



HISTORIC PRESERVATION COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, May 23, 2024 at 4:30 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/81095276712>

Or join by phone: 1-253-215-8782

Webinar ID: 810 9527 6712

ROLL-CALL ATTENDANCE

Blaine Johnston, Chair Patrick Gittings, Vice Chair
 Pam Jagosh Ken Freeze
 Jack Keller Debra Pitts
 Heather Giacomo

ADOPTION OF AGENDA

APPROVAL OF MINUTES [ACTION ITEM]

- 1. Approve:** Minutes from the 4-25-24 Meeting of the Historic Preservation Commission

APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]

- 2. Approve:** Monthly Financial Statement

NEW BUSINESS

- 3. Discuss:** Commissioner Continuing Education and Conferences: PastForward National Preservation Conference in Louisiana October 28-30, 2024

OLD BUSINESS

- 4. Recap:** May 2024 Preservation Month and Walking Tour

REPORTS

5. **Update:** National Register of Historic Places Plaque Coordination for Meridian Speedway Recognition
6. **Update:** Landmarking Program Historic Research
7. **Update:** Eggers Farmstead Development
8. **Update:** SHPO Grant and Historic Preservation Plan

NEXT MEETING: JUNE 27, 2024

ADJOURNMENT



HISTORIC PRESERVATION COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, April 25, 2024 at 4:30 PM

MINUTES

ROLL-CALL ATTENDANCE

- | | |
|--|--|
| <input checked="" type="checkbox"/> Blaine Johnston, President | <input checked="" type="checkbox"/> Patrick Gittings, Vice President |
| <input type="checkbox"/> Pam Jagosh | <input checked="" type="checkbox"/> Ken Freeze |
| <input checked="" type="checkbox"/> Jack Keller | <input checked="" type="checkbox"/> Debra Pitts |
| <input checked="" type="checkbox"/> Heather Giacomo | |

City staff present were Arts and Culture Coordinator Cassandra Schiffler; City Attorney Emily Kane, and City Attorney Bill Nary.

Also present, Barbara Bauer (TAG Historic Research).

B. Johnston called the meeting to order at 4:31pm.

ADOPTION OF AGENDA

K. Freeze made motion to adopt agenda, seconded by P. Gittings

All ayes

APPROVAL OF MINUTES [ACTION ITEM]

- Approve:** Minutes from the 3-28-24 Meeting of the Historic Preservation Commission

P. Gittings made motion to approve minutes, seconded by K. Freeze

All ayes

APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]

- Approve:** Monthly Financial Statement

C. Schiffler confirmed no new items this month.

P. Gittings made motion to approve the monthly financial statements, seconded by K. Freeze

All ayes

OLD BUSINESS [ACTION ITEMS]

- 3. Updates to Meridian City Code: Provisions Regarding Commission Duties, Powers, Membership, Qualifications, and Meetings ~ Emily Kane, Meridian Deputy City Attorney**

Presentation given by E. Kane (see attachment).

Commission Feedback

B. Johnston inquired since Code will state November and December Commission meetings are cancelled, can the Commission hold a Special Meeting in lieu of these two meetings. *Yes.* B. Johnston requested confirmation that titles will change from President and Vice President to Chair and Vice Chair. *Yes, and this will be uniform for all City Commissions.*

K. Freeze inquired how far can a Commissioner go in applying for/inquiring about a grant. *Research is okay; anything beyond cursory research and actually applying for grants is a staff function. The City has a grant policy for applying to grants and to review grant requirements and to manage City resources.*

H. Giacomo inquired how to properly address Commissioner Johnston. *Mr. Chair once the updated Code is adopted.*

REPORTS [ACTION ITEM]

- 4. Updates: Eggers Farmstead, Historic Preservation Plan, Landmarking Program Historic Research**

B. Johnston stated that at the March City Council meeting the development application for the Eggers Farmstead property ended in a continuance until May 7. The recommendation of City Council is to either have the silos remain on site or relocate them to another location which is still to be determined. Likely will ask the developer to disassemble the silos and then will find a place to store the pieces while recommendations and engineering cost estimates to rebuild the silos are gathered.

C. Schiffler stated no updates on the Historic Preservation Plan as still waiting for the agreement to arrive from the State Historic Preservation Office (SHPO); however, it was confirmed that the Commission is able to do a direct contract with the local consultant.

C. Schiffler stated there is a kickoff meeting scheduled on May 3 to work on the Landmarking Program Historic Research project. Sheri Freemuth, the J-U-B Engineers consultant, Blaine Johnston, Patrick Gittings, and Maria, the Commission's CLG Liaison at SHPO, will be in attendance.

Commission Feedback

K. Freeze stated that the Metal Detecting Club is having a relic search on the Eggers Farmstead property on Saturday from 11am – 3pm and this has been coordinated with David Bailey. The Meridian Historical Center was invited to attend but no one is available. City Councilman Cavener may try to attend. *B. Nary confirmed there is no issue with this event occurring.*

OLD BUSINESS [ACTION ITEMS]**5. Discuss: National Register of Historic Places Plaque Coordination for Meridian Speedway Recognition**

P. Gittings stated that he will assist with plaque coordination but he is trying to find the correct person to contact at the Meridian Speedway.

B. Nary confirmed that the City will own the plaque but the Dairy Board owns the Meridian Speedway so there will need to be an agreement between the two entities in the event the Dairy Board ever wanted to move or remove the plaque to ensure that the City gets the plaque back. B. Nary has sent an email to the Dairy Board President and is waiting to hear back from him but will follow-up to keep this moving along.

