



Evolving Histories

**Designing Deeply Rooted, Authentic
Places for 21st Century**

WHERE HISTORY MEETS NATURE



WASLA CONFERENCE

ARTIFACTS
Architectural Consulting

GGLO
DESIGN

Introduction

Christine Harrington GGLO Landscape Architect

Christine enjoys cultivating collaborative relationships with clients and design team members in pursuit of transforming common materials into inspirational spaces



Introduction

Spencer Howard Artifacts Consulting Preservation Planner

The focus of Spencer's work has been the documentation of historic properties and cultural landscapes to support continued use.



Introduction

PJ Benenati

GGLO
Landscape Architect

Working at a variety of scales, PJ approaches all projects with a fresh lens, to ensure community driven design that evolves to meet the needs of the end users.



Presentation Outline

- **OVERVIEW OF HISTORIC PRESERVATION**
- **Connecting Story & Place | Spaulding Ranch**
- **Positioning Existing Parks For The Next 50 Years | Ann Morrison Park**
- **Palimpsest: Uncovering Identity | Indian Creek Plaza**

Learning Objectives

1. Understand the **(4) treatments of Historic Preservation.**
2. Learn how to incorporate different **public involvement strategies.**
3. Learn how to **overlay community driven designs and historic character.**
4. Acquire a basic understanding of how to keep historic landscapes **relevant and a catalyst for urban development.**

Documenting Cultural Landscapes



CULTURAL LANDSCAPE REPORT

Cultural Landscape Report

- Treatment approach selection
- Site and background data
- Analysis of development patterns and significance
- Prioritized recommendations
- Guidelines for the Treatment of Cultural Landscapes used to apply the Standards for the Treatment of Historic Properties

Preparation Process:

- Historic significance
- Physical condition
- Proposed use
- Intended interpretation

Documenting Cultural Landscapes



HISTORICAL SIGNIFICANCE

- Is the landscape listed to a historic register?
 - If so, under which criteria?
 - Any protective covenants?
- Designed landscape or developed through use?
 - Why does it exist?
- Rarity of the landscape?
- What are the character-defining features and spaces?
 - (form, materials, features, spatial organization, topography, circulation, and vegetation)
- What are the development period(s)?
- Are there key historical themes or persons?
- What is the period of significance and why?

Documenting Cultural Landscapes



PHYSICAL CONDITION

- What was the original design or form?
 - Point in time?
 - Series of steps or processes?
- How much of the original landscape remains intact?
- What and when did alterations occur?
 - How did these changes impact the landscape?
 - How do they relate to the period of significance?
- Do conditions require stabilization or protection of existing features pending work?

Documenting Cultural Landscapes



PROPOSED USE

- Talking with users and neighbors to understand the landscape's community role (present and past)
- How was the landscape used historically?
 - Highly specific function or general?
- How does the proposed use relate to historic use(s)?
- What is the level of public access to the landscape?
- Working with the owner(s) to understand funding and programming needs
- Consulting with land use and building officials to understand code requirements

Documenting Cultural Landscapes



TREATMENT

- Based on the historical significance, physical condition, and proposed use what is the treatment approach?
- What level of new work, repairs, signage, universal access routes, or replanting are necessary to support proposed use(s), interpretation, and the treatment approach?
- Develop prioritized recommendations to implement changes consistent with the Standards for the Treatment of Historic Properties
- Does interpretation focus on a single period of development or event or a broader period?

Overview of Historic Preservation Treatments

CHOOSING AN APPROPRIATE PRESERVATION PRACTICE

The Secretary of the Interior's Standards for Treatment of Historic Properties

The standards outline best practices and technical recommendations for general design and how to maintain, repair and replace historic materials. There are four distinct approaches: (1) Reconstruction, (2) Preservation, (3) Restoration, and (4) Rehabilitation that provide a framework for decision-making about work or changes to a historic property. The decision tree demonstrates that rehabilitation is the best historic treatment for Spaulding Ranch based on these national standards.

PRESERVATION

REHABILITATION

RESTORATION

RECONSTRUCTION

Overview of Historic Preservation Treatments

Secretary of the Interior's Standards for the Treatment of Historic Properties

PRESERVATION

- Maintenance and repair of existing historic materials
- Retention of a landscape's form as it has evolved over time
- A largely intact, historically significant landscape requiring few programming changes



Overview of Historic Preservation Treatments

Secretary of the Interior's Standards for the Treatment of Historic Properties

REHABILITATION

- Need to alter or add to the landscape to support continuing or change in use
- Retains the landscape's historic character.
- A historically significant landscape previously altered and/or anticipates changes due to a change in use.



Overview of Historic Preservation Treatments

Secretary of the Interior's Standards for the Treatment of Historic Properties

RESTORATION

- Depicts a landscape at a particular period of time
- Removes evidence of other periods
- Achieved significance at a particular point in time with an ongoing or new use tied closely to the original design
- High level of detail required with regard to original design and planting



Overview of Historic Preservation Treatments

Secretary of the Interior's Standards for the Treatment of Historic Properties

RECONSTRUCTION

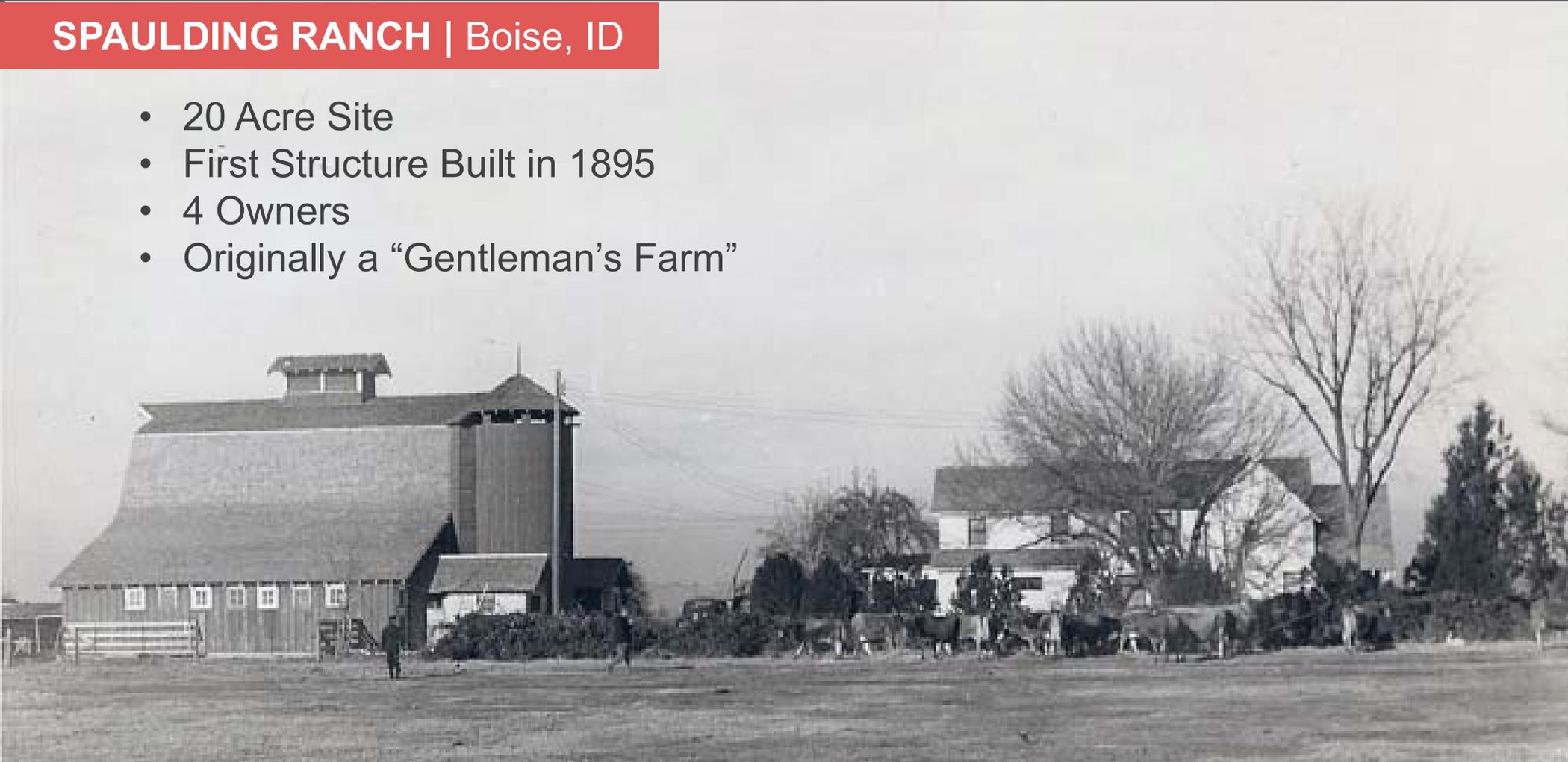
- Re-creates vanished or non-surviving portions of a landscape for interpretive purposes
- Requires an exacting level of detail with regard to the original design, materials, and plantings in order to support the interpretive goals



Restoration vs Rehabilitation: Connecting Story & Place

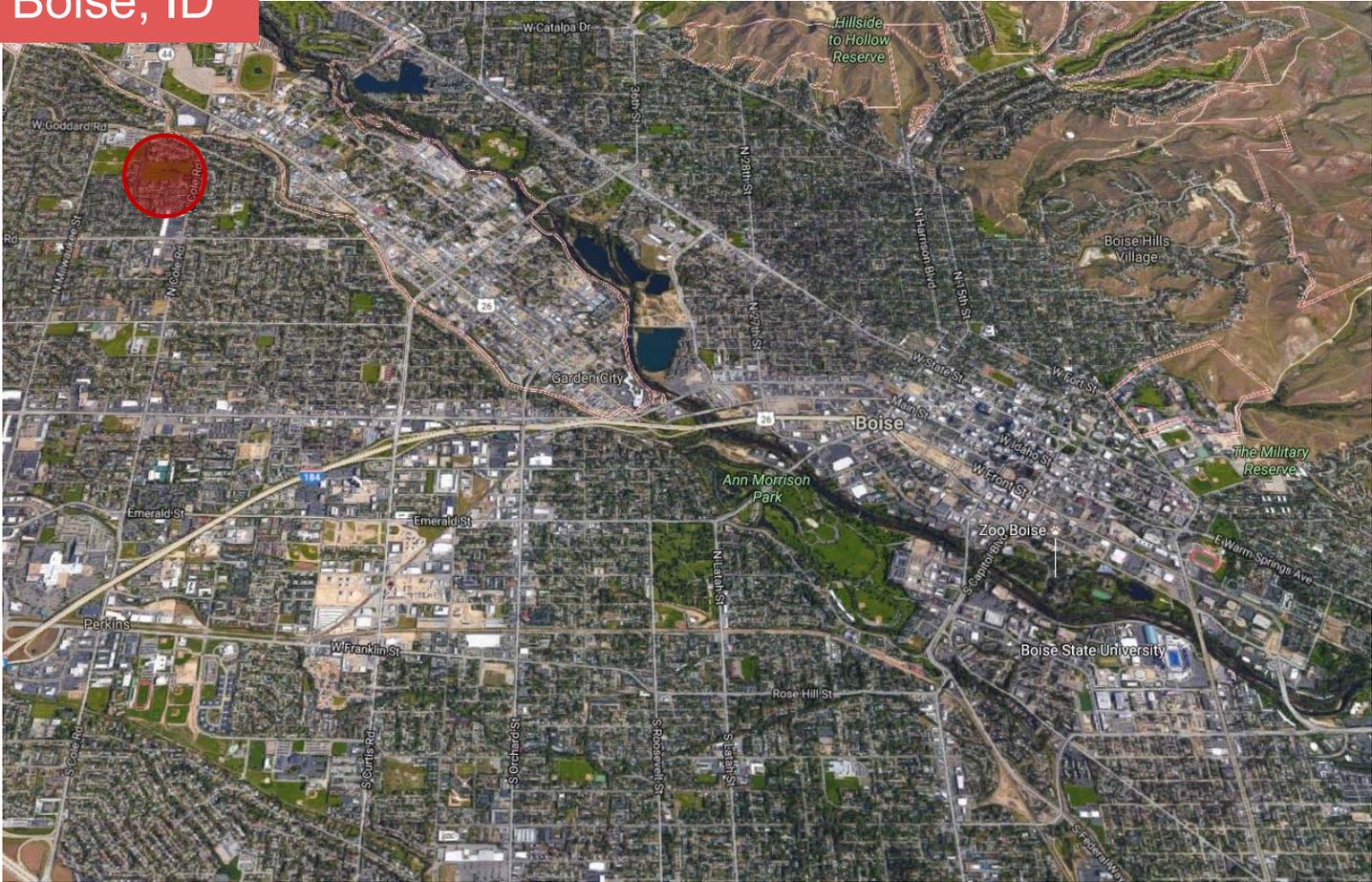
SPAULDING RANCH | Boise, ID

- 20 Acre Site
- First Structure Built in 1895
- 4 Owners
- Originally a “Gentleman’s Farm”



Restoration vs Rehabilitation: Connecting Story & Place

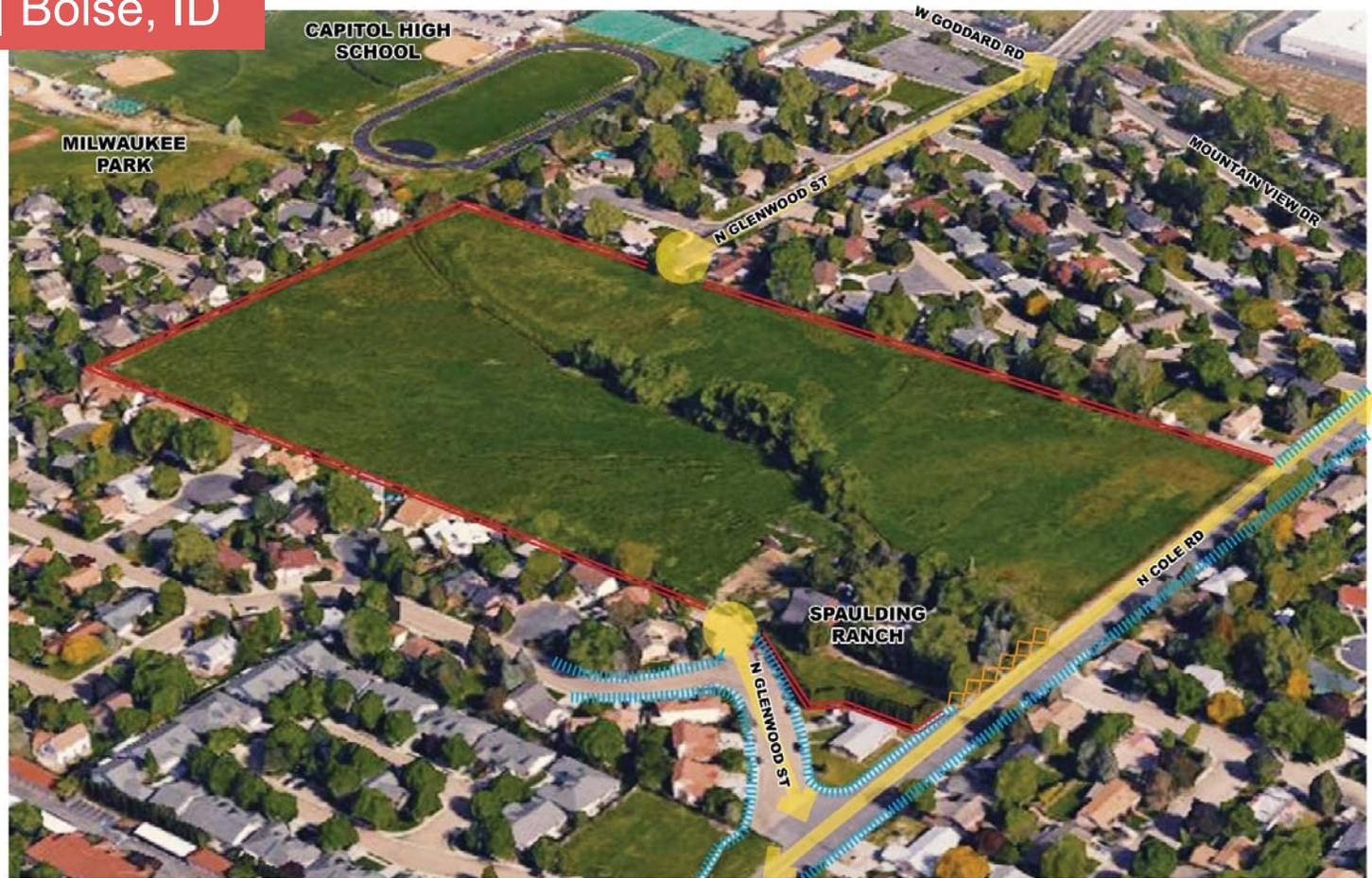
SPAULDING RANCH | Boise, ID



Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

-  DESIGN SITE
-  OPEN SPACE
-  N. GLENWOOD ST.
-  FRONTAGE ROAD
-  FENCING
-  SIDEWALK
-  HISTORIC FENCE



Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

Almon W. and Dr. Mary E. Spaulding Ranch
Ada County, Idaho

NPS Form 10-900
(Rev. 10/90)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Almon W. and Dr. Mary E. Spaulding Ranch
other names/site number Harvey E. and Katherine Caron Ranch

