved ("certified"), the owner is sent a letter confirming this status, and which is proof to the IRS that all historic preservation requirements for a "certified rehabilitation project" have been met.

New Markets Tax Credits: Another opportunity is the New Markets Tax Credits (NMTC) that can offer up to 38 percent tax credit under the right conditions. New Markets Tax Credit financing is a federal program that encourages private investment in qualified projects. Projects financed with NMTC deliver considerable community benefits, especially boosting the economy and creating high-quality jobs. Collaboration between several partners can bring such a project to reality.

The U.S. Treasury Department's CDFI Fund recently announced an award of \$55 million in New Markets Tax Credits (NMTC) to the Montana Community Development Corporation (Montana CDC), which would provide funding for the NMTC allocation in Idaho and Montana. Typically a development corporation is the Tax Credit Investor, and a bank is the lender. The Idaho Department of Commerce (DOC) works closely with the project company and Montana CDC to develop a job incentive package. The tax credits are a powerful tool for creating jobs. Montana CDC works with investors to turn the credits into cash, and then uses that cash to fund business start-ups and expansions in Montana and Idaho.

Façade Easement: A façade easement preserves a historical structure by restricting changes to the exterior. This assures the owner of the historic structure that its façade will be maintained, protected, and preserved forever. Since these buildings are listed on the National Register they are eligible. If the buildings are sold, the city could require the new owner to create a façade easement to protect the exterior of the buildings. The easement could be conveyed to the Nampa Historic Preservation Commission by a deed, which is then recorded in the appropriate county records. The easement value is determined by a qualified appraiser and a filing fee is required. The donor of a façade easement may be entitled to claim a charitable contribution deduction equal to the fair market value of the easement.

Implementation

This study is a working document for guiding the Nampa Historic Preservation Commission and the Nampa City Council in determining the future of the old Nampa Library. The study encourages and guides the development decisions relative to the buildings and assures continuity, mutual benefits of the city, future tenant or owner, and individuals who will use it.

An attractive image and healthy economy is of undisputed importance to the well-being of downtown Nampa. An energized reuse of the two buildings would provide economic benefits to the community at large. Downtown businesses and merchants would benefit from the presence of a vibrant use, generating activity and stimulating



First Street former bank facade, with street trees in bloom, street lights, and public art traffic box

the economy. The cultural pride fostered by creative reuse would also have a positive impact on the broader community. The effect of being vacant for an extended period or lacking a direction and action could result in less desirable development within the community with limited reversibility.

Next Steps

Clear title to former bank building: When First Security Bank donated the bank building to the City of Nampa in 1965 through a quick claim deed, it stated that “The city agrees to hold said property in perpetuity and that it shall not be given, sold, leased or rented or otherwise made available to any commercial or profit making enterprise or interest and that the same shall be used solely for civic, municipal or charitable purposes” This agreement, recorded with Pioneer Title Company, can be amended through a legal process and hearing. It should be reviewed by the city attorney to determine the best course of action.

Building Disposal: If the title is clear, the City of Nampa could determine the buildings surplus. Idaho State code identifies public property disposal by declaring the property surplus and disposing the property through an auction with the high bidder receiving the property. To assure that the buildings’ futures are assured the highest and best use, it is recommended that the city turn the property over to the Nampa Development Corporation (NDC). The NDC would issue a request for proposal (RFP) including conditions of development. The most responsive and feasible proposal would be selected.

Detailed Structural Assessment: The City of Nampa or the future owner is encouraged to perform a detailed structural condition assessment as identified by AHJ Engineering. See letter in the appendix.

Rehabilitation Plan: Until a future use is determined and a developer or management group is ready to reuse the buildings, it is premature to prepare rehabilitation plans. Once use and ownership decisions have been made, an architect who is familiar with historic structures should be selected to prepare a rehabilitation plan. Key points call for repairing and refinishing the original buildings’ historic materials, making modification to allow for new uses, addressing structural needs, new mechanical heating and cooling systems, meeting codes, and compliance with the American with Disabilities Act. Opportunities include installing period light fixtures and exposing the original marble floor in the banking room. Perhaps exterior lighting could embellish the architectural details of the buildings’ facades.

Streetscape Improvements and Public Art: The potential exists for the City of Nampa to create a distinctive image for the area with improved streetscape and additional public art. It is proposed that streetscape improvements including sidewalks, street trees, streetlights, and benches be upgraded on the south side of First Street South from Eleventh Avenue South to Ninth Avenue South. This would encourage and facilitate foot traffic from the old library past the Nampa Fire Department to the

Nampa Police Department. Public art installation on First Street South would create a distinctive city and integrate art into the daily lives of those who live, work, and visit here. Way-finding signs could direct visitors to Library Square and the Nampa Train Depot Museum.