6. Discussion and Planning: May 2024 Preservation Month Activities

B. Johnston stated that at 10am and 12pm on May 18 walking tours will be offered to the public. B. Johnston would like to place information boards in front of historic properties in Downtown Meridian on May 15 at 10:30am and then collect them on May 21. B. Johnston will provide a list of the selected information boards to C. Schiffler. B. Johnston requested that C. Schiffler re-run the Facebook post advertising the walking tour app.

C. Schiffler stated she will look in to copying and re-sharing the walking tour app post and will also market the walking tours on May 18.

Commission Feedback

K. Freeze volunteered to help with putting out and collecting the information boards.

P. Gittings inquired if it would be possible to have the Meridian History Center (Center) open inside City Hall on May 18 so the tours could be started there. *City Hall is closed on Saturday though could arrange for a temporary key and would have to ask the Meridian Library District to open the Center.* P. Gittings suggested having stops along the walking tour route for people to rest.

H. Giacomo suggested in lieu of the Center/City Hall being opened on a Saturday to inform people about the Center during the tour. *Yes, we can do this.*

B. Johnston inquired if the Commission could have a table set up on May 18 during the Meridian Main Street Market with the banner that was made a few years ago. *C. Schiffler has not seen the banner so not sure where it is. C. Schiffler will reach out to the Main Street Market organizer to inquire about having a table during the Market.*

B. Johnston stated someone would need to coordinate with the group who runs the Pine Street School to see if volunteers could be there to open the school during the walking tours on May 18, as well as the owners of the Tolleth House. *C. Schiffler has the contact information from who was contacted last year.*

7. Review and Training: Walking Tour Guides ~ Barbara Bauer, TAG Historic Research

B. Bauer distributed draft walking tour guide copies (see attachment) to each Commissioner and asked Commissioners to email her any comments/changes by Friday, May 3 and then she will put together two finalized spiral bound copies for Commissioners to use to give tours. Best practice is to bring both spiral bound books when giving a tour so one can be used for talking points while the other can be passed around so attendees can look at pictures/maps included in the guides. Tours can be customized but if the whole tour is given it should run anywhere from an hour to an hour-and-a-half. The walking tour begins with safety and housekeeping items and includes information about the Meridian Historical Center inside City Hall, the Historic Preservation Commission, a thumbnail history of Meridian, and an overview of how the population of Meridian has grown. Also included is a list of references in case people want to know more information about Meridian's history. The tour starts at Meridian City Hall with talking points about what stood on this property before so a picture of the creamery will be included in the final spiral bound copy of the guides. Next stop is the Modern Woodmen building and continues with other stops located in the East Idaho "Historic District," though not officially designated as a historic district, this area could be, so a definition of "historic district" is included in the talking points, along with architectural and historical information for the various stops. Next, the tour turns north to a residential area on Pine Street and includes the Tolleth House and the high school. The tour continues to a residential section along Main Street with a variety of architectural styles, ending at the Accent Funeral Home where the tour turns on State Avenue, goes over to Meridian Road and back up to Pine to cross at the light to view the Neal House and the Pine Street School. The tour ends by walking back on Meridian Road and viewing a few houses along what is known as the "Anderson Block" as the tour heads back to City Hall. B. Bauer will add a list of historical building names and what the current business name is for reference. B. Bauer will also include a Sears house plan from a planning book as a reference and can include more photos if the Commission wants. B. Bauer will deliver the final guides to C. Schiffler on May 10 so Commissioners will have a week to prepare before the tours on May 18.

B. Bauer encouraged the Commission to consider partnering with Preservation Idaho in the future to build a volunteer base and expand advertising of Meridian historic walking tours like the "WakAbout Boise" historic tours in Downtown Boise that are given each Saturday from May through October.

Commission Feedback

D. Pitts asked for clarification on the picture titled "The Birds Eye View of Meridian Looking Down Broadway" and the parade photo. *The "Birds Eye View" photo is standing at present day City Hall looking Northeast. Not sure exactly where on Broadway the parade photo was taken but believes it is near present day City Hall but can try to research map more to pinpoint a more exact location.* D. Pitts stated B. Bauer did a great job on the walking tour guide.

K. Freeze stated that from what he has read the only way to authenticate a Sears home is to find markings on wood used in the home either underneath the home or in the attic.

B. Johnston stated the guide looks good and thanked B. Bauer for all her hard work.

NEXT MEETING: MAY 23, 2024

ADJOURNMENT

The meeting was adjourned at 5:34pm and then Commissioners went on a practice walking tour.

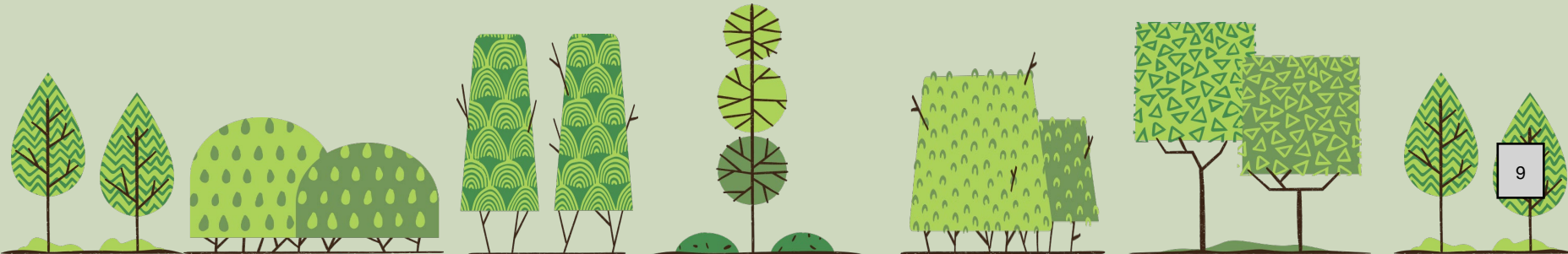
City Code Updates

Commission Duties,
Powers, Membership,
Qualifications, and
Meetings

Why: 2021-2025 Strategic Plan

Goal: Update ordinances and simplify processes in order to improve effectiveness and provide premier services to our citizens.