2. Location

street & number 3805 N. Cole Road n/a, not for publication
city or town Boise n/a, vicinity
state Idaho code ID county Ada code 001 zip code 83704

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, this property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official [Signature] Date 20 OCT 94

John H. Hill, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.

See continuation sheet

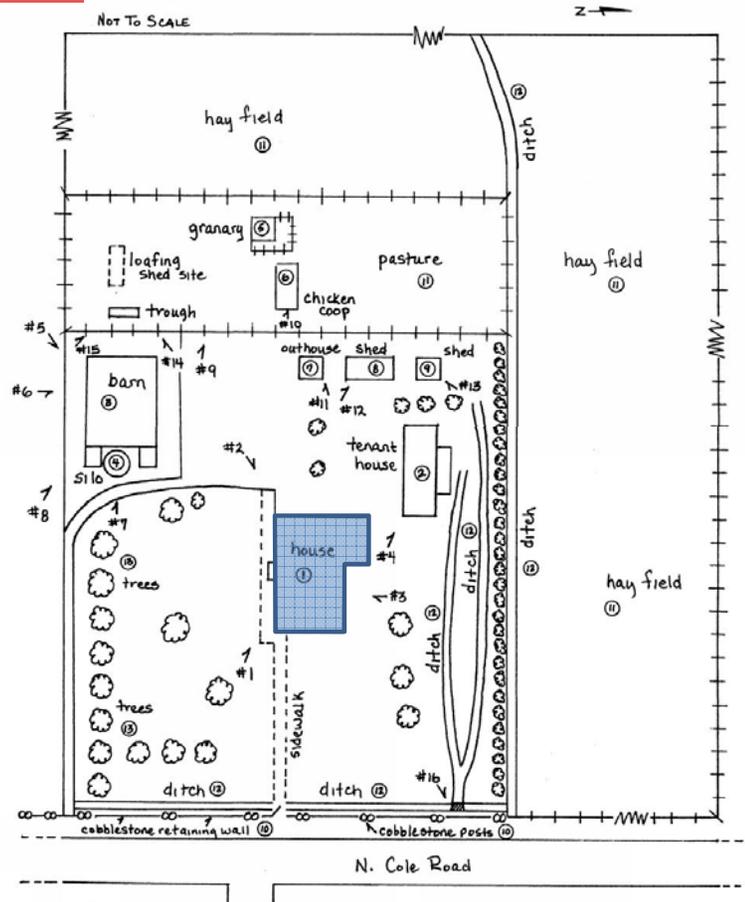
determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____ Entered in the National Register

Chon H. Beall 11-25-94
Signature of Keeper Date of Action



Restoration vs Rehabilitation: Connecting Story & Place

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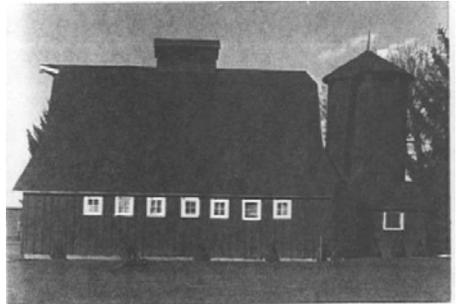
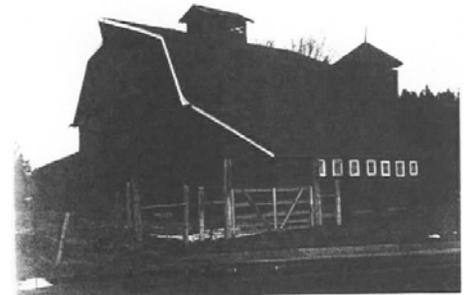
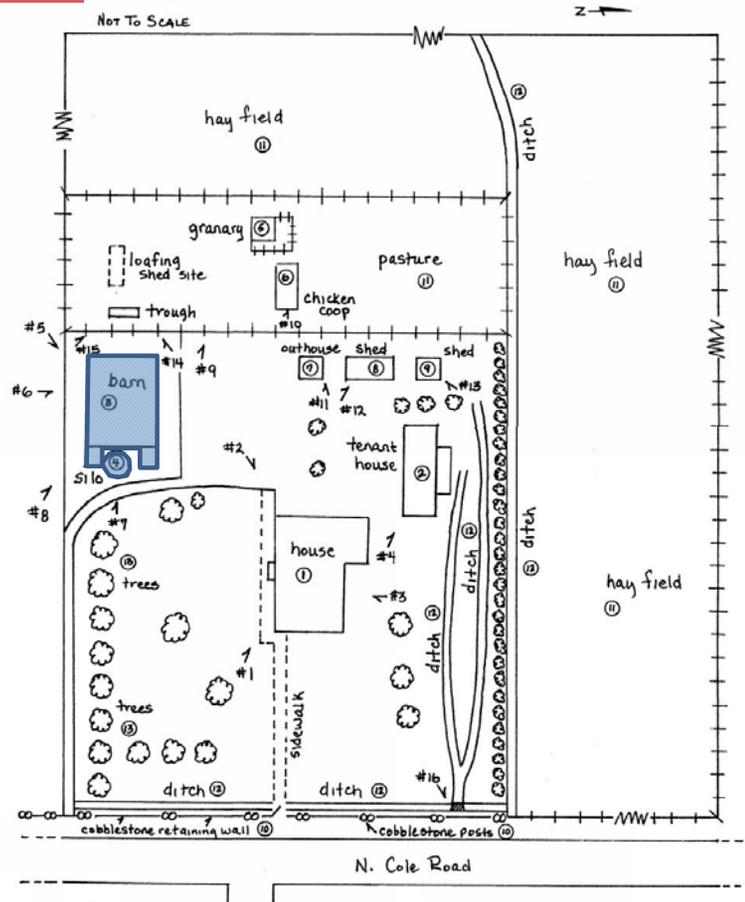
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Restoration vs Rehabilitation: Connecting Story & Place

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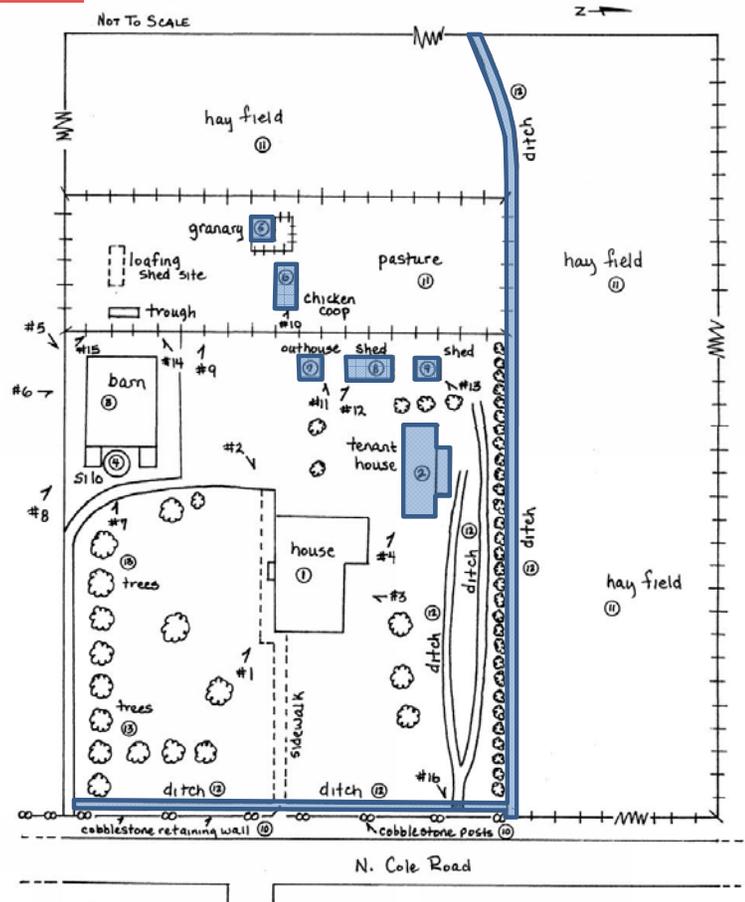
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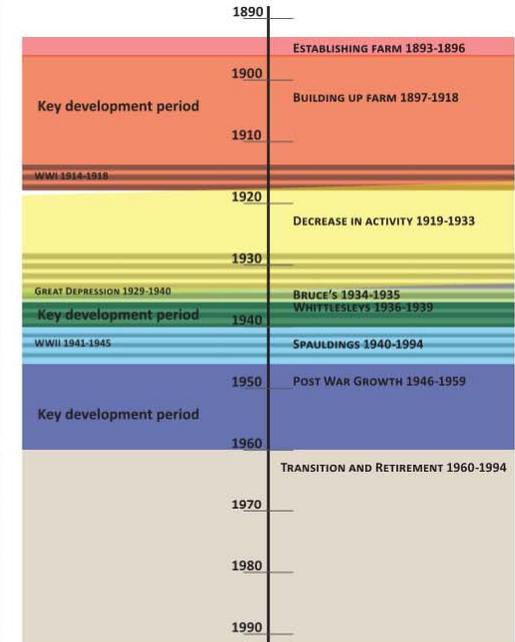
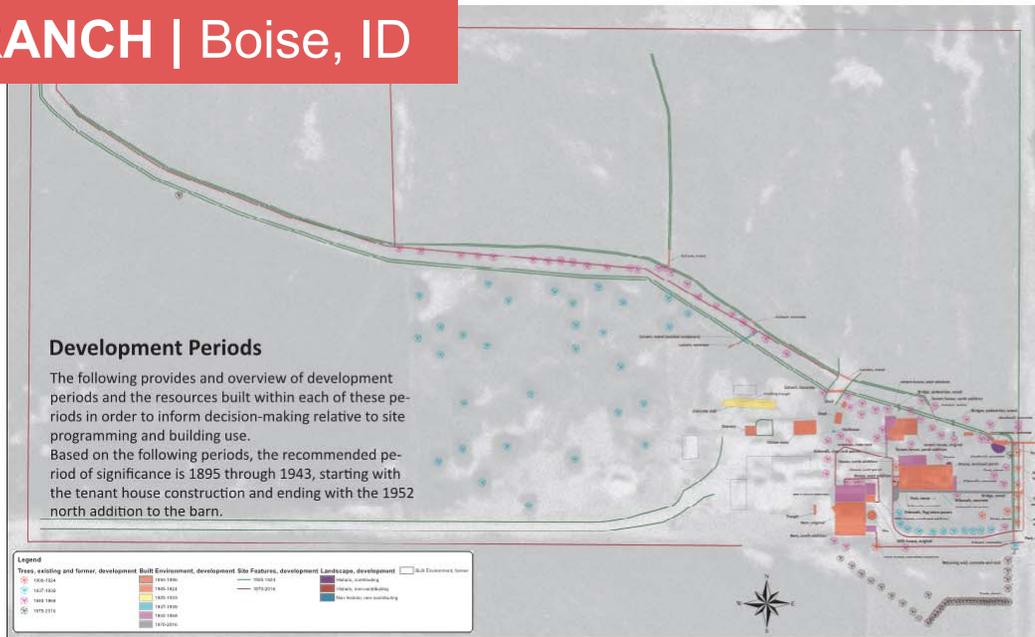
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Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID



Period 1: Spauldings, 1893-1927

Estimated Dates (in red)

- Establishing farm 1893-1896
 - 1895-1896 Tenant house built, house the Spauldings moved into
 - 1893-1900 ditch established
- Building up farm 1897-1918
 - 1897-1900 Tenant house north addition
 - 1897-1909 Granary, built
 - 1905-1910 House, east porch addition; maple off southwest corner of house planted
 - 1910-1918, concrete head wall and culverts
 - 1910-1915 Roses planted along front fence
 - 1912-1918 House, west addition, west porch; Tenant house, porch addition
 - 1912-1918 Chicken coup, built
 - 1912-1918 Barn, south addition
 - 1900-1915 Orchard planted
- Tenant role unknown 1919-1933

Established Dates

- 1891 Settlers Canal completed
- Establishing farm 1893-1896
 - 1893 Homestead Act application by the Spauldings
- 1896 Spauldings move to 80-acre site
- Building up farm 1897-1918
 - 1905 1.5 story house built
 - 1910 Spauldings sold 20 acres to daughter
 - 1910 Dairy barn, north milk house, trough, and silo built
 - 1910-1915 Rock piers, concrete stairs, and retaining wall built
- Decrease in Spaulding family role 1919-1933
 - 1919 Mary Spaulding, dies
 - 1924 Amon Spaulding, moves off farm
 - 1927 Amon Spaulding, dies
 - 1934 Amon's son settles estate and sells

Period 2: Bruce's 1934-1935, and Whittlesley's, 1936-1939

Estimated Dates (in red)

- 1936-1939 Evergreens along driveway planted

Established Dates

- 1934 Bruce's, owners, purchase
- 1936 Whittlesleys, owners, purchase
 - 1936-1937 Outhouse built

Period 3: Caron's, 1940-1994

Estimated Dates (in red)

- Post War growth 1946-1959
 - 1950-1955 Tenant house, west addition
 - 1952 Barn, north addition
 - 1952-1960s Barn, northeast CMU milk house addition
 - 1950-1969 House, north addition
 - 1946-1959 Rock post (1), with light, north of driveway
- Transition 1960-1969
 - Unknown
- Retirement 1970-1994
 - 1960-1990s Rock posts (8) with light, two in yard, and south of driveway

Established Dates

- 1940, Caron's, owners, purchase
- Post War growth 1946-1959
 - 1943 Barn, southeast milk house addition
 - 1950, Tenant house, concrete apron
- Transition 1960-1969
- Retirement 1970-1994
 - 1970s, Caron's sold 40 acres
 - 1980s, Caron's bought back 3 acre buffer at southeast corner
 - 1994 listed to the National Register of Historic Places

Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID



What Historic Elements Do You Prioritize For Rehabilitation?