Install Interpretive Sign: To create a better understanding of the history and architecture of the former bank building and Dewey Building, including its use as a library between 1965 to 2015, interpretive signage should be included in the streetscape.

Proposed Dewey Block: Today many of the physical remnants of the Dewey family's legacy in Nampa have disappeared. Although their name appears in local history materials, many newer residents of the city may be unaware of their impact on Nampa. As Nampa moves forward into the twenty-first century, a fitting tribute might be to name Block 244 The Dewey Block to honor the Dewey family and their contributions to Nampa. Exterior and/or interior interpretive signage in the preserved bank and store buildings could help narrate the story of this important family. See former Nampa mayor E.H. Dewey's history on page 8.

Appendix



AHJ ENGINEERS, PC
STRUCTURAL CONSULTANTS

5418 N. Eagle Rd. #140 Boise, Idaho 83713 p 208.323.0199 f 208.375.5251

August 21, 2014

Mr. John Bertram
Planmakers
417 S. 13th Street
Boise, Idaho 83702

Re: Library Building Structural Evaluation
Nampa, Idaho
AHJ#14055

Dear John,

On April 23, 2014 a walkthrough of the library building in Nampa, Idaho was performed to view the structural systems and possible structural deficiencies and deterioration. The existing construction drawings from the 1966 and 1983 remodel projects were also reviewed. Two buildings make up the library, the original library at the corner of 11th Avenue South and 1st Street and the Dewey Building located next to the original Library along 1st street. Each building's primary structural system is unreinforced masonry walls with wood roof and floor construction.

The original library was previously the First National Bank building. In 1966 an interior mezzanine was added along the north side of the building at the same elevation as the existing second floor located at the west end, above the old bank vaults. A new elevator and stair access were also part of this new mezzanine. The mezzanine is wood framed supported by brick masonry piers and walls. The elevator walls are masonry and continue to the roof structure. From the drawings, it appears that in 1983 the Dewey building was remodeled and incorporated into the library to add space. It appears a second floor was added in this building as well, along with some other floor reinforcing.

Some structural deficiencies were noted as well as what would be considered normal deterioration for a building this age. The 1966 mezzanine addition in the original library lacks proper connections to the main structure to transfer seismic forces to the main resisting elements. The masonry walls and piers that support this mezzanine appear, based on existing drawings, to be unreinforced or below minimum code reinforcing requirements. Based on our experience, the roofs and floors in both buildings are probably not properly anchored to the walls to transfer seismic forces. There is no evidence in the drawings or on site that proper connections between the roof structure and walls exist. Some of the unreinforced masonry parapets appear to be tall and unsupported. The visible masonry joints are showing age and deterioration.

ahj@ahjengineers.com

www.ahjengineers.com

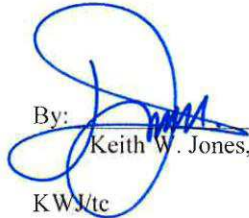
Page 2
August 21, 2014
Mr. John Bertram

The above mentioned concerns are common with historic unreinforced masonry and wood constructed buildings. An analysis of these conditions was not completed. This structural assessment was made based on a visual, non-destructive inspection of the venue. Most of the structural components were not readily accessible. Therefore it is possible that structural conditions other than those listed above, may exist.

We would recommend a detailed structural condition assessment be completed of these buildings as outlined in ASCE 31, "Seismic Evaluation of Existing Buildings". This assessment would provide a comprehensive review of all the structural elements and would identify the structural components that need to be strengthened to provide a life safety level of performance during a seismic event.

If you have any further questions please contact our office at your convenience.

AHJ Engineers, P.C.