Strategy: Perform a complete review of all ordinances, codes and policies in the City of Meridian.



What: Meridian City Code

Title 1: Administration

Title 2: Commissions & Committees

Title 3: Permits & Licenses

Title 4: Public Health

Title 5: Parks & Recreation

Title 6: Public Safety

✓ Title 7: Traffic & Parking

Title 8: Public Ways & Property

Title 9: Water & Sewer

Title 10: Building Regulations

✓ Title 11: Unified Development Code

Item 1.

What: Title 2

Item 1.

Title 2 :

- Historic Preservation Commission
- Solid Waste Advisory Commission
- Arts Commission
- Parks & Recreation Commission
- Planning & Zoning Commission
- Transportation Commission
- Board of Adjustment

Other Titles:

- Compensation Committee (MCC§ 1-7-9)
- Meridian Districting Committee (MCC § 1-7-11)
- Impact Fee Advisory Committee (MCC§ 10-7-11)

Ad hoc:

- MYAC, MADC, SAB

How:

Item 1.



- Move redundant provisions in each commission's code into one general section for all advisory commissions
- Update language to reflect commissions' current functions
- Clarify roles and responsibilities
- Clarify application of open meetings, public records, ethics laws
- Uniformity in structure of code for each commission

NEXT STEPS



Update Commissions

March – April 2024



City Council Discussion

May 2024



Adoption of Ordinance

May – June 2024

Meridian Walking Tour Notes

****SAFETY** – Note to group about walking about 2.0 miles – mind traffic signals, curbs, uneven sidewalks – stay together

****HYDRATE** -Make sure people have water

**** TOUR LENGTH** – Approximately 1-1.5 hours. Remember you can personalize the tour to accommodate the group.

Tour Intro Notes– Meridian City Hall

Hello! Welcome to Meridian Historic Preservation Commission’s tour of historic Meridian. Today you’ll learn about the rich cultural and architectural resources of our community.

- Who are you? Board member/volunteer with the Meridian Historic Preservation Commission.
- What is the MHPC? Our board of seven members works to preserve the character and fabric of historically significant areas and structures within the City of Meridian to honor and preserve its rich heritage for future generations.
- This tour is based on the work of Lila Hill, past director of the Meridian Historical Society and previous MHPC tours and presentations.

Thumbnail History

1887 The Idaho Central Railway constructed a line from Nampa to Boise

1888 U.S. Postal Service established a mail drop on the railroad at a point midway between Nampa and Boise. The drop was named “Hunter,” after John Hunter, who was superintendent of the Idaho Central Railroad. **PHOTO**

1893 A trading center began to develop at the mail drop. In August of 1893, C.G. Zenger filed a plat for a new town, to be named “Meridian,” after its location on the Boise Meridian. The name of the post office was changed to Meridian in April 1894.

1900 Bustling agricultural town with orchard and dairy industry. **PHOTO**

TODAY Over the last 100 plus years Meridian has emerged as Ada County’s fastest growing city and has a 2024 population of 140,067 (
<https://worldpopulationreview.com/us-cities/meridian-id-population>

POINT A

1. CITY HALL / Meridian Creamery 33 E. Broadway

PHOTO

- City Hall (2008) location of Ada County Dairymen’s cooperative creamery
- Meridian hub of Ada County dairy industry
- Began operation in 1929, ran until 1970
- At its peak in the 1960s, the creamery produced 8 million pounds of butter, 14 million pounds of non-fat dry milk and 58,000 pounds of whole milk powder a year.
- The Ada County Dairymen’s Cooperative Creamery closed in 1970. The business was moved to Caldwell.
- The creamery building was demolished in 2006.
- City Hall constructed on its location. Designed by LCA Architects and built by Petra Inc.
- It received a LEED (Leadership in Energy and Environmental Design) silver certificate. It is a high-performance green building.
- LEED Highlights
 - State-of-the-art heating and ventilation system
 - Lighting sensors that automatically dim the lights
 - Reflective roof coating that reduces cooling needs
 - Low-volume plumbing fixtures.
 - Measures to encourage alternative transportation.

MERIDIAN HISTORY CENTER – located in City Hall

- 2021 the care of the Meridian History Collection transferred from the former Meridian Historical Society to Meridian Public Library.
- Meridian History Center is open 10 a.m. to 4 p.m. Monday- Friday for self-guided tours.
- Each month the center hosts Digitize Family History! One hour appointments (1:00 – 4:00) can be scheduled through the Meridian Library.

2. Move to a location at City Hall and look south to the Meridian Feed Mill/ Wechbaugh Elevator 611 N. Main Street.

- Original Construction 1909, remodeled 1979
- J.E Wechbaugh, owner of Pioneer Grain & Elevator co. constructed the elevator. Remodeled creamery building for a feed mill.
- A spur line from the railroad built to the building.
- 1913 the mill changed hands the manager was Albert Zamzow
- 1933 purchased by a local farmer August Zamzow(brother to Albert) name changed to Zamzows coal and Feed.
- The last reminder of Meridian's early agricultural history in downtown.

Head north on N. Main Street, the east side of the street gives the best view of:

3. Modern Woodmen of America Hall , 77 E. Idaho.

- *Who are the Modern Woodmen?* One of the largest fraternal benefit societies in the United States.
 - Founded by Joseph Cullen Root on January 5, 1883 in Lyons, Iowa.
 - Root owned many businesses and was a member of many fraternal organizations.
 - Wanted to create an organization that would protect families following the death of the family breadwinner.
 - During a Sunday sermon, Root heard the pastor tell a parable about pioneer woodmen clearing away forests to build homes, communities, and security for their families. He adopted the term "woodmen" for his organization. To complete the name, he added "modern" to reflect the need to stay current and change with the times, and "of America" to symbolize patriotism.
 - Many of Meridian's early settlers came from Iowa and Missouri where the MWA was well established.
 - The Meridian MWA was organized on June 2, 1899, with reorganization in 1901.
- **Building Details**
 - The two-story building was dedicated January 3, 1902.
 - It has a lava rock foundation which was commonly used for foundations in the area.