A Barn & Grainery



B Main House



C Tenant House



D WPA Outhouse



E Accessory Buildings
chicken coop, tack
room, corral



F Pasture/hayfields



I Irrigation Canal



G Cornfield

H Apple Orchard

J Trees line driveway

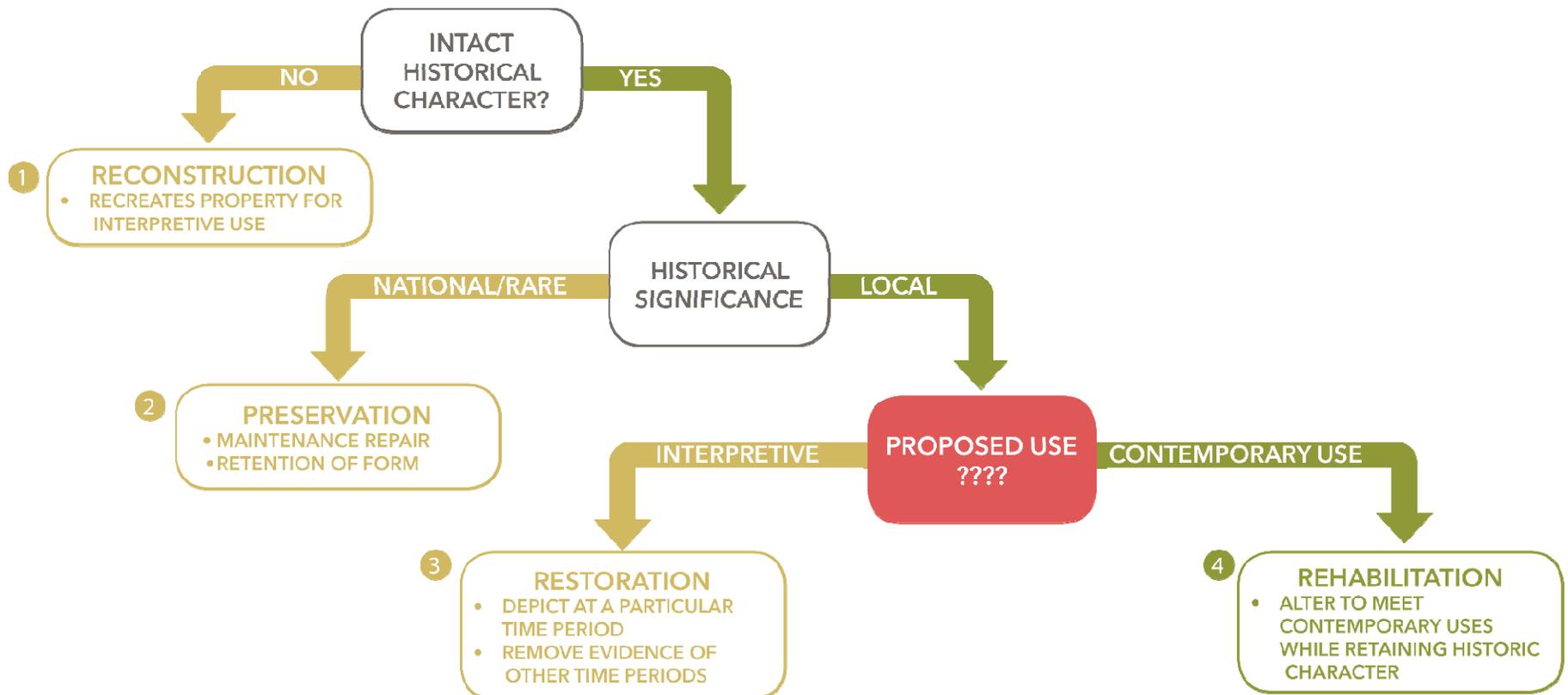


K Cobblestone Fence
& Retaining Wall



Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

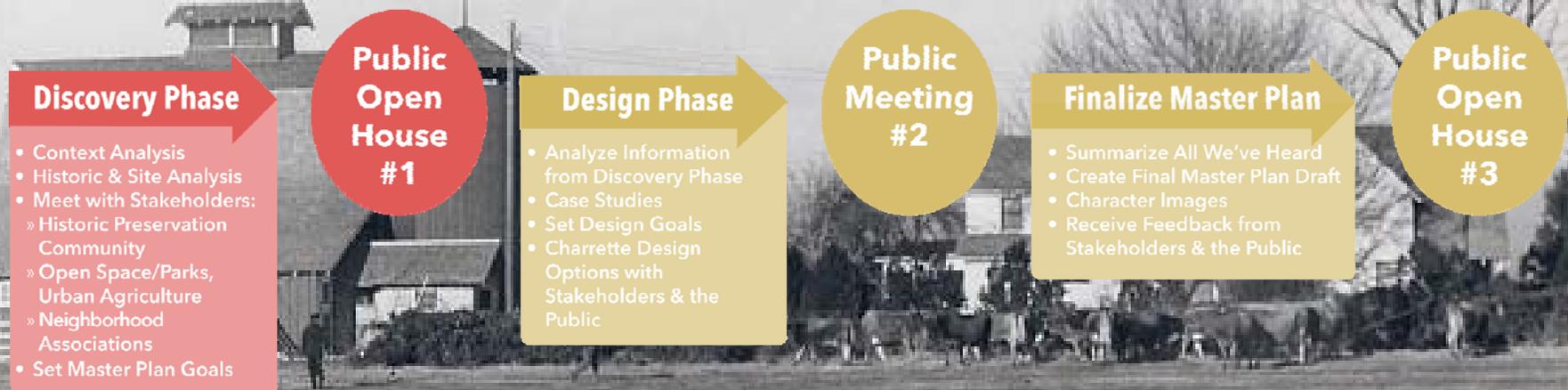


Restoration vs Rehabilitation: Connecting Story & Place

Our Design Approach Focused On:

- Historic Preservation
- Education & Interpretation
- Community Connections

Our Process Focused On:



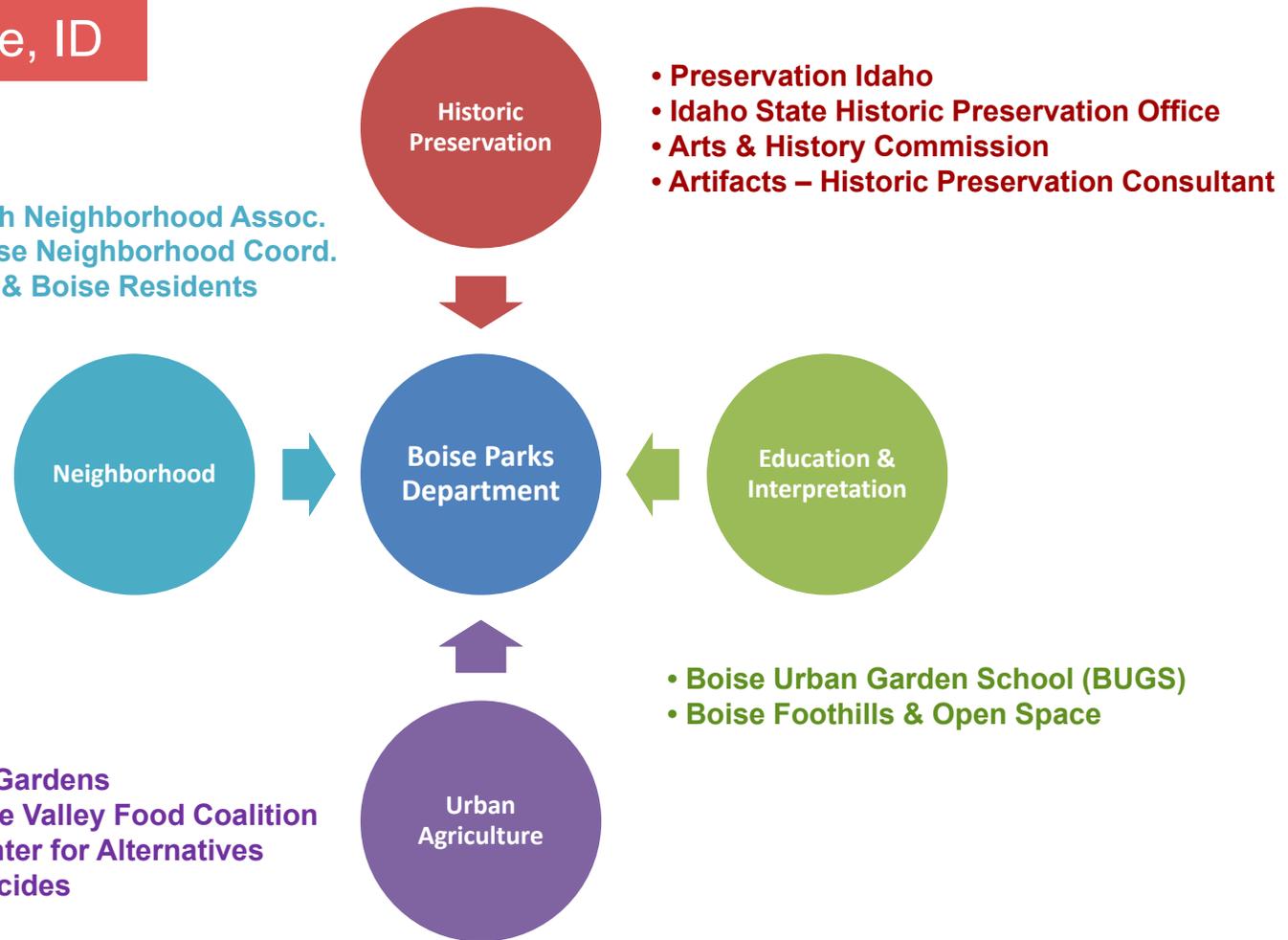
Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID



- West Bench Neighborhood Assoc.
- City of Boise Neighborhood Coord.
- Neighbors & Boise Residents

- Global Gardens
- Treasure Valley Food Coalition
- NW Center for Alternatives to Pesticides



Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

How Do We Continue Moving Forward?:

Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

How Do We Continue Moving Forward?:

83%

Agrarian



Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

How Do We Continue Moving Forward?:

83%

90%

Agrarian



Hayfields



Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

How Do We Continue Moving Forward?:

83%

90%

94%

Agrarian



Hayfields



Natural Play



Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Boise, ID

How Do We Continue Moving Forward?:

83%

90%

94%

63%

Agrarian



Hayfields



Natural Play



Interactive Museum



Restoration vs Rehabilitation: Connecting Story & Place

DISCOVERY PHASE | What We Heard

- **More Than A Museum:** Unique & Iconic Hard Working Farm
- Active Park Space for Today & The Future
- Bridge the Gap Between Urban & Rural
- Community Gardens
- Natural Play
- Historic Interpretation
- Wildlife Habitat & Education



Restoration vs Rehabilitation: Connecting Story & Place

DISCOVERY PHASE | What We Heard

- Walking Paths
- Flexible Event Space
- Agricultural Education
- Food Education and Preparation
- Youth connections & outdoor classrooms
- Farmer's Market
- Urban Demonstration Farm
- Sustainable Water Use & Agriculture Irrigation



Restoration vs Rehabilitation: Connecting Story & Place

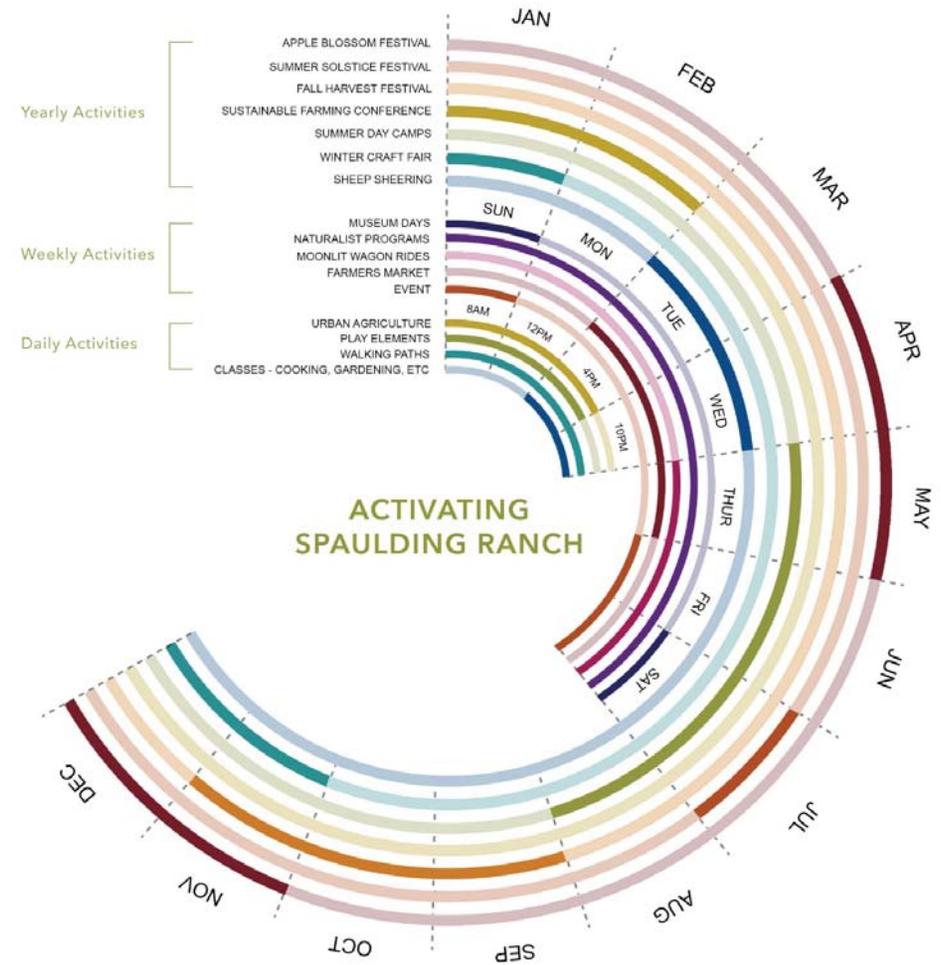
COMMUNITY CONNECTIONS

THE POWER OF 10

A place thrives when users have a range of reasons (10+) to be there. These might include a place to sit, play areas to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to the place reflecting the culture and history of the community.

ACTIVE PLAY & YEAR AROUND

Goal is to create daily opportunities for cultural, historical & ecological exploration. A successful park engages the community while being a regional draw throughout the year. An active park will be flexible to accommodate large events and inviting for daily use by neighbors.



Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS

A successful open space requires at least 10 elements that encourage activity within the park throughout the day and year round.