By: 
Keith W. Jones, PE, SE
KWJ/tc



Building Plans:				
Set Title	Date of Plans	# Pages in Set	Individual Pages	# of copies of set
Nampa Public Library Fire Sprinkler and Alarm Upgrades	2/18/2011	4	Title Sheet Basement Floor Plan – Fire Protection Main Floor Plan – Fire Protection Mezzanine Floor Plan – Fire Protection	1
Nampa Public Library Reroof & Remodel Phase 5	No date	4	Roof Plan Basement Floor Plan Finish Schedule/Door Elevation Types Mechanical Plan/Electrical Plan	1 of Reroof, 2 of 3 pages of Remodel Phase 5
Nampa Library Circulation Desk	9/7/2014	1	Circulation Desk	2
Remodel for Nampa Public Library	1/17/1966	12	Title Sheet/Location Plan Schedule Sheet/Partition Details Basement Floor Plan First Floor Plan Second Floor Plan Second Floor Framing Plan/Building Section Handrail, BM Connectors, Stair and Misc Details. Basement Ceiling Grid Layout Basement Mechanical Plan/Misc. First Floor Mechanical Plan Basement Electrical Plan First Floor Electrical Plan & Schedules Second Floor Electrical and Mechanical Plan	3

Building Plans:				
Set Title	Date of Plans	# Pages in Set	Individual Pages	# of copies of set
Elevator Plan	10/1/1973	7	01-MS and MS+P Starting 02-Dover Door Operator-DC-6Z 03-Selective Collective/Duplex/Comp. 1 04-Selective Collective 05-Selective Collective 06-Selective Collective 07-Selective Collective	2
Entrance Cable (U.S. West Communications)	6/29/1995	3	Routine Authorization Form Nampa Area Map Site Plan	1
Nampa Public Library Remodel Phase 2	12/27/1983	24	Title Page 1-Symbols/Legends/Roof Plan 2-Basement Demolition 3-Ground & Second Floor Demolition 4-Basement Floor Plan/Exterior Elevation 5-Ground & Mid-floor Plans 6-Mid-floor Framing Plan/Details 7-Building Sections/Details 8-Stair Sections/Details 9-Stair Sections – Structural Details 10-Door Schedule/Details 11-Window Types/Details 12-Mid-floor Reflected Ceiling Plan 13-Ground & Basement Reflected Ceiling Plan 14-Interior Elevations M1-Basement Floor Plan Mechanical M2-Ground Floor Mechanical M3-Mid-floor Mechanical E1-Ground & Mid-floor Lighting Plan E-2-Basement Lighting Plan E-3 Ground & Mid-floor Power Plan E-4-Basement Power Plan E-5-Panels/Schedules E-6-Schedules/Diagrams	1

Bank—Library—Store—Edward H. Dewey Chronology

- 1869** October 23, Edward Henry Dewey born in Ruby City, Owyhee County, the son of William H. Dewey, a miner/saloon keeper/entrepreneur, and his wife Mary. Edward is their first child.
- 1873** Ed's mother, Mary Dewey, dies in Silver City.
- 1875** April, W. H. Dewey marries Belle Hagan in San Francisco.
- 1885** Alexander and Hannah Duffes build a house on property now located on 9th Avenue North between First and Second Streets North.
- 1886** Alexander Duffes and James McGee form the Nampa Land and Improvement Company and establish a townsite on the Duffes property.
- 1889** Ed, who went to work for his father at age 16, is appointed superintendent of the Black Jack Mine.
- 1890** Nampa businessmen Alex Robertson and J. A. McGee open the First Bank of Nampa, which is Nampa's first bank.
- 1891** A municipal government is established and Nampa is incorporated as a town.
- 1892** Ed Dewey becomes manager of the Trade Dollar Mine.
- 1893** May 7, Ed Dewey marries school teacher Sierra Nevada D'Orsay in Silver City.
August, the First Bank of Nampa fails.
- 1894** Ed Dewey serves a term in the state legislature as senator for Owyhee and Cassia counties.
- 1895** March 22, Ed and Sierra Dewey's only child, Geraldine, is born.
- 1896** W. H. Dewey finds investors to support the construction of a railroad line to bring the tracks closer to his mining operations in Owyhee County. Ed is named vice-president of the new Boise, Nampa, and Owyhee Railroad. Ed moves to Nampa.
- 1898** August 7, rail service from Nampa to Murphy is established with the completion of the Boise, Nampa, and Owyhee Railroad.
- 1899** Bank of Nampa established with Fred Mock as the first cashier.
- 1900** The Woman's Century Club organized in Nampa with a goal of establishing a library. Club members arranged for a reading room location and a traveling collection from the Idaho State Library.
- July, contract let for excavation work on the new Dewey hotel in Nampa.
W. H. Dewey purchases the original mine in the Thunder Mountain district from the Caswell Brothers for \$100,000.00.

1902 January, 10-stamp mill installed at the Dewey property in Thunder Mountain.
April, Citizens Bank receives a charter from the State of Idaho.
August, Bank of Nampa receives a charter from the State of Idaho.