- Typical of meeting halls, the first floor housed retail space and the second floor was the site of lodge activities. The upper story was accessed by an outside stairway on the south side.
- A basement social hall was accessed by a stairway from Idaho Avenue.
- Retail space had different occupants over the years including Vickers & Sims Hardware Co. and Louderbough Hardware.
- The building stood vacant for several years in the 1970s.
- A group of lawyers and business owners (Howard Foley, Al Lance, Darwin Buchanan and Dan Barclay) organized to remodel the building.
- Matt Schultz was the contractor and converted the interior into three stores by lowering 13-foot ceilings to 6 feet.
- The renovated building, renamed “The Heritage Building,” opened in 1981.

Directions to next stop—turn east (right) and continue on E. Idaho Avenue.

POINT B. EAST IDAHO AVENUE HISTORIC DISTRICT

This block of buildings on East Idaho Avenue retain the historic architectural characteristics from their original construction period.

4. Rice Pharmacy/Sharp Harness Shop 124 East Idaho Avenue

- Building is historically known as the Rice Pharmacy
- Constructed circa 1912 and occupied by Sharp’s Harness Co.
- In 1916 the harness shop moved to Broadway Avenue and the building became home to Fred Rice Pharmacy
 - Architectural details
 - One-story, one-part commercial block building with brick wall cladding, flat roof, and parapet.
 - It has been modified with the addition of pressed concrete with a diamond design below the storefront windows and plain concrete above the window.

5. Truffles 126 East Idaho Avenue

- Built 1915, Modified 1950
- One story, one-part commercial block building with brick wall cladding, flat roof, and recessed entry
- The recessed entry is common for retail buildings.

- Note the brick design below the parapet.

POINT B. EAST IDAHO AVENUE HISTORIC DISTRICT continued

5. The Alpine Bar 130/132 E. Idaho Avenue

- This building was constructed in 1913 by James W. Harrel & Hahn. Harrel was a cashier at the Bank of Meridian and Hahn was a building contractor.
- The first tenants were the Tolleth Grocery and Hartman and Daly Meat Market. H & H intended to add a second story but it was built.
- The one-story, one-part commercial block building with brick wall cladding, a flat roof, and two recessed entries appear to have few modifications.

6. Idaho Building 136 East Idaho Avenue

- James W. Harrel and Edward C. Pfaffel, both Meridian bankers, financed the construction of this two-part commercial block in 1913.
- The first floor had space for offices or retail space; the second floor had apartments with hot and cold running water, heating, and electricity, as well as a public bath on the second floor.
- The plate glass on the lower floor was installed with a “Kawneer” bronze-copper frame, an innovation in plate glass framing, a forerunner of aluminum framing.
- When the building was completed in the spring of 1913 the first tenant was the Garrett Mercantile, which had been located across the street.
- The two-story building is clad in brick. It features decorative arches on the front corners with an arched pediment over a concrete block with “The Idaho 1913” stamped in the block.
- Originally red brick, the brick on the lower floor has been painted white. The original double hung windows were replaced with fixed single windows. The main entrance has been modified with a modern glazed metal door with a door light.

7. The Vault (The Bank of Meridian) 1908 140 East Idaho Avenue

- The Bank of Meridian opened in June 1907 and quickly outgrew its space
- Plans were prepared by the Boise architectural firm Wayland & Fennell. *“The building is to be a modern building of one, but built so that another story may be later be added. It will be built of stone and brick and will cost not less than \$4000 when completed”* (Idaho Statesman, August 16, 1907)
- A new building built by A.O. Mauss & Son was awarded in September 1907 with the stipulation the building be finished by November 15. Fixtures for the new bank were birch and mahogany and supplied by the Builders’ Supply company of Boise. (Idaho Statesman, September 17, 1907 p.5)

- The building construction took longer than anticipated and the new building was completed in February 1908.
- The Bank of Meridian merged with the Meridian Exchange Bank in 1912 and the building was vacated. In July 1912, the Meridian post-office moved to the building (The Meridian Times, July 26, 1912, p.8)
- *Note -this building was incorrectly identified as a Tourtellotte and Hummel design in 1987. It does not appear in the firm’s commissions and may have been confused with the Meridian Exchange Bank located one block south at 109 E second Street, designed by T & H.*

-

8. Hoyne Building 139 E. Idaho

- Constructed in 1913 for W. J. Hoyne, proprietor of the Bargain Store.
- The new building was a frame one-story building with imitation stone front And 60 feet of display windows
- The building features a “canted” entrance which allows access from either sidewalk and was a typical entrance for commercial corner buildings.
- Idaho Power had offices in this building in 1915
- Hoyne retired in 1917 and sold his share of the business to J.D. Robertson
- Firm became known as Co-Operative Mercantile Company
- Fire damaged building (date?) and Original wall cladding covered with stucco.

What makes E. Idaho Avenue a potential historic district?

Historic district designation recognizes area of historic, architectural and/or environmental significance. A historic district can be a collection of buildings, building sites, parks, and space in between. In a historic district, the sidewalks, tree canopy or the pattern of the buildings can contribute to its historic significance. Historic districts can be local or national level.

Currently, Meridian does not have any designated historic districts. ** Designation does not freeze a place in time. It’s often a question of how an area changes over time, not if it can change. Additionally, designation does not regulate the use of an area, whether that is repurposing a building, or holding events.