Select your Top 10 activities that you would like to see in Spaulding Ranch:



Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS



10 Open Space

Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS



9 Farm to Table Events

Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS

8 Urban Demonstration Farm



Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS

7 Wildlife Habitat



Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS

6 Event Space



Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS



5 Farmers Market

Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS



4 Community Gardens

Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS

3 Natural Play Elements



Restoration vs Rehabilitation: Connecting Story & Place

COMMUNITY CONNECTIONS

2 Orchard Fruit Trees



Restoration vs Rehabilitation: Connecting Story & Place

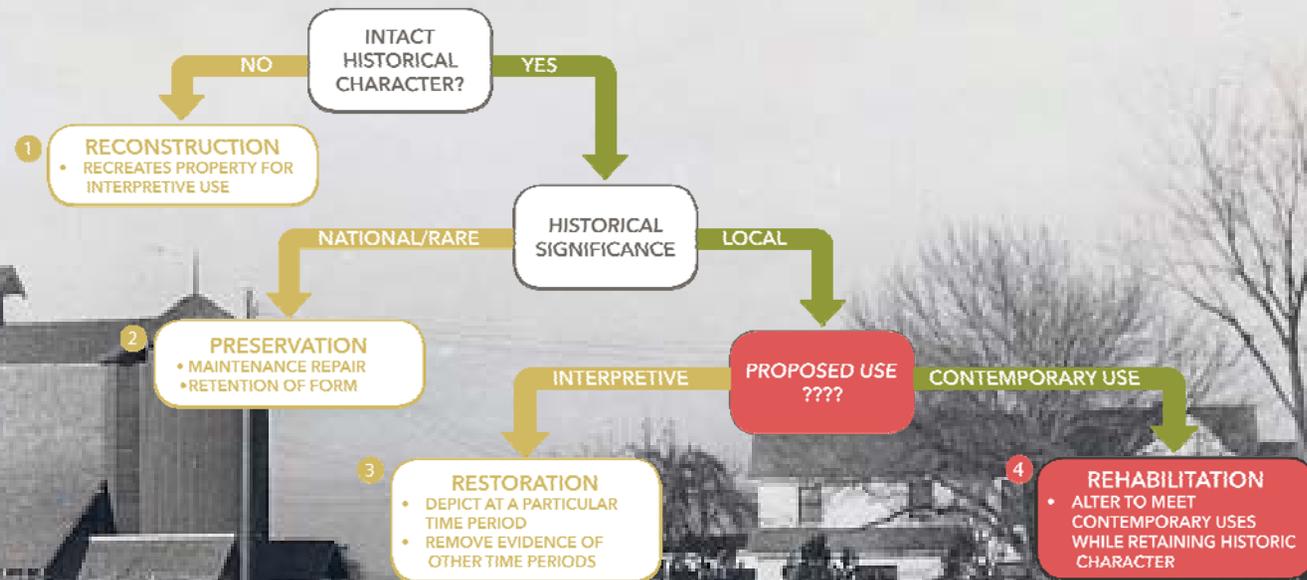
COMMUNITY CONNECTIONS

A group of approximately ten people, including adults and children, are walking away from the camera on a gravel path that winds through a large, green field. The path leads towards a line of trees and a distant hill. The scene is captured in bright, natural light, suggesting a clear day. The people are dressed in casual outdoor attire, including jackets and hats, indicating a cool environment. The overall atmosphere is one of community activity and connection with nature.

1 Walking/Jogging Paths

Restoration vs Rehabilitation: Connecting Story & Place

APPROACH



Restoration vs Rehabilitation: Connecting Story & Place

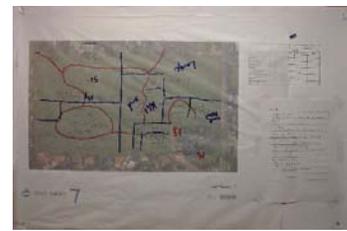
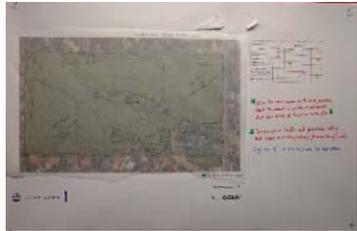
WHERE DOES IT ALL GO?



- Walking Paths
- Natural Play Elements



Restoration vs Rehabilitation: Connecting Story & Place

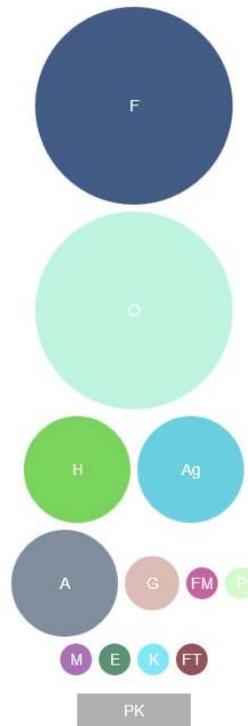


Restoration vs Rehabilitation: Connecting Story & Place

ONLINE CHARRETTE

Move the program elements on the bottom of the map into the outlined area where you believe the program element should be placed.

You must use all the program elements.



- H = Habitat/Wetland
- G = Community Gardens
- F = Demonstration Farm
- FM = Farmer's Market
- M = Interactive Museum/Artifacts
- K = Demonstration Kitchen
- PK = Parking
- O = Open Space/ Hayfield/Meadow
- Ag = Incubator/Agricultural Plot
- A = Apple Orchard
- P = Natural Play
- E = Event Space
- FT = Farm to Table/Restaurant

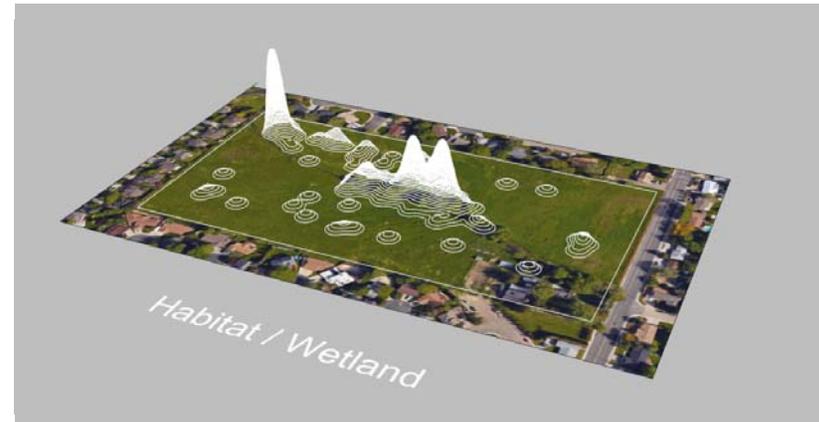
REPORT

You must place all the program elements within the park boundary to submit.

GGLO
DESIGN

Restoration vs Rehabilitation: Connecting Story & Place

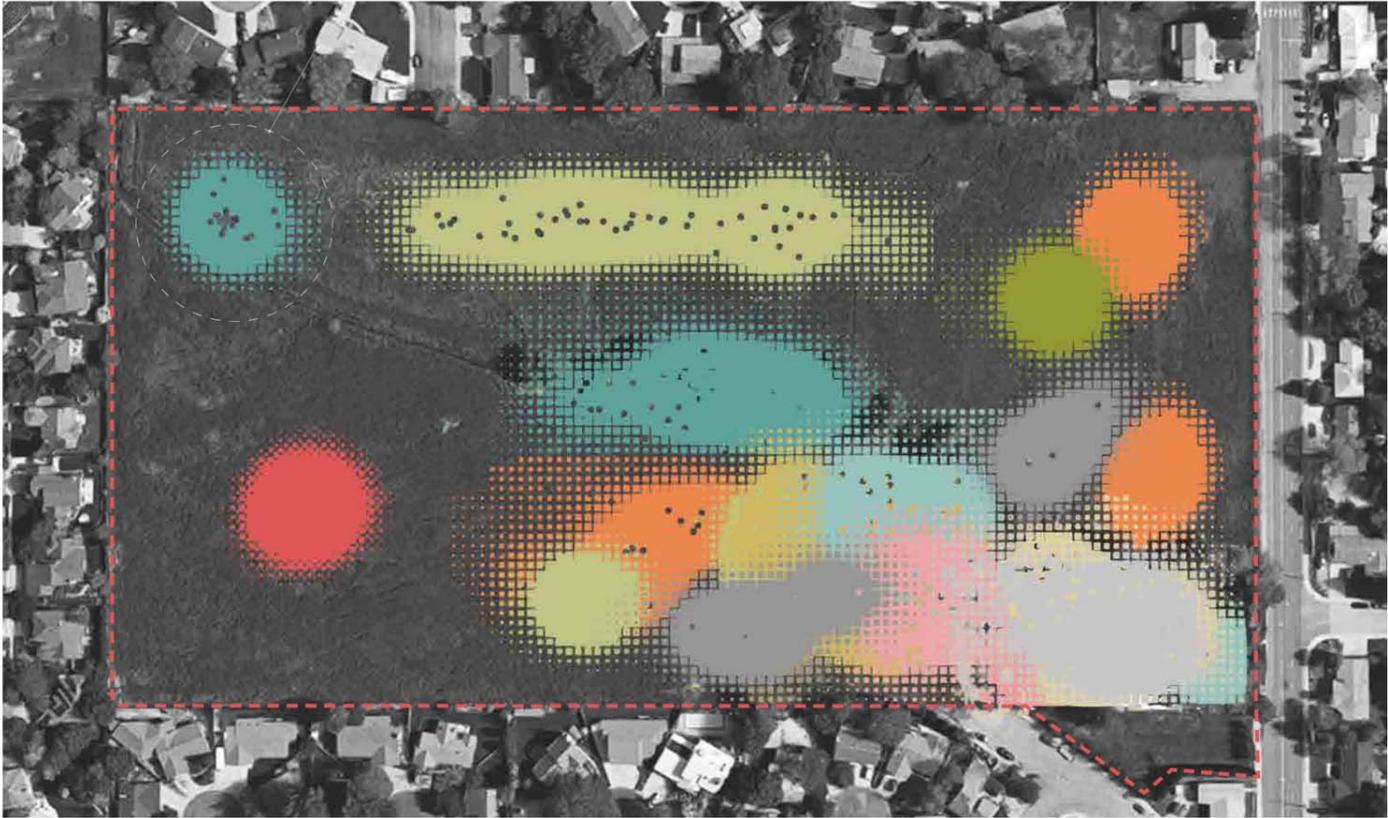
SPAULDING RANCH | Boise, ID



Restoration vs Rehabilitation: Connecting Story & Place

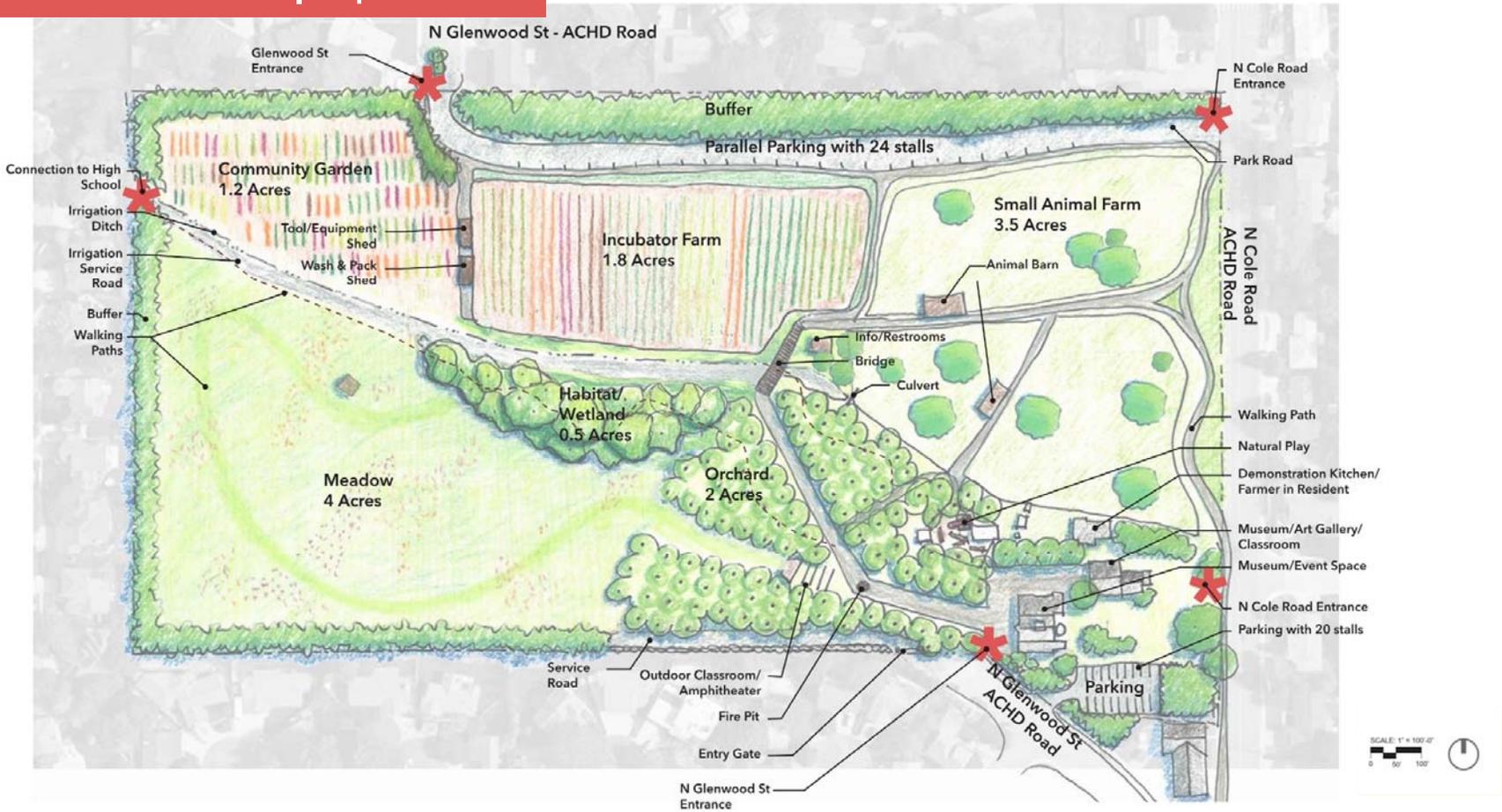
WHAT WE HEARD | Program Plan

-  EVENT SPACE
-  COMMUNITY GARDENS
-  FARMERS MARKET
-  NATURAL PLAY
-  PARKING
-  ORCHARD
-  INCUBATOR FARM
-  DEMONSTRATION FARM
-  OPEN SPACE / HAYFIELD
-  WETLAND / HABITAT
-  KITCHEN / CAFÉ
-  MUSEUM