Originally planned for completion in July, because of issues with the new sewer lines, construction of the Dewey hotel is complete in the fall.

November 27, the first ball is held in the grand ballroom of the new hotel.

William Dewey and his family move into a private apartment in the hotel.
December, foundation for a new railroad depot is completed.

1903 February 20, official grand opening of the Dewey Palace Hotel

May 8, death of William H. Dewey

September, the Nampa railroad depot is completed.

October, First National Bank of Nampa receives a state charter with E. H. Dewey as president, and L. C. Van Ripley vice president.

1904 Nampa City Council votes to budget tax funds to help support a public library. Century Club members continue to staff the fledgling library and to gather donations of books and furnishings.

1905 The Dewey road (Idaho Northern Railroad) will be extended from Emmett to Horseshoe Bend.

1906 November 22, First National bank of Nampa opens. E. H. Dewey is president and Walter E. Miller is cashier.

1907 City support is sufficient to fund library services. The first paid librarian was Ennis McGee at \$25 per month.

First National Bank of Nampa moves into a space in the Dewey Palace Hotel.

1908 March, Nampa's Carnegie Library opens in a new building located at 1417 2nd Street South. The Woman's Century Club secured funding for the building from the Carnegie Foundation.

1909 May, E. H. Dewey elected mayor.

May, newspapers publish reports that E. H. Dewey has brought in eastern investors to extend the Dewey road (Idaho Northern) along the Payette river.

July 1, voters pass a bond to provide funds for construction of a new city hall, a fire station and the purchase of modern fire equipment.

July 3, a firework-caused fire destroys all of the buildings in the block bounded by Front and First Street South and Twelfth and Thirteenth Avenues South.

July 6, the city of Nampa celebrates Independence Day with a parade led by the “Cinders Club,” whose membership includes all of the people who were burned out by the fire; speeches; band concerts; picnics; and a fireworks display. Attendance estimates place the crowd at 15, 000.

Within days of the fire, new buildings are under construction.

- 1910** The new city hall and numerous other buildings are completed.

A rumor circulates that the competition from the newly opened Owyhee Hotel in Boise has led to the closing of the Dewey Palace. Ed Dewey reassures Nampans that the Palace will remain open.

- 1912** Nearing the end of his term as mayor, Ed Dewey is encouraged by friends to run for governor, but decides against it.

March, bowing to economics Ed Dewey closes the Dewey Palace, which has suffered a serious downturn in business since the opening of the Owyhee Hotel in Boise.

- 1913** Oregon Short Line takes ownership of the Idaho Northern Railway, still under construction to McCall. E. H. Dewey remains involved in the project until it is complete.

Bank of Nampa is closed by the State Bank Commissioner, but the depositors organize in an effort to save the bank.

As names are suggested for a successor to U. S. Senator Weldon Heyburn, who died in late 1912, Ed Dewey is endorsed as a candidate by a number of Canyon County Republicans. Although he does not make a public announcement, close friends indicate that he will not accept the nomination if it is made. Former governor James Brady is nominated and wins election to the U. S. Senate.

- 1914** June, the assets of the Bank of Nampa are purchased by the First National Bank of Nampa, including the building located on the corner of 1st Street South and Twelfth Avenue South. The First National Bank moves into the building.

- 1915** January 3, Geraldine Dewey leaves Nampa for her first semester at Stanford.

- 1916** Ed Dewey, C. W. Moore, C. C. Anderson, and J. W. Cunningham establish the Farmers and Merchants National Bank. The Farmers and Merchants National Bank and the Citizens National Bank are merged.

In August the *Idaho Statesman* announces that its competitor, *The Evening Capital News*, has been purchased by Ed Dewey.

- 1917** In April the United States enters World War I, sending American troops to France to fight with British, French, and Russian troops.

In November Ed Dewey is made a member of the regional membership committee of the American Red Cross. During World War I, the American Red Cross provides hospital staffing and ambulance companies, as well as recruiting registered nurses for military service.

- 1918** Belle Hagan Dewey, widow of William H. Dewey, and mother of Ed, William C., and Maria (Mrs. Robert Davis) dies on June 20th. All Nampa businesses close for her funeral.

- 1919** The First National Bank of Nampa undertakes construction of a new building on the west corner of the intersection of 11th Avenue South and First Street South. The Boise architecture firm Tourtellotte and Hummel is commissioned to design the building, which will be "...a fine bank structure, containing the largest banking room in the state...."