Directions – Turn north on E. 2nd Street and continue to 137 E. Pine Street

POINT C – RESIDENTIAL AREA

9. Jack and Jessie Bell House 137 E. Pine Avenue

- Contractor Charles Artz built the house for Sam Griffiths, the manager of the Meridian Coal Company.
- Sold the house to Ralph (Jack) and Jessie Bell. Mr. Bell bought the coal company and added lumber services to it.
 - Architectural Details

- Craftsman/Bungalow Style house
- Popular 1910 -1930s
- Characteristics include”
 - Low-pitched gable roof
 - Wide, overhanging eaves
 - Exposed rafter tips or ends
 - Decorative brackets
 - Multi-paned sash windows
 - Use of natural materials
 - Enclosed porch
 -

10. Harvey B. Powers House 134 E. Pine Avenue

- H.B. Powers (1842 – 1929) born in Illinois
- Enlisted in the Union Army in 1862
- From 1866-1902 he was a farmer in Putnam County, Missouri
- He was ordained a minister in the Methodist Church in 1875
- He moved to Meridian in 1903 a built a two-story brick residence.
 - **Architectural Characteristics**
 - Although the original style of the house is masked by the façade (front) of the house has by the two-story porch addition note the
 - Brick construction
 - Hipped roof
 - Deep overhanging eaves
 - Arched windows on the first floor
 - Double interior chimneys
 - Likely that Mr. Powers built the home in style of mid-western homes of the time.

Directions – continue north to the intersection of E. Pine Avenue and E. State Avenue. Turn east (right) and continue ½ block to 211 E. State Avenue

11. Frank C. Nourse House 211 E. State Avenue

- Franck C. Nourse born in Boise on August 7, 1887
- Moved to Meridian in 1931 and operated an automobile and real estate company.
- His father had invested in property throughout Meridian and platted numerous subdivisions which Nourse Jr. sold.
- According to the Ada County Assessor, the house was built in 1900. The Queen Anne features (decorative scrolling, etc. was added at a later date.
- Frank C. Nourse died in 1948, but his relatives remained in the house and his son still resides there.

Directions – head west to northwest corner of E. State Avenue and E. 2nd Street.

12. Harry and Della Tolleth House 134 E. State Avenue

- Harry and Della Tolleth were original residents of the house.
- Queen Anne Style house built in 1907 as a wedding gift to his wife.
- Harry Tolleth was a partner in a mercantile and grocery company, Champlin-Tolleth, headquartered in Meridian.
- By 1913 Tolleth owned the Tolleth Mercantile Co., later Tolleth's Grocery.
- Harry Tolleth lived at the house until his death in 1936.
- Della Tolleth remained at the house until her death in 1975.
- Gwen Alger purchased the house and opened an antique store.
- Researchers for the City of Meridian found evidence that the Tolleth House was a [Sears Catalog Home](#) constructed from mail order plans sold by [Sears, Roebuck and Company](#) in their 1905 catalog.^[8]
- Sears included catalog homes beginning with its 1908 catalog, but the company offered "full color and texture wallpaper samples" in its 1905 catalog,^[9] and further research is needed to confirm its authenticity.
- Tolleth House listed in the NRHP in 1996 as an example of one of the earliest and largest "middle class" frame houses built in Meridian between 1906 and 1909. It also embodies distinctive characteristics of a the Queen Anne style.
 - **Architectural Characteristics**
 - Queen Anne design elements the multi-gable roof
 - Wrap around porch
 - Square tapered porch columns
 - Gables with flared eaves
- **Current Ownership**
 - Elizabeth Burgess is the current owner and operates as Hidden Gem Events.
 - Elizabeth purchased the home in 2019, and along with her father Tim, restored the home.
 - Preservation Idaho, a grass-roots statewide, preservation advocacy group honored Ms. Burgess with an Orchid Award for positively contributing to historic preservation in Idaho following her restoration work on the Tolleth House.

Directions -Continue heading north to Cole Christian School/Meridian High School. Note the planting strips and sidewalks as you walk.

13. Meridian High School 200 E. Carlton Avenue **PHOTO

- The building, designed by the Boise architectural firm of Tourtellotte & Hummel, was constructed in 1912.
- According to Meridian historian Lila Hill, it was the first building west of Denver to have poured cement to the level of the first floor.
- It was built at a cost of \$32,000. (today that would be \$1,052,065.68)
- It is estimated that over 3,000 high school students graduated from this school.
- It later served as the 9th grade for the entire school district and then as intermediate school.
- The building was condemned for use as a high school and in 1997 was renovated for use as the motor vehicle licensing department.
- Cole Community Church purchased the building and it is now serves as a high school again

Directions – continue west to Main Street

POINT D RESIDENTIAL TO COMMERCIAL AREA

Originally a residential neighborhood it has transformed into a commercial area. The lots along this section of Main Street, which is also part of SH-30, were platted in 1914, amended in 1920, and advertised by Frank A. Nourse in the local weekly newspaper to be the “best” part of town where the “good” houses were building. Most houses are located in the F. A. Nourse 3rd Addition Amended.

14. Jonathan Charles and Mary S. Beam House (Lavish Hair Salon) 1103 N. Main Street

- The Beams were Canadians who moved to the U.S circa 1900.
- The couple were married in Boise in 1903.
- Jonathan, who went by J.C. or Charles, was a baker. He opened a baker in Weiser in 1907.
- 1910 he moved with his family to Meridian
- House built 1916.
- Later residents included Voris and Mildred Bothkin, who were living at this address in 1974.

- **Architectural Characteristics**
- Craftsman/ Bungalow style
- One story – asymmetrical plan
- Cross-gabled
- Note the low massing (close to the ground)
- Decorative braces
- Exposed rafter tips
- Original wood siding
- Some observable changes include enclosing the porch, an addition, and replacement windows.
- It was converted into business use in 1969.