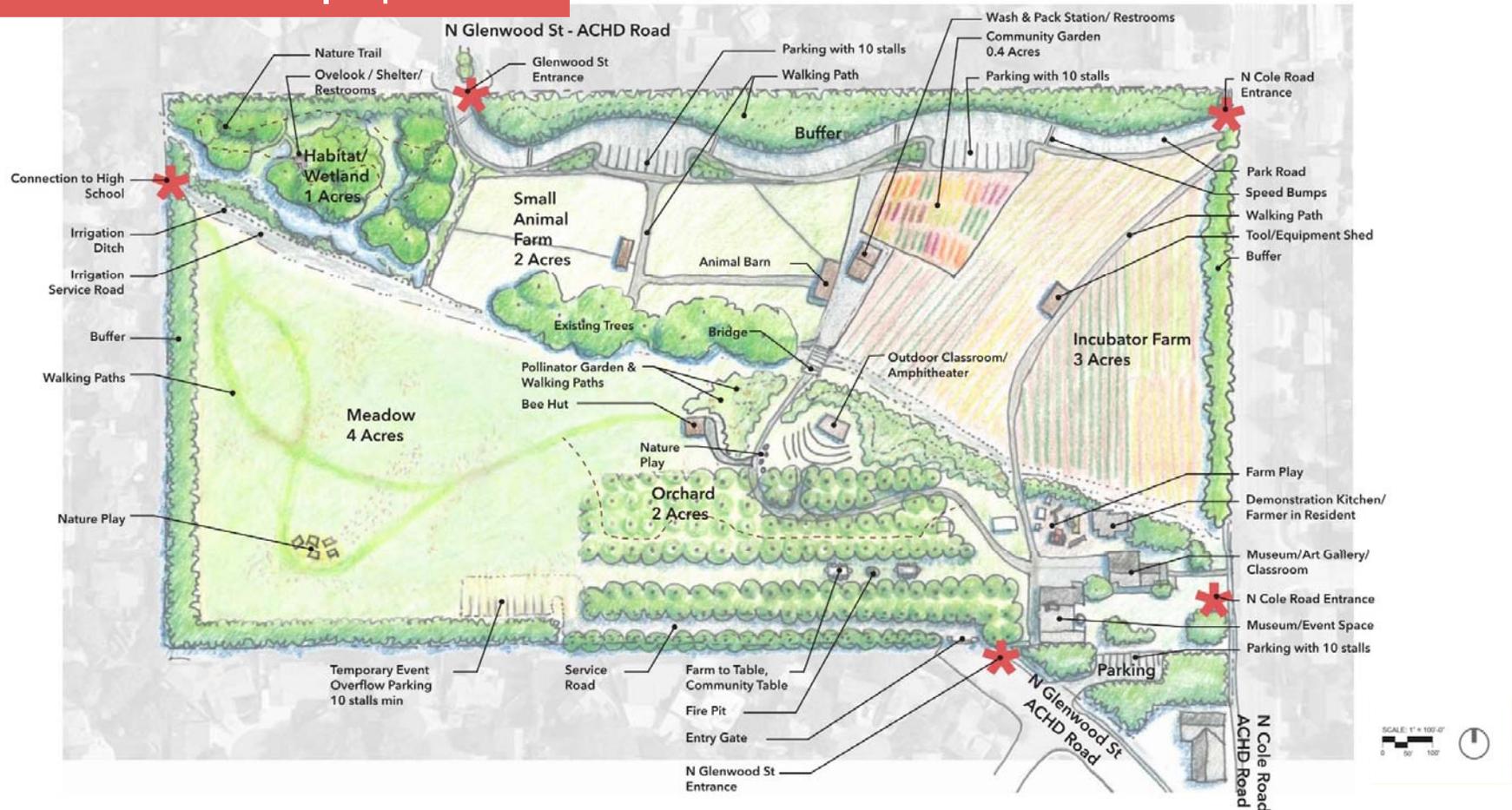
Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Option 1



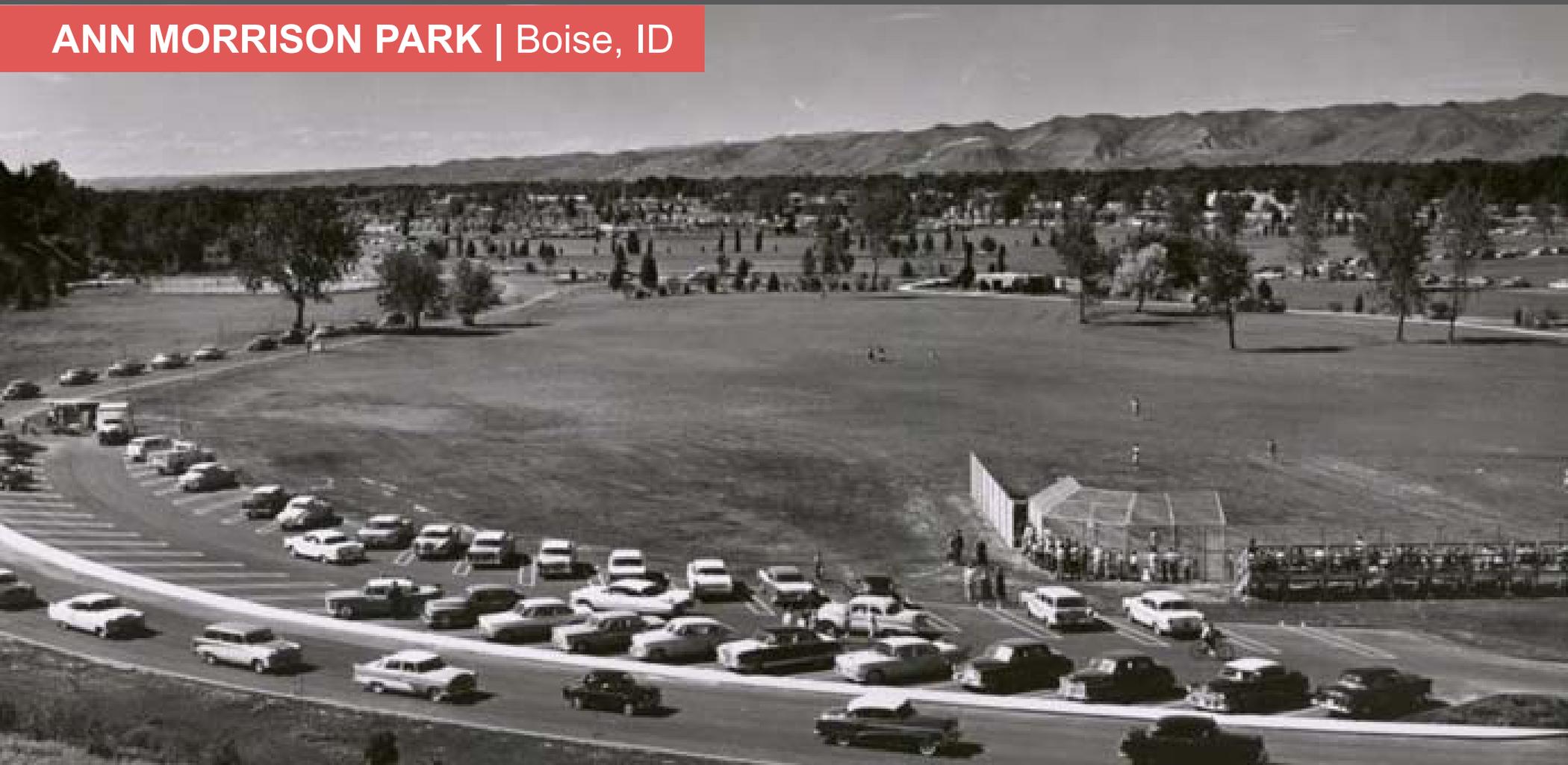
Restoration vs Rehabilitation: Connecting Story & Place

SPAULDING RANCH | Option 2



Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID



Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID

HISTORIC PARK TYPES

FOOD PRODUCTION
Public spaces as places to grow food by the public

PLEASURE GARDENS
Natural, landscaped environments set in contrast to industrialized cities

REFORM PARKS
Provided play areas mostly for children of working class and immigrant families

RECREATION FACILITY
Extend recreation to suburban & urban areas with stadiums, pools, & indoor facilities

OPEN SPACE SYSTEM
Public spaces used for recreational purposes

TRANSPORTATION
Public transportation as civic space and connectors between public spaces

FUTURE

Pre-History

1850

1900

1930

1965

1990

2016



BOISE URBAN GARDEN SCHOOL

KATHRYN ALBERTSON PARK

COMBA PARK

ANN MORRISON PARK

BOISE RIVER GREEN BELT

BOISE DEPOT

BOISE PARKS INTERPRETATION

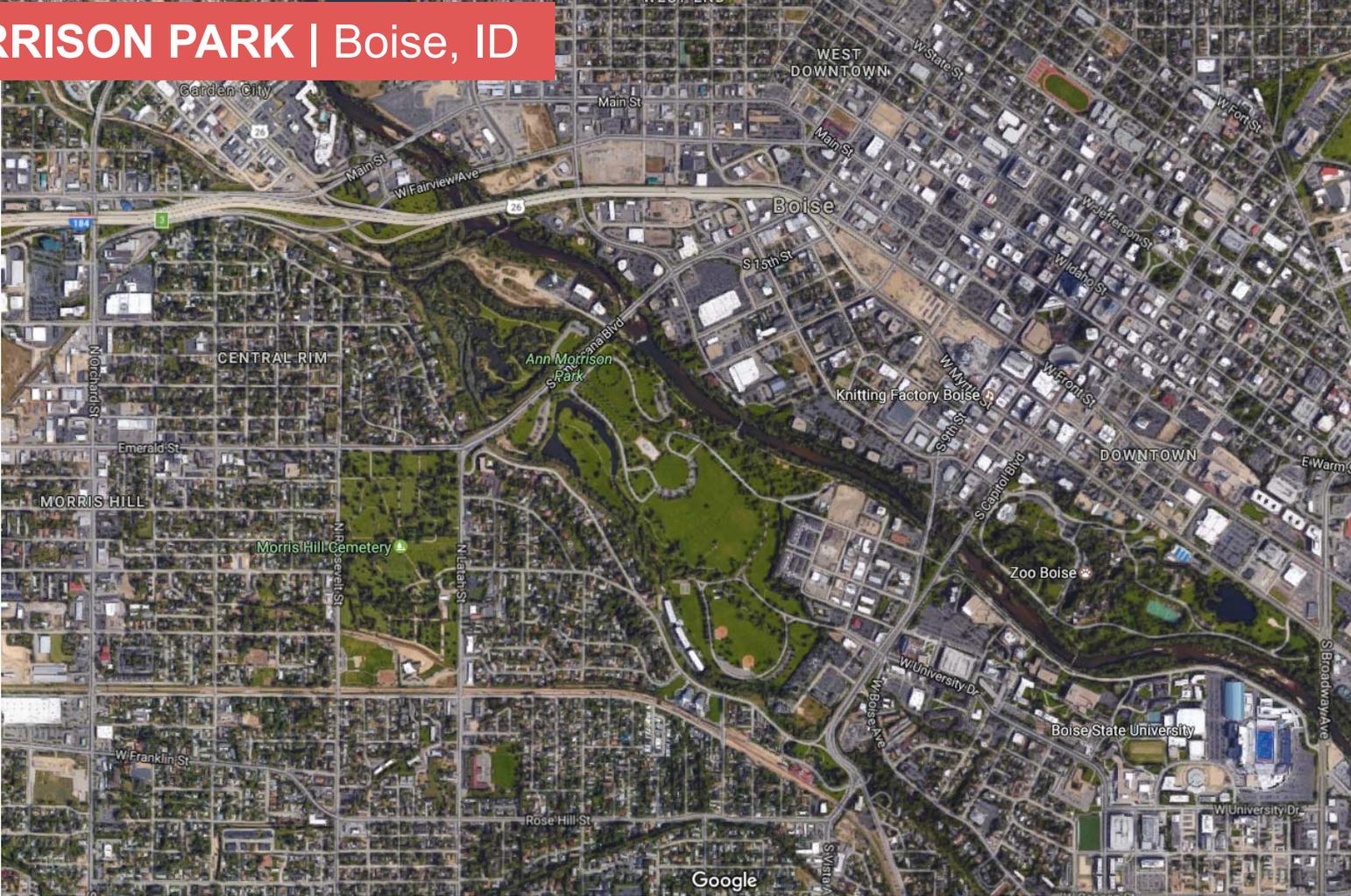
Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID



Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID



Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID



Positioning Existing Parks for the Next 50 Years

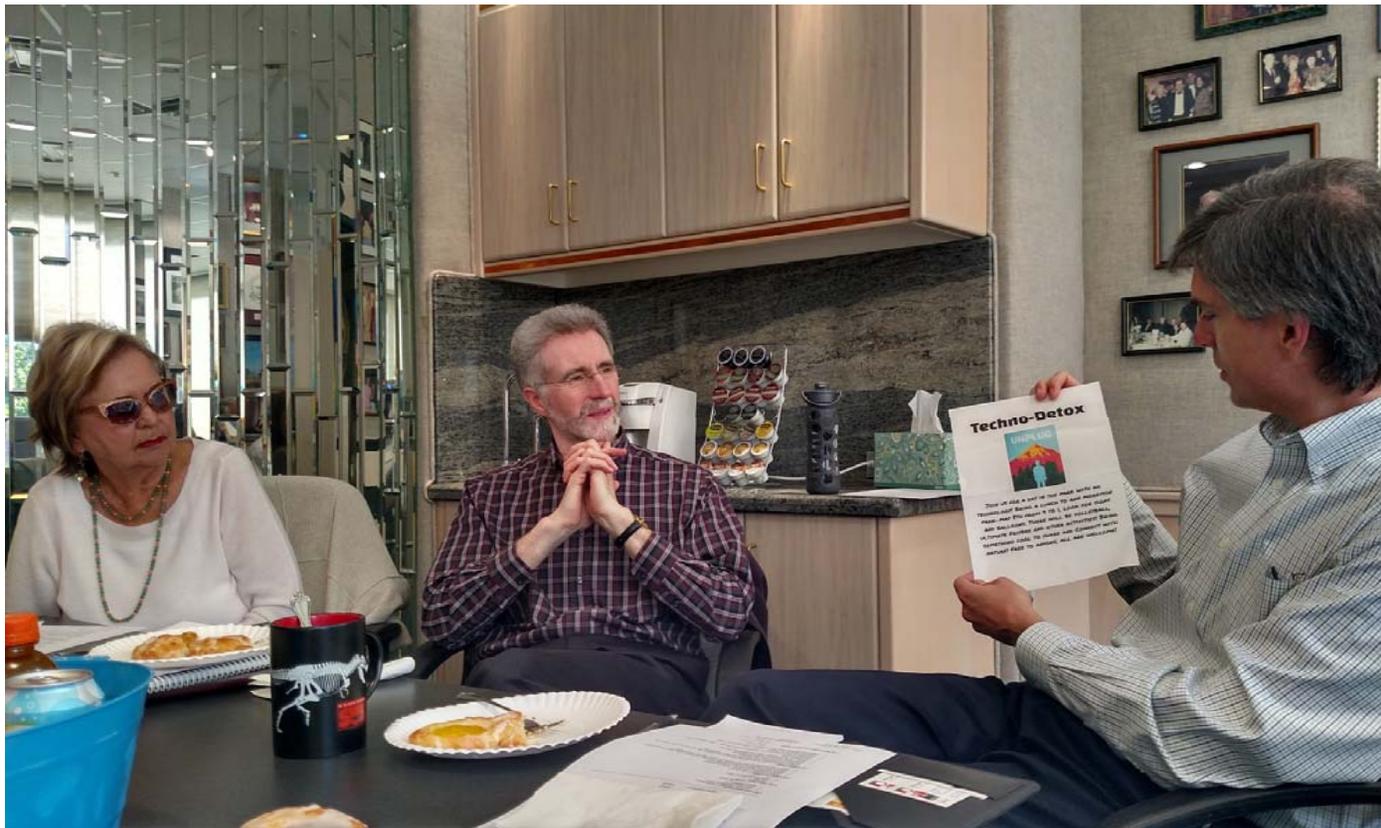
ANN MORRISON PARK | Boise, ID



- What are the character defining features – Touchstones
- Preserving the historic significance
- Stakeholders: Morrison Family, Community & Recreation Groups, Neighbors, Environmental Groups
- Neighborhood and Destination Park

Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID



Morrison Family Priorities

- Legacy of Ann Morrison
- Open Space
- Family Play
- Access to the River

Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID



Over 1,000
Participants in
Survey and
Open House

- Improve Circulation
- Enhance Ecological and Recreational Function of River and Waterways
- Restore and Enhance historic features of the park
- Improve function for Recreational Sports and Special Events
- Refresh the Park to be more responsive to the current and evolving needs of the community

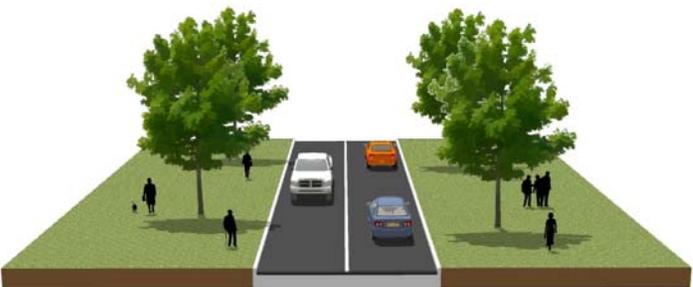
Positioning Existing Parks for the Next 50 Years

ANN MORRISON PARK | Boise, ID



Positioning Existing Parks for the Next 50 Years

Existing Circulation



Positioning Existing Parks for the Next 50 Years

Proposed Circulation



SCALE: 1" = 125'-0"
0 63' 125'

Positioning Existing Parks for the Next 50 Years

MAIN ENTRY – MEMORIAL MALL



Positioning Existing Parks for the Next 50 Years

MAIN ENTRY – MEMORIAL MALL



Then



Now

Positioning Existing Parks for the Next 50 Years

MAIN ENTRY – MEMORIAL MALL



Renovated Fountain



Amphitheatre / Stage



Picnic Shelters



SCALE: 1" = 40'-0"
0 20' 40'

Positioning Existing Parks for the Next 50 Years

WATERWAYS : EXISTING CONDITIONS



Positioning Existing Parks for the Next 50 Years

WATERWAYS : POND



Then



Now

Positioning Existing Parks for the Next 50 Years

WATERWAYS : POND



- Restored Bank Vegetation
- Sidewalk
- Improved Water Quality
- Seating Elements
- Dog Beach
- Vegetated Buffer
- Enhanced Parking
- Play Beach
- Casting Platform
- Improved Crescent Rim Trail
- Wetland



Positioning Existing Parks for the Next 50 Years

WATERWAYS : BOISE RIVER



Then



Now

Positioning Existing Parks for the Next 50 Years

WATERWAYS : THE BOISE RIVER



River Takeout



Rapid Bypass



Kayak and Surf Rapids



River Beach



Viewpoint / Overlook

Positioning Existing Parks for the Next 50 Years

WATERWAYS : THE BOISE RIVER



Positioning Existing Parks for the Next 50 Years



Palimpsest: Uncovering Identity

INDIAN CREEK PLAZA | Caldwell, ID



Palimpsest: Uncovering Identity

INDIAN CREEK PLAZA | Caldwell, ID

Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAY 27 1982
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Caldwell Historic District
AND/OR COMMON Downtown Caldwell

LOCATION The half-block bounded by Seventh, Main, and Kimball streets and the alley between Main and Arthur streets, and adjoining buildings facing Seventh or Kimball.

CITY, TOWN Caldwell VICINITY OF N/A
STATE Idaho CODE 016 COUNTY Canyon CODE 027

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES, RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input checked="" type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES, UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Multiple Ownership (See continuation sheet)

STREET & NUMBER N/A

CITY, TOWN N/A VICINITY OF N/A STATE N/A

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Canyon County Courthouse

STREET & NUMBER 1115 Albany Street

CITY, TOWN Caldwell STATE Idaho 83605

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Idaho Historic Sites Survey

DATE 1972

DEPOSITORY FOR SURVEY RECORDS Idaho State Historical Society

CITY, TOWN Boise STATE Idaho 83702



Palimpsest: Uncovering Identity

INDIAN CREEK PLAZA | Caldwell, ID



Palimpsest: Uncovering Identity

NEW DEVELOPMENT STANDARDS

- Landscape construction where one historically never existed
- Landscape construction where a previous historic landscape used to exist
- Contemporary use or interpretive needs are basis for design
- Understanding the context and historical development patterns of the construction site is key for compatibility with their setting



Palimpsest: Uncovering Identity

INDIAN CREEK PLAZA | Caldwell, ID



A photograph of a smiling man in an orange t-shirt holding a wooden crate filled with red and yellow apples. He is standing in a lush green field with trees in the background. The crate has "FRUIT FARM" and "CALDWELL, ID" printed on it. In the top right corner, the logo for "ROGER BROOKS International" is visible. The bottom of the image features a dark wooden banner with the text "BRANDING, DEVELOPMENT and MARKETING ACTION PLAN" and "June 2015". To the right of the banner is a logo for "CALDWELL IDAHO" featuring a stylized landscape with a mountain, a river, and a tree.

Palimpsest: Uncovering Identity

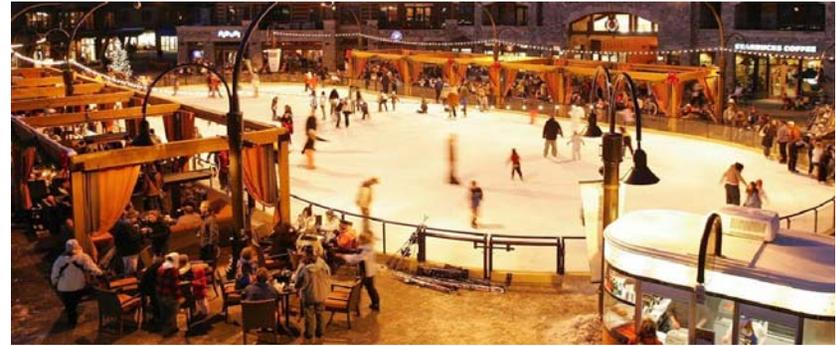
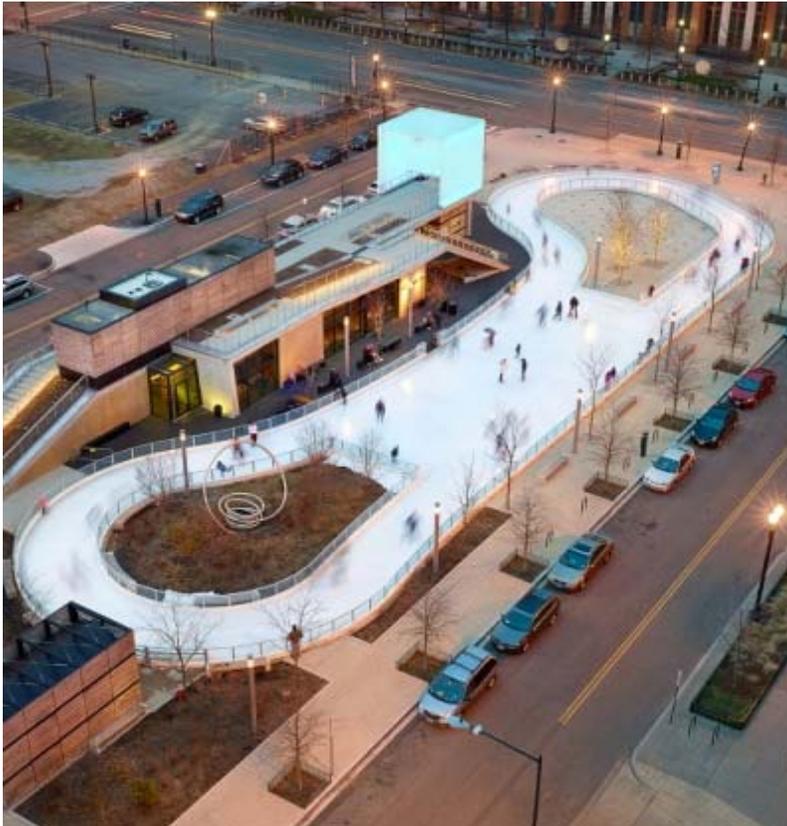
INDIAN CREEK PLAZA | Caldwell, ID

- Get people Downtown on a consistent basis
- Programmed Plaza with activities at least 250 days a year
- Stage, Ice Rink and Splash Pad



Palimpsest: Uncovering Identity

INDIAN CREEK PLAZA | Caldwell, ID



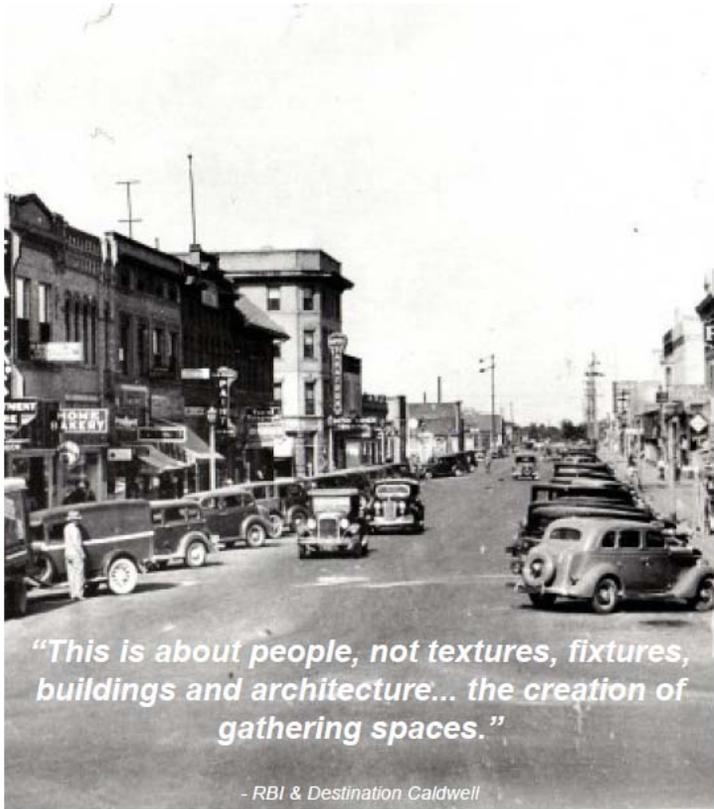
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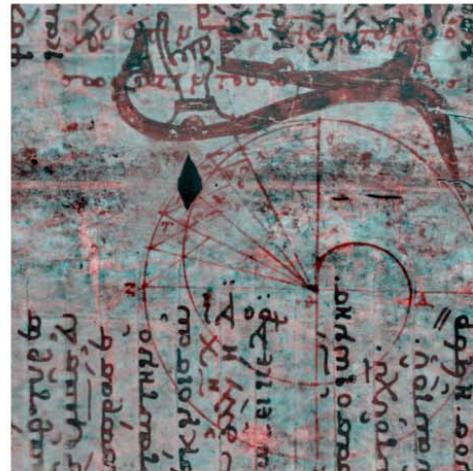
Palimpsest

noun | pal • imp • sest

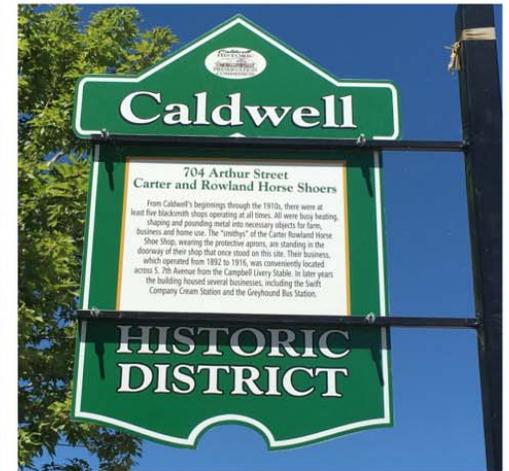
: **Something that has changed over time and shows evidence of that change** (Merriam-Webster)

Creating community identity by revealing Caldwell's rich past.

- **Authenticity is in the details** -



Archimedes Palimpsest (Under Infrared)