Ed Dewey announces plans to build a new commercial building adjacent to the bank. Although no plans are drawn, the building will be an L-shape, wrapping around the new bank building, with four store fronts—two facing Eleventh Avenue South and two facing First Street South.

- 1920** March is a month of change for Nampa's banks. William Craven, a cattle rancher from eastern Oregon, establishes a new bank, the Stockmen's National Bank. The Farmers and Merchants National Bank and the Farmers and Merchants National Bank merge, taking the name First National Bank of Nampa.

- 1921** The price of wheat, which had reached a high of \$2.15/bushel during World War I, falls to .93/bushel. Prices for almost all agricultural products begin to drop. This signals the beginning of the agricultural depression that preceded the general failure of the economy in 1929.

The Sanborn Fire Insurance Map for Nampa published in 1921 shows the L-shaped Dewey building occupied by three businesses: The Hub, "gentlemen's fine goods," on the Eleventh Avenue side, and two unidentified stores—a grocery store and a boot & shoe maker on the First Street South side of the building. The second storefront on Eleventh Avenue is used for storage.

- 1922** July, the U. S. Post Office moves out of its space in the Dewey Hotel to the former storage space next to The Hub in the Dewey building.

- 1923** The magnificent First National Bank Building is barely finished when the bank fails in March of 1923. The bank's assets, including the building, are taken over by the Stockmen's National Bank, which settles into the new building.

- 1925** In March, the Deweys make a temporary move to California, planning to stay near Geraldine until she finishes law school at Stanford.

- 1927** Unexpectedly, the Stockmen's National Bank fails and closes its doors in the spring. In July, the *Idaho Free Press* begins to publish articles about the interest of the "Eccles-Browning" company from Utah and its possible interest in the bank.

On July 8, the *Free Press* announced "Stockmen's National Bank will be Re-opened July 15, New Charter to be Issued Under Name First Security Bank of Idaho."

- 1928** The First Security Corporation is organized in Utah by Marriner Eccles, George Browning and Elbert Bennett.

- 1930** October 30th, the cornerstone is laid for a new post office building on the corner of Eleventh Avenue and Second Street South, just down the street from the First Security Bank.

- 1931** June 19th, an open house is held at the newly-completed U. S. Post Office.

- 1933** Ed, Sierra and Geraldine Dewey move to an apartment in the Dewey-Scales building.

- 1943** January 25, Edward H. Dewey dies.

- 1949** The Sanborn fire insurance maps indicates that the four stores of the Dewey building have been remodeled into 2 stores, one facing Eleventh Avenue South (Howard Furniture) and an unidentified print shop facing First Street South.

December 31, Geraldine Dewey dies at her home at 1605 Park Avenue.

- 1950** On April 19, ground is broken for a new telephone building at 111 Eleventh Avenue South, next to the U. S. Post Office. The newspaper report gives no indication if the Eleventh Street side of the Dewey Building has been demolished for the project, but does state that the structure will cover most of a 50'x 140' lot.
- 1962** December 15, Sierra N. D'Orsay Dewey dies.
- 1965** First Security Bank makes plans to leave the historic building on the corner of Eleventh Avenue South and First Street South to move into a modern bank facility. The bank offers to donate the old bank to the City of Nampa, which accepts the donation with several possible uses in mind.
- 1966** First Security Bank deeds the building at the corner of 11th Avenue South and 1st Street South to the City of Nampa, for use as a library. 1976 Farmers and Merchants/First Security Bank listed on the National Register of Historic Places.
- 1982** E. H. Dewey Stores listed in the National Register of Historic Places as part of the *Tourtellotte and Hummel Architecture in Idaho* multiple-property listing.
- 1985/** Nampa's Centennial celebration includes a project to enlarge the public library.
- 1986** Plans are made to expand into the adjacent E. H. Dewey Stores building, which will double the size of the library.
- 1989** A small parking lot is created next to the library, including 16 parking spaces and book drop access.
- 2003** The library serves 1,000 patrons per day.

Consultant Anders Dahlgren presents the Library Strategic Facilities Plan to the city, including a recommendation for a new central library building. The report sparks extensive discussion among Nampa's residents.

A task force of citizens, city planning staff, and community leaders is created to develop a document to guide downtown development. *The Downtown Nampa Blueprint*, the result of their work, identifies the need to pair the new library with office space.

- 2005** The Nampa City Council votes to proceed with the Nampa Development Plan, providing a funding stream for the new library.
- 2006** The Nampa City Council establishes an urban renewal district and forms The Nampa Development Corporation (NDC), the city's urban renewal agency. The new library is a priority under the NDC's development/redevelopment plan.