15. 1115 N. Main Street (Epi's Basque Restaurant)

- This building was also owned by J.C. and Mary Beam.
 - **Architectural Characteristics**
 - Another example of the Craftsman/ Bungalow style
 - Cross-gabled, low-pitched roof
 - Exposed rafter tips
 - Wide overhanging eaves
 - Note the false dormer in the second roof
 - Changes to the building include the porch enclosure and replacement windows
- The building served as a residence until 1994 when it was sold and rezoned for commercial use. City of Meridian documentation indicates that the retention of the historic character of the building was part of the agreement in rezoning the property.

16. Clara Hill House 1123 N. Main Street

- This house was constructed by contractor Charles Artz.
- Charles Artz was built many residential and commercial buildings in Meridian during the 20th century teens and early twenties.
- Artz and his wife sold property to Mae Estes
- Clara Hill widow of Angus Hill bought the house in 1938.
- Mrs. Hill was active in the Meridian Methodist Church, the Meridian Rebekah Lodge, Meridian Chapter No. 66 and other organizations.
- In 2005 the building was listed in the National Register of Historic Places as an excellent example of the Craftsman Style of architecture

- **Architectural Characteristics**
- Side-gabled roof
- Decorative details that include exposed rafter tips
- Centered gable dormer
- The full-length front porch is enclosed under the principal roof structure
- The building was altered in 1970 for an office and studio
-

17. Dr. Henry J. and Cora Coggins House 1131 N. Main Street

- No purchase date or construction information was located associated with Moreland, but he sold the property in 1929 to J.M. Dodds who sold it to veterinarian Henry J. Coggins in 1937. Dr.Coggin’s wife, Cora, was living there when she died in 1965.
 - Architectural Details
 - The popularity of the Craftsman Style is evident on this section of Main Street
 - One-and-a-half story frame building
 - Side-gable roof
 - She-roof centered dormers on the front and rear roof slopes
 - Enclosed full width porch
 - Knee braces in the gable ends and exposed rafter tips in the roof eaves.
 - The garage, formerly a barn, is located behind the house facing East Washington Avenue

Note this section of Main Street is a mix of commercial and residential properties, but this section retains its tree-lined lots and landscaped lawns, which contribute to the setting and feeling of the area.

18. St. Francis Cabrini Catholic Church (Main Street Meridian Cycles) 1239 N. Main Street

- This was the first Catholic Church in Meridian
- Cost \$15,000 to build
- It was dedicated on December 8, 1946
- It was reportedly among the first churches named for St. Frances Xavier Cabrini, canonized in July, 1946, the first American saint of the Roman Catholic Church.

- The church served Meridian until 1974, when the congregation joined Holy Spirit Catholic Church of Eagle in a new building located on Cherry Lane.
- The building became the site of several commercial ventures and Meridian Cycles is the latest business.
 - **Architectural Details**
 - Exhibits characteristics of the Spanish Revival Style
 - Note the parapeted tower on the east end
 - Wing roll with its curved and scalloped top edge

19. Raymond and Ruby Wolfe House (Accent Funeral Home) 1303 N. Main Street

- Rural mail carrier, Raymond “Shorty” Wolfe and his wife built this house in 1937
- Family owned until 1987
- Purchased by E. Faye Brewer and remodeled for use as a funeral home
- Randy Amzen is the current owner
 - **Architectural Characteristics**
 - The building displays many characteristics of the Tudor Revival style which include:
 - Front facing gable with an extended roof eave
 - The chimney which extends through the lower slopes of both the front and side-gable roofs, features decorative masonry and decorative metal flourish
 - Front entrance is recessed under a stone-trimmed arch.
 - Windows on all sides are multi-paned.
 - According to the information on the business website the building was remodeled with an eye to keeping its style and character.

Directions From the Accent Funeral Home turn south and walk to E. State Street and turn west (right)

POINT E BUNGALOW BLOCK==Along this block are a variety of Craftsman style homes, evidence of the popularity of the style in Meridian.

20. 55 E. State Avenue

- This house had multiple owners over the years.
- It appears on the 1923 Sanborn Map and was likely built before that date
 - **Architectural Characteristics**
 - Craftsman/ Bungalow style
 - One story – asymmetrical plan
 - Cross-gabled

- Note the low massing (close to the ground)
- Decorative braces
- Exposed rafter tips
- Original wood siding
- House was recently remodeled to bring back its original characteristics

21. E. F. Hunt House 49 E. State Avenue

- Designed by Tourtellotte and Hummel architectural firm from Boise
- Built in 1913 for E. F. Hunt
- Hunt family owned Meridian Produce which shipped products
 - **Architectural Characteristics**
 - This building was listed in the NRHP in 1982.
 - It is considered “architecturally significant as perhaps the single most handsome example of the residential bungalow style developed by Tourtellotte and Hummel”
 - Note the extended rafters
 - The elaborate gables
 - Side bay windows

22. 29 E. State Avenue and 21 E. State Avenue

- Good Examples Craftsman style not designed by architects.
- Lumber companies and contractors sold plan books which had plans for this common style of bungalow
- Economical and easy to build they became the house style of choice for many middle-class people throughout the nation.