Caldwell Historic District



Building Signage



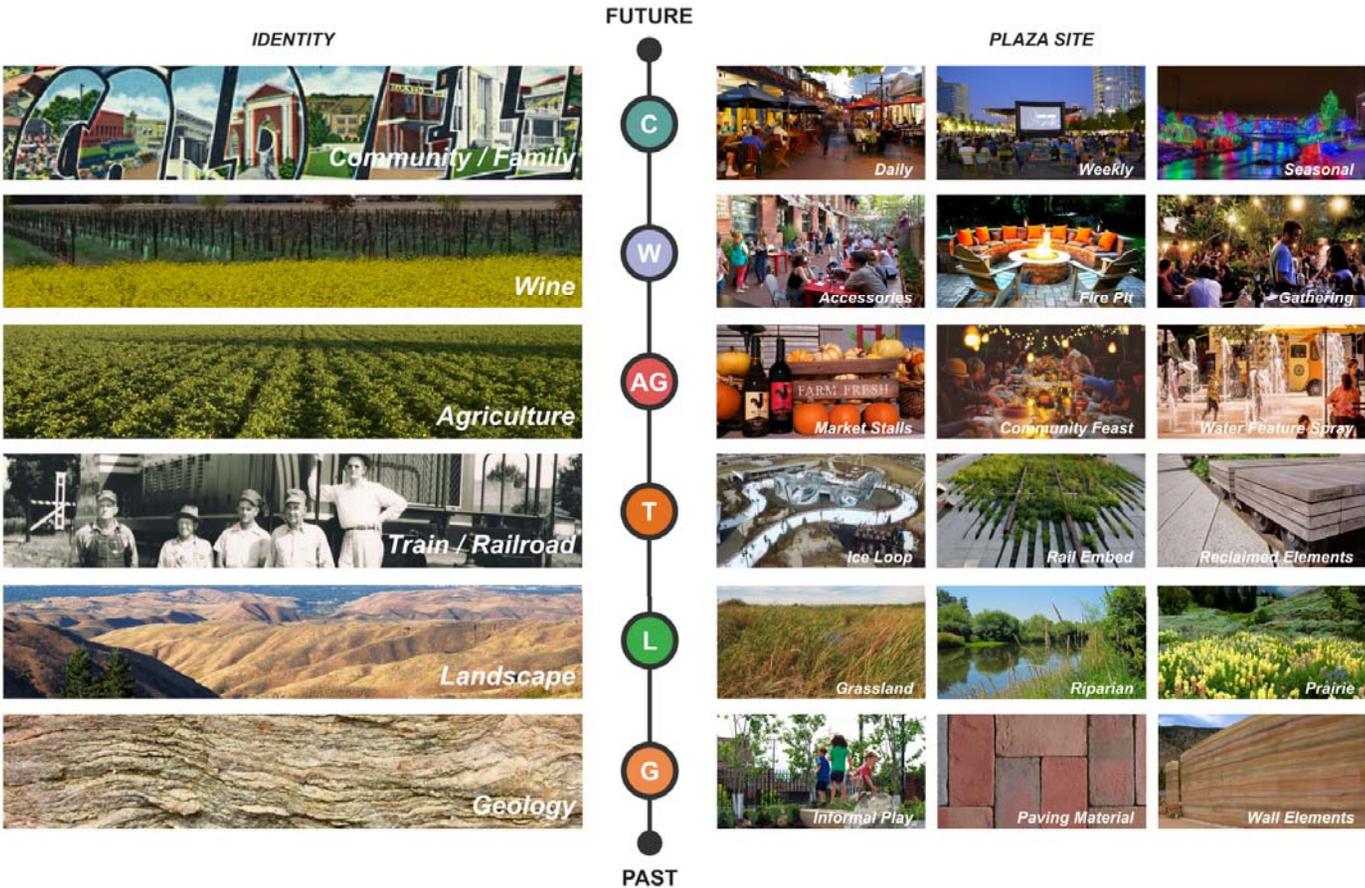
Horsewood's



The Bird Stop

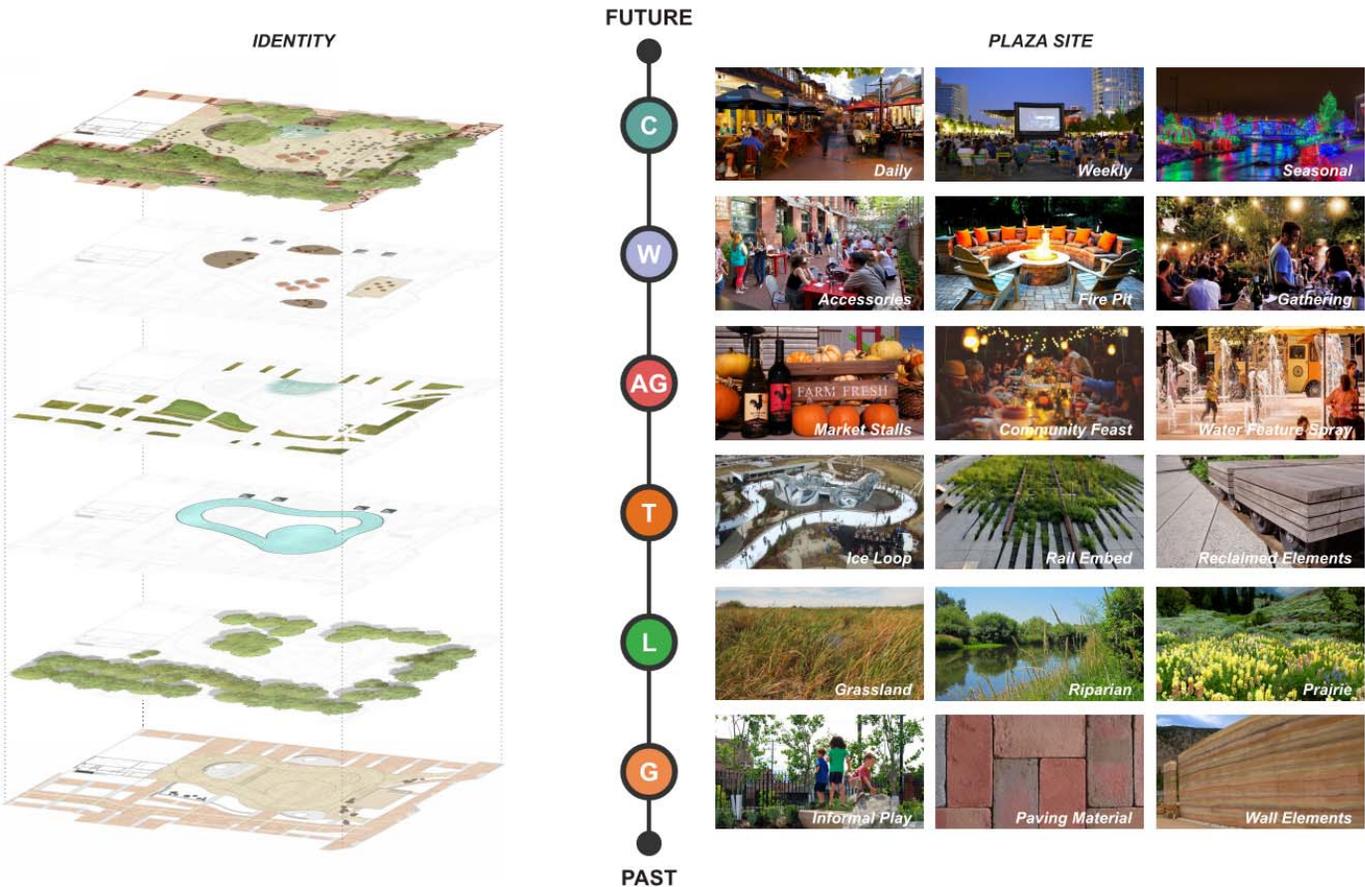
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INDIAN CREEK PLAZA | Caldwell, ID



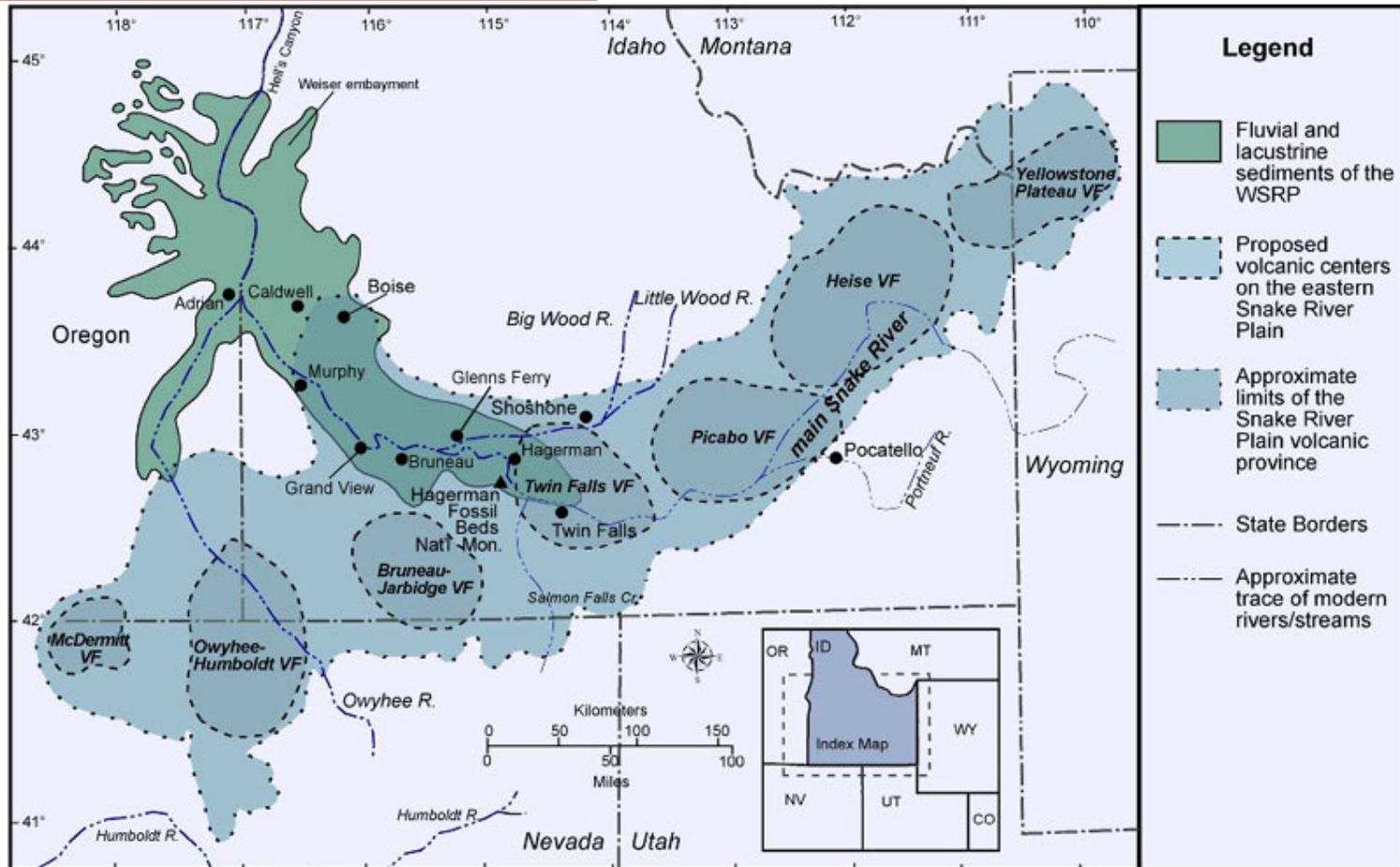
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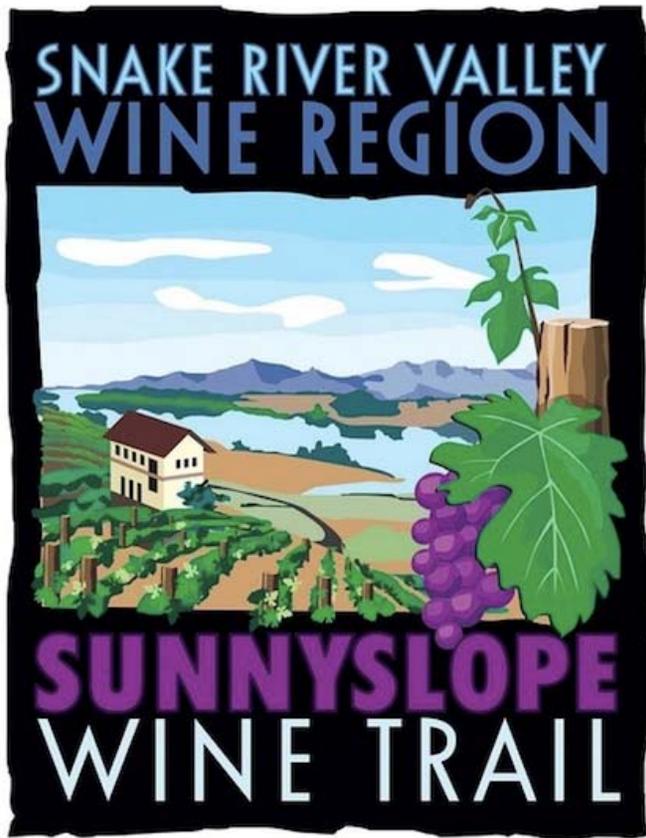
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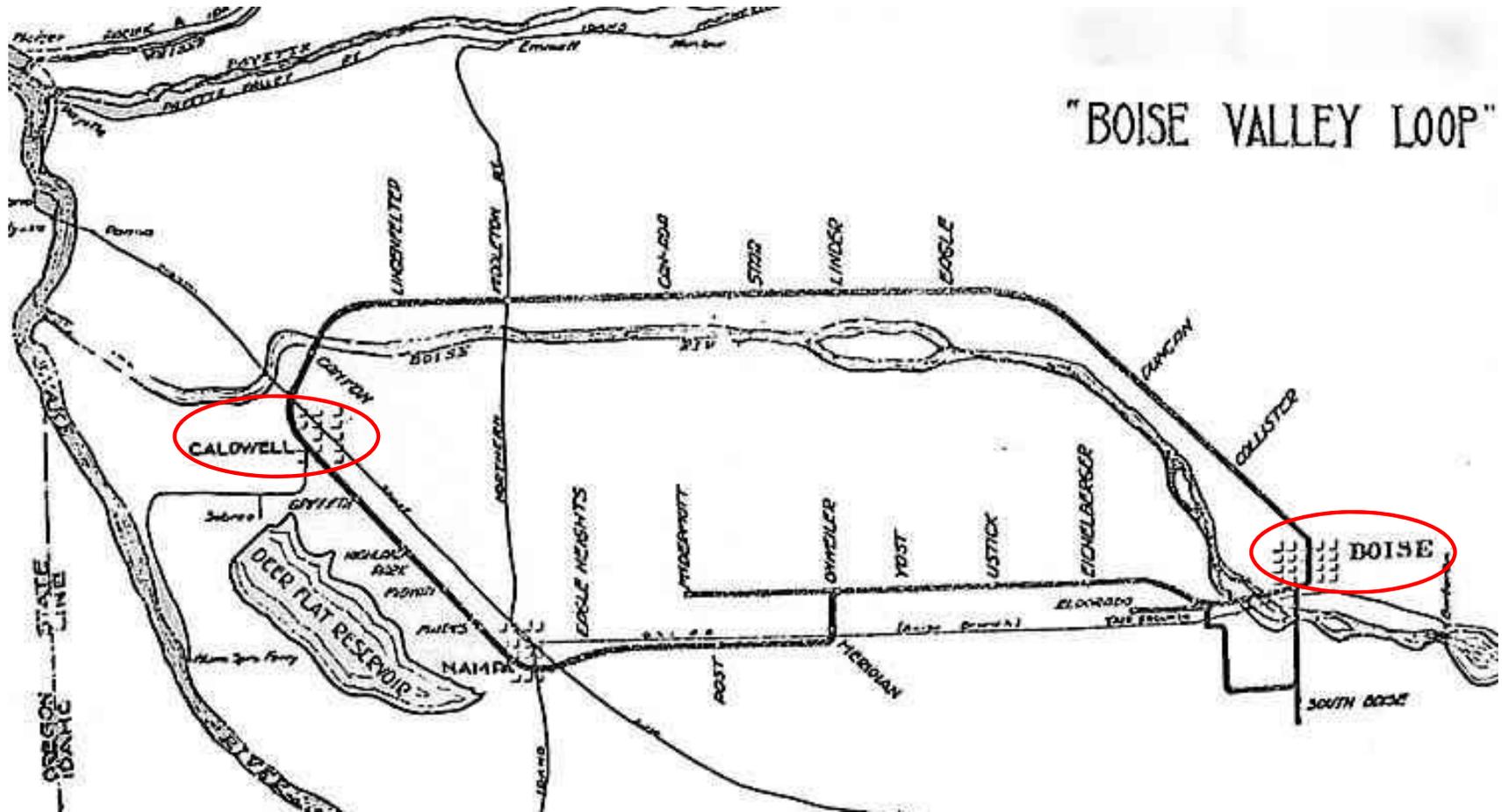
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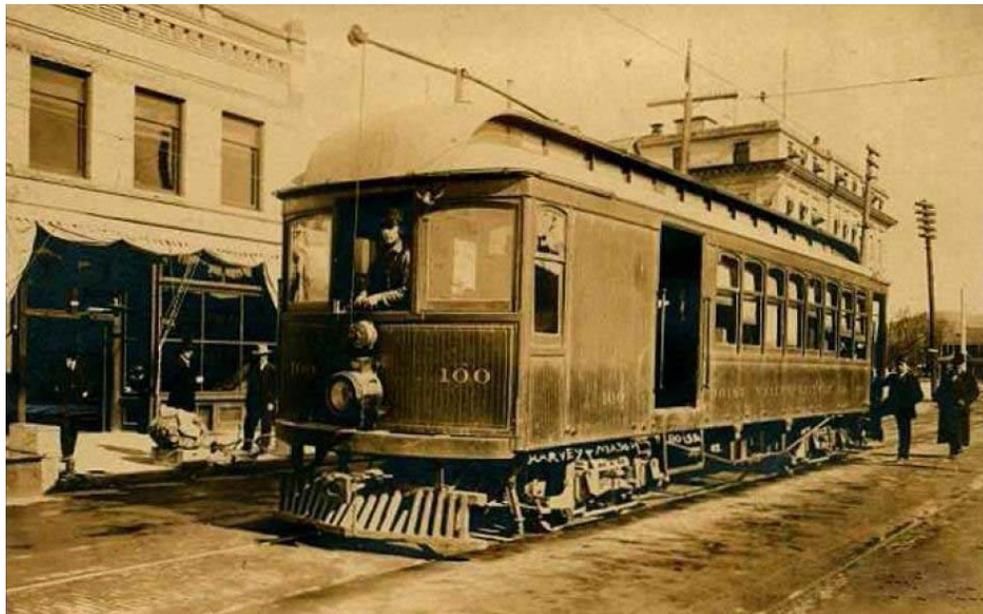
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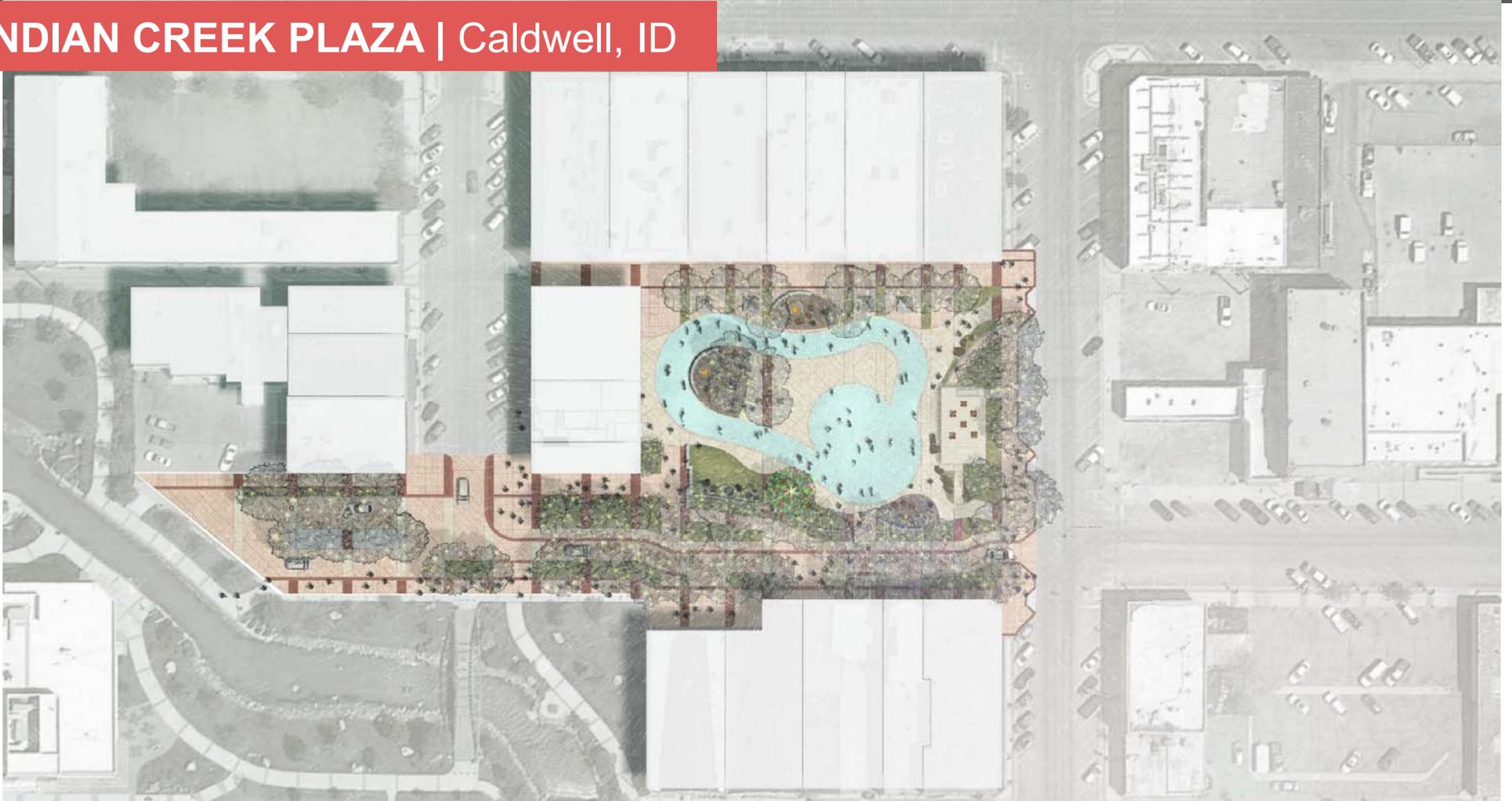
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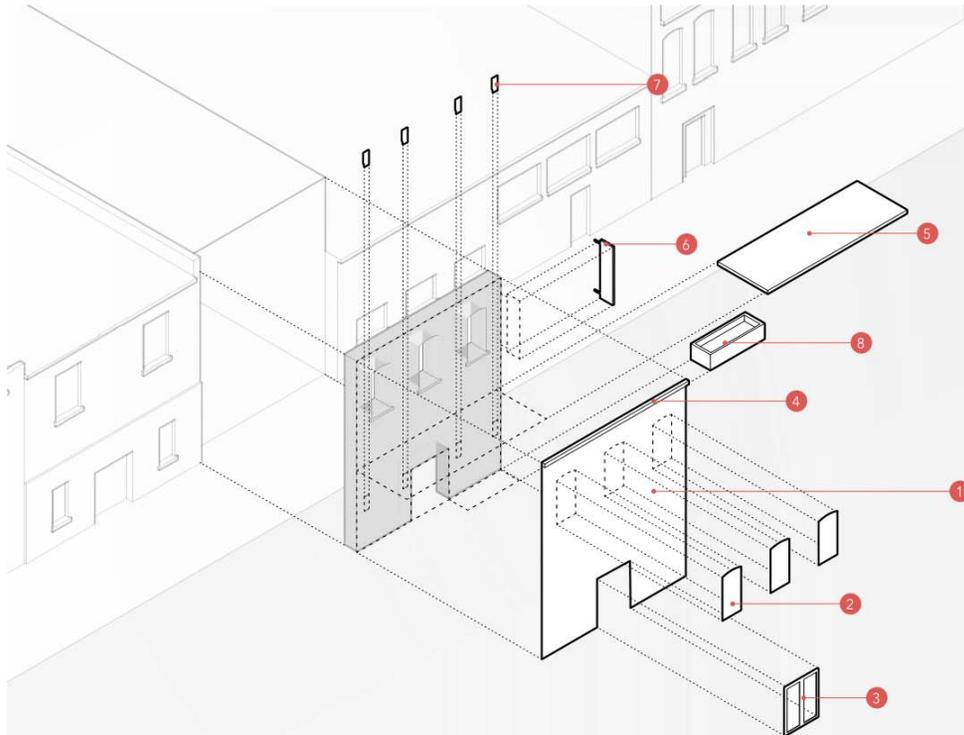