The Downtown Nampa Blueprint is approved by the City Council and the NDC.

- 2007** In order to vacate the space where the new library building will be constructed, the decision is made to construct the new public safety building before undertaking the library construction.

Cardwell Architects complete a preliminary building program and architectural drawings.

Modus Architecture completes tentative site plans for the new library.

Nampa's population is estimated at 80,000—the second largest city in the state.

- 2008** The NDC is bonded for the new public safety building, but the bond is challenged in court. Construction of the public safety building and the library planning effort will be delayed for two years.

Before the court challenge, the NDS acquires property along 11th Avenue South, between 3rd Street South and 4th Street South, as a potential site for the library and/or private development.

In cooperation with the City of Nampa, NDS creates land use maps for downtown, keeping the library in the historic downtown core.

- 2009** A parking lot is created on 10th Avenue South to accommodate additional library patrons.

- 2010** The NDC begins construction of the public safety building, the first step in the process to clear what is known as the “Pivot Block” for the new library and/or private development.

- 2011** In November, the NDC issues an RFQ, including a map of all NDC and city-owned properties available for redevelopment; a pre-submittal conference for interested development teams is held in November.

- 2012** RFQ responses are due in January; a committee reviews and scores them.

The new Hugh Nichols Public Safety Building is completed in January.

In February, NDC names the Gardner Company master developer for the library project. Working together NDC, city staff, the Gardner Company, and the Library Board of Trustees begin working on plans, a contract, and the financing for the project.

In March, FFA Architecture and Interiors completes the library design study, which outlines the square footage and programming needs in the new library.

The “Pivot Block” is selected as the best site for the new library and the mixed used private development by the Gardner Company, city staff and the Nampa Public Library.

In July the City Council approves an agreement with the NDC to exchange the High Nichols Public Safety Building for the Pivot Block, allowing the NDC to move forward with development of the block. In a public vote, the name “Library Square” is approved as the official name of the Pivot Block.

2013 On March 7, a groundbreaking ceremony is held at the construction site—Nampa celebrates with a pre-ceremony parade, speeches, balloons, and cookies and milk.

2015 Library Square grand opening.

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History Footnotes

ⁱ “Complete Plans for Business Block on Eleventh Avenue,” Nampa Leader Herald, May 18, 1919, p. 1; “Announce Intention to Erect Modern Structure,” Idaho Daily Statesman (Boise), May 24, 1919, p. 8.

ⁱⁱ Research for this project did not uncover much documentation for the Dewey building. Sanborn maps from 1921 and a 1922 article (see note V) indicate that the Eleventh Avenue extension of the building was in use by 1922. But “Nampa Building Expenditures Reach a New Peak,” an article published in the October 25, 1927 issue of the Idaho Daily Statesman (Boise) states “The new Dewey building at First street south and Eleventh avenue, representing an investment of approximately \$30,000, is now nearing completion, and the occupants of the several stores will move in within a few weeks.”

ⁱⁱⁱ Glenn Barrett published several books and articles on the history of banking in Idaho. Especially useful for this report were “Banks, Bankers, and Bank Robbers,” Idaho Yesterdays, Fall 1975 (Volume 19, Number 3) pp. 8-14, and Idaho Banking, 1863-1976 (Boise: Boise State University Press, 1976). Also of use is a series of three articles titled “Nampa Vignettes: Financial History,” by Annie Laurie Bird, published in the Idaho Free Press in June, 1969.

^{iv} Sanborn Fire Insurance Company, Nampa, Idaho 1921 and Nampa, Idaho, 1921 updated to 1949; “Nampa Post Office Site Will be Moved July 30,” Idaho Daily Statesman (Boise), June 3, 1922, p. 7. In 1950, Mountain Bell constructed a new building at 111 Eleventh Avenue South, eventually the Eleventh Avenue extension of the Dewey Building was removed to allow for an expansion of the telephone building but the exact date of that change has not been documented. The U.S. Post Office constructed a Classical Revival style building on the corner of Eleventh Avenue South and Second Street South in 1931.

^v Information about E. H. Dewey is based material in A Historical, Descriptive and Commercial Directory of Owyhee County, Idaho (Silver City, Idaho: Owyhee Avalanche, 1898), “E. H. Dewey, Noted Idaho Pioneer, Is Claimed by Death,” Idaho Free Press (Nampa), January 25, 1943.