POINT F ARCHITECTURAL SMORGASBOARD - We will see a mix of architectural styles on the next blocks of the tour

Directions- from 13-17 E. State Avenue turn south (right) and continue to Pine Avenue

23. 13-17 E. State Avenue – Duplex

- This Ranch style duplex that consists of two buildings one facing E. State Avenue and one facing Meridian Road are a departure from the Craftsman Style
- Meridian’s growth stayed steady until post World War II
- The dominant style was the Craftsman
- During the postwar years Meridian’s population boomed and new housing stock was built to accommodate the need

- Some duplexes were built for this purpose
- The Ranch Style became a popular house style
 - **Architectural Characteristics**
 - One-story low profile
 - Hipped roof with deep overhanging eaves
 - Minimal exterior detail

24. Clement and Eliza Hedges House 16 E. Pine Avenue

- Clement “Clem” and Eliza Hedges moved to Meridian in 1901
- They purchased this property from their son Dayton Hedges in August 1903 for \$1500.
- Dayton was a house builder and constructed several in Meridian.
- It seems likely that Dayton built the house before selling the property to his parents.
 - **Architectural Characteristics**
 - Front-facing gable with a side gable attached at an L-angle or at the rear
 - Can be one or two story.
 - Usually have a shed-roofed porch within the L
 - Typically have ornamentation in the form of patterned shingles (diamond pane, fish scales, etc.)
 - Often a multiple use of materials; wood, stone, brick
 - Popular 1880 -1910

Directions – from 16 E. Pine Avenue use crosswalk to cross Meridian Road and continue west to 101 W. Pine Avenue

25. Halbert and Grace Neal House – 101 W. Pine Street

- Halbert Neal was one of Meridian’s early – day physician and pharmacist
- According to Lila Hill the couple were married in 1904 and moved from Indianola, Nebraska to Meridian in 1905.
- They set up one of Idaho’s first pharmacies and drugstores with Grace as the pharmacist.
- They sold the pharmacy within a year and Dr. Neal devoted himself to his practice.
- Dr. Neal was Meridian’s only resident physician for 28 years.
 - **Architectural Characteristics**
 - Queen Anne style
 - Note the use of different materials.
 - Note the intricate shingle pattern on the second story.
 - Also features a wraparound porch.

- Distinctive turret, hipped roof with flared eaves and double hung windows
- Two-story constructed of cast stone or concrete blocks
 - Concrete blocks for building became popular in the early 1900s when technology to make concrete improved.
 - A less expensive alternative to cut stone.
 - How can you tell if it is stone or concrete?
 - Look for a repeating pattern in the stone. Cut stone blocks are irregular and have different patterns. Cast stone concrete blocks have the same pattern.

Directions – turn north and walk to Pine Street School

26. Pine Street School

- The school is built in the typical fashion of a one-room schoolhouse
- It was built as a temporary classroom for Meridian High School
- It was moved to the corner of Pien and Meridian and served as a classroom
- The school building was used for storage for 30 years
- It was restored as a one-room schoolhouse in 1993
- Betty Kussler, longtime Meridian resident and former teacher volunteered her time as curator of the school and opened it for tours every Saturday.
- The Meridian School district now maintains the building and requests can be made for tours
 - Architectural Style –
 - The building has elements of the Craftsman style
 - Note the low profile
 - Roof with deep overhanging eaves
 - Knee braces or brackets below the eaves

Directions- walk back to E. Pine Avenue and turn East on Meridian Road.

POINT F - DOWNTOWN

27. 829 N. Meridian Road

- A number of different people resided at this house including Aaron and Grace Tallman. Aaron was a watermaster for the U.S. Bureau of Reclamation and lived here for several years.
- According to the Ada County Assessor the house was built in 1913
 - Architectural Style
 - Craftsman bungalow
 - Side-gabled
 - Two-story
 - Note the front-gable dormer in the second story

- Full-width front porch
- House has been remodeled but still retains details of the original style

Directions – cross to the other side of Meridian Road and stop at intersection with W. Idaho Avenue.

28. Meridian Interurban Depot now Boise Harvest College Office 18 E. Idaho PHOTO

- Modest one story stucco building has been remodeled
- Originally the Boise Valley Traction Company depot
- One of the last remnants of Ada County’s streetcar history
- Built as a wooden depot and housed generator and freight and ticket offices
- Farmers from around the area would ship dairy products on the streetcar
 - Fun Streetcar Facts
 - Meridian got streetcar service in 1912
 - Line came from Boise via Ustick Road
 - Turned south on Meridian Road to depot
 - Streetcar service between towns was called “interurban” service
 - Meridian and surrounding towns had electric railway service until 1928
 - Building was vacated and put up for sale that year
 - 1930 purchased by the Occident Club and converted it into the first branch library
 - Building remodeled with additional space and new siding
 - When a new library was built the building then used for a wide variety of businesses.

Directions- from this vantage point look across the street to 807 N. Meridian Road.

29. A.B. Compton House 807 N. Meridian Road

- Known as the Compton house for Addison Broungauh (A.B.) and Bertha Compton the house was built as a single family home in 1903.
- Later owned by Dan Barker who used it as a rooming house and rented rooms to teachers.
 - **Architectural Details**
 - Queen Anne style elements
 - Fish scale below eaves
 - Three-part window in the second story
 - Note curved details on the first-story windows
 - Originally brick, later covered with stucco
 - Identified as the only gambrel roof style house in Meridian

Directions – Continue walking south on east side of Meridian Road to view other buildings. J.M. Anderson owned most of the lots on the west side of the street. He owned a furniture store on the east side of the street.

30. The Anderson House 731 N. Meridian Road

- This house was built for Hulda Anderson in 1905
- It is located in J.M Anderson Home Plat subdivision.
- J.M. Anderson was a Meridian mayor and Hulda's father.
 - Architectural details
 - Although the house has been altered and the front porch obscures details there are some Queen Anne details
 - It is cross-gabled with a steeply pitched roof
 - Note the fish scales under the eaves

31. The W.S. Mateer Home 725 N. Meridian Road

- W.S. Mateer built this house in 1921
- It is set amidst circa 1903 houses and represents another example of the Craftsman style house
- It has been altered but the cross gables and low massing are some basic characteristics of the Craftsman style.