Caldwell: Indian Creek Plaza
Plaza Facade Design Handbook
08 December, 2016

GGLO
DESIGN

Palimpsest: Uncovering Identity

INDIAN CREEK PLAZA | Caldwell, ID



HOW TO USE THIS Improvement Kit

Each facade improvement kit is made up of the same component elements. Each kit maintains a similar formal language, but allows the individual building to present a unique face to the future plaza, creating a unique identity for the business or building, but promoting a vital community and some aesthetic continuity within the alley.

Within each kit, components serve a similar role, with similar shapes and proportions, although with different aesthetic values. These similarities create a commonality among the multiple alley facades, creating a legible whole, and crafting a community around Indian Creek Plaza. The various aesthetics of the (3) different kits are intentionally broad to allow each retailer to maintain a unique identity within the community.

Business owners are encouraged to either select from a singular kit or pick and choose from the three to further develop a facade design that works for their specific business goals, building limitations and budget within this basic framework.

KIT COMPONENTS

1. Facade
2. Fenestration
3. Entry
4. Cornice
5. Weather Protection
6. Signage
7. Lighting
8. Accessories



5 Existing Alley Facade

Palimpsest: Uncovering Identity

INDIAN CREEK PLAZA | Caldwell, ID

Kit #1 - Timeless Restoration

A historically sensitive renovation of the building facades and integrated components



Design imagery provided in this handbook is intended for use by building owners as design inspiration to revitalize building facades. While these ideas are encouraged, design is not limited to imagery provided, unless specifically stated. Actual facade design must be approved by the Caldwell Design Review Board.

Kit #2 - Respectfully Eclectic

A mix of restored pieces, newer systems and elements from other styles, with a similar vocabulary of materials and proportions.



It should be assumed by all building owners that any modifications to exterior walls, such as increase or decrease in glazing size, addition of canopy structure, removal of columns, etc., will be subject to a structural engineering review for structural integrity.

Kit #3 - Design-Oriented Contemporary

A contemporary update to the building facades, with a sensitive re-interpretation of materials and concepts.



Plaza Facade Design Handbook

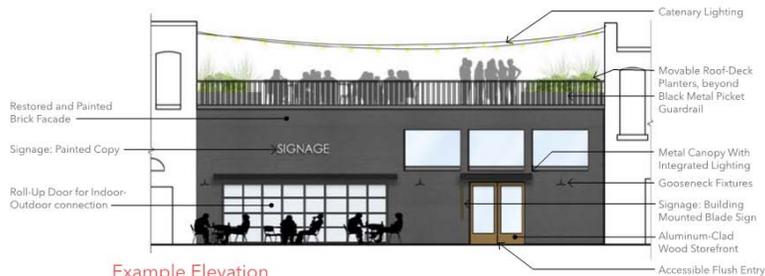
Indian Creek Plaza | Downtown Caldwell, ID 83605

08 December, 2016

GGLO
DESIGN

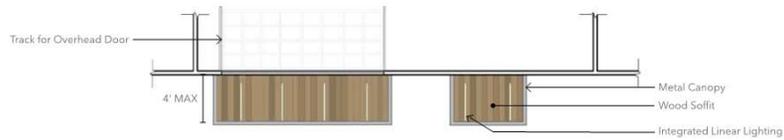
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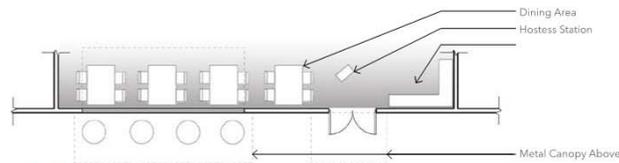


Example Elevation

Proposed Use: Restaurant with roof deck



Example Reflected Ceiling Plan



Example Plan



14 Existing Alley Facade

Kit #2 EXAMPLE: Respectfully Eclectic

A mix of restored, newer systems and elements from other styles, with a similar vocabulary of materials and proportions.



Plaza Facade Design Handbook

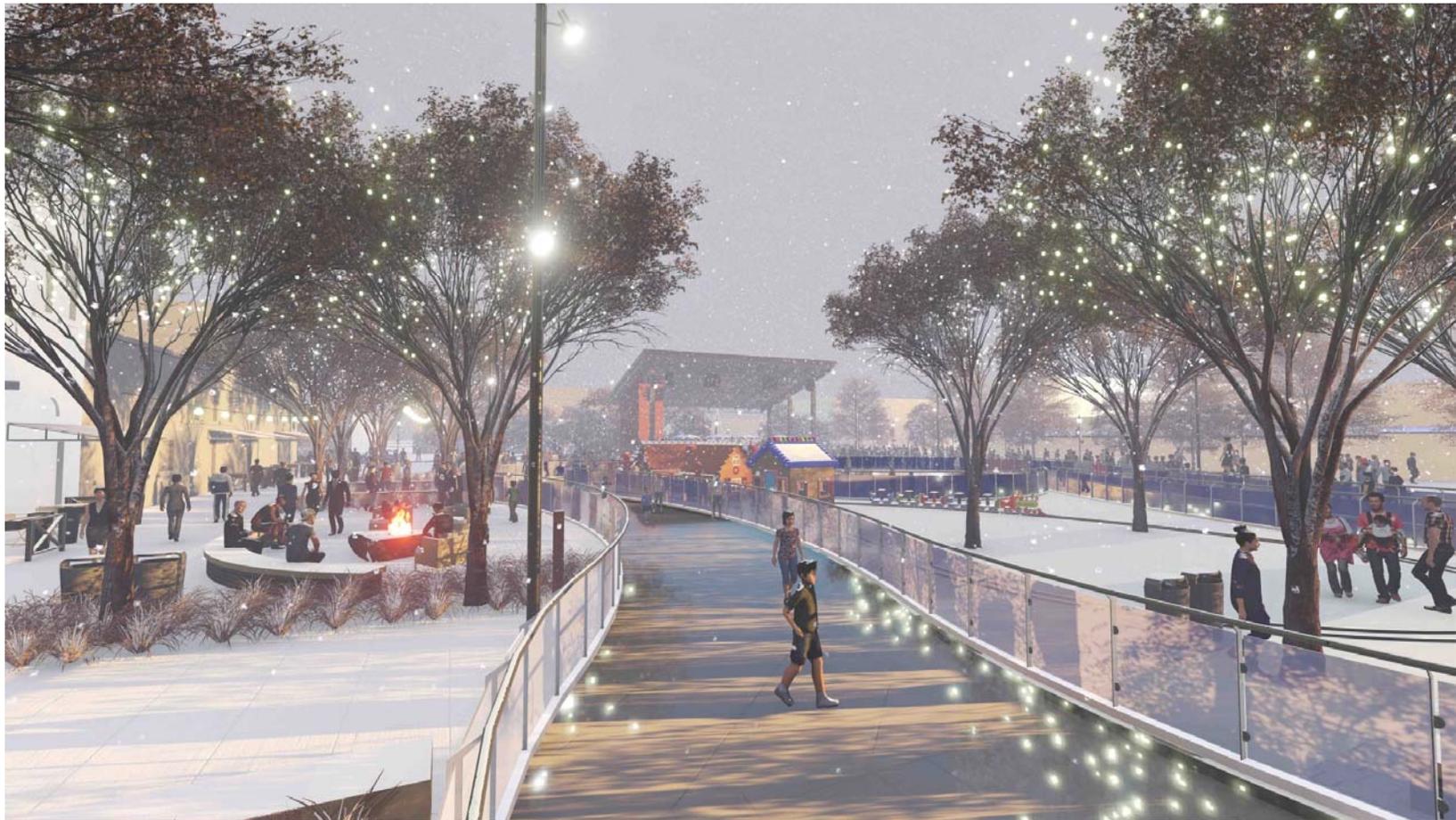
Indian Creek Plaza | Downtown Caldwell, ID 83605

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Conclusion



Conclusion



Positioning existing parks for the next 50 years

Q & A