32. 719 N. Meridian Road

- This lot was originally owned by Hulda Anderson.
- Other residents included Will and Nora Palmer who was the town marshal.
 - **Architectural Characteristics**
 - Built in 1920
 - Side-gabled Craftsman
 - Exposed rafter tips
 - Deep overhanging eaves
 - Shed roof dormer window

33. James M. Anderson Home 719 N. Meridian Road

- J.M. Anderson was mayor in 1911
- He owned a furniture store business
- Invested in real estate and subdivided his original lot
 - **Architectural Details**
 - The house was built in 1905
 - It has been altered but was likely constructed in the Queen Anne Style
 - Note the steeply pitched roof
 - Return eaves on the second story
 - **Hipped roof supported by wood posts**

This is the end of the walking tour. Continue to City Hall.

Note- this tour can be done in reverse.

MEMO TO HISTORIC PRESERVATION COMMISSION

Topic: Historic Preservation Commission Budget

Below is a report generated from OpenGov’s Historic Preservation Commission’s budget on 5/17/24:

Meridian City		
Budget to Actual - Yearly - Project		
Download generated on 05/17/2024		
	2023-24 Budget	2023-24 Actual
(11159) Consulting/Photography - MHPC	10,230	4,716
(11157) Historic Walking Tour App Maintenance - MHPC	1,000	1,200
(11155) Printing & Promotional - MHPC	1,200	22
(11152) Training - MHPC	1,000	0
(11156) Continuing Education Program - MHPC	700	0
(11154) Memberships - MHPC	420	0
(11160) Historical Society Budget - MHPC	300	0
(11158) Student Initiative - MHPC	150	0
(11153) Supplies - MHPC	0	66
Total	15,000	6,004

The Historic Preservation Commission budget can be found at:

https://meridianid.opengov.com/transparency/#/12604/accountType=expenses&embed=n&breakdown=3a47e743-1b70-4bca-bb63-cd0945429d52¤tYearAmount=cumulative¤tYearPeriod=years&graph=bar&legendSort=desc&proration=true&saved_view=null&selection=A4EF3C81FB254158A5F7163C67FFCCCF&projections=null&projectionType=null&highlighting=null&highlightingVariance=null&year=2024&selectedDataSetIndex=null&fiscal_start=2024&fiscal_end=latest

MEETING NOTES

**Subject: City of Meridian
Landmarking Project Kick-off**

Date: May 3, 2024

Attendees:

- Sheri Freemuth, J-U-B
- Patrick Gittings, Meridian HPC
- Blaine Johnston, Meridian HPC
- Brian McClure, City of Meridian
- Maria Rachal, Idaho SHPO
- Cassandra Schiffler, City of Meridian

Purpose of the Meeting: *Kick-off Project, Establish Roles & Responsibilities, Initiate Tasks*

1. Introductions

All attendees (listed above) introduced themselves.

2. Project Objectives

Sheri reviewed the following project objectives and the attendees concurred.

- ✓ Determine the scope and suitability of a local historic landmarking program
- ✓ Associated concerns and opportunities
- ✓ Possible example communities

3. Scope and Schedule

Cassandra provided the scope of work to all attendees via email in advance of the meeting. The group discussed the following phases and schedule:

- Project Management & Administration: *May - August 2024*
- Data Collection & Review: *May – June 2024 – with support from SHPO*
- Draft Memo: *June – July 2024 – should be presented to the HPC at their June meeting*
- Final Memo: *August 2024 – should be addressed to the City Council*

4. Meetings

Sheri highlighted the meetings that are projected for the duration of the scope.

- Kickoff Meeting with SHPO – May 3
- Public Meeting at HPC Meeting (Draft Memo): *Determined June HPC would be best time for this meeting, rather than the July HPC.*
- Others – *Discussed potential for additional meetings but none were specified.*

5. Technical Approach

- Review Idaho Statute (Idaho Code Sections 67-4614 – 4616)
Maria discussed the provisions of Idaho Code including 67-4612
- Examples of similar programs in other Idaho Communities/other States?

Maria provided examples from the City of Boise and the City of Ketchum (each with different approaches). Ketchum created a list of important sites that include properties that are not in the NRHP and may not be eligible. There was some discussion regarding whether this is desirable in

Meridian. Some older buildings and sites are important to Meridian residents, such as the Modern Woodman Hall building, but are not in the Register or eligible for listing.

The group discussed the information available through ICRIS. Maria shared the link and the group reviewed the legend, and other functions of the map. The sites recently surveyed by TAG appeared to be present. It was agreed that a closer look of this information would be beneficial. Brian discussed the potential for integrating with the planning department data. Maria agreed to provide a contact at SHPO to assist in accessing the file for use by the City.

- **Appropriate criteria**

Discussed the potential for designating landmarks that are on the NRHP and are determined eligible v. a list of locally important sites. For the latter, criteria would include importance to local history, building condition, importance of visual appearance (recognizable if not necessarily historically accurate).

- **Pros and Cons of Local Historic Landmarking**

Sheri suggested that the memo would present the advantages and disadvantages of a local landmarking program. It was suggested that the memo also compare and contrast the different programs, such as local landmark v. local historic district, NRHP v. local designation etc.

6. Next Steps

Cassandra to provide information to all regarding the ICRIS map discussed today.

Blaine and Pat will review ICRIS map of Meridian survey properties and consider appropriate criteria for a potential local landmark list.

Maria to provide any appropriate examples for landmarking programs in Idaho or other states. Also, any publications on the topic from NAPC?

Maria to coordinate with Brian regarding access to the ICRIS data.

Maria to calendar discussion regarding Landmarks program memo for the June 2024 HPC meeting.

Sheri to contact Brent Danielson regarding Ada County HPC interest in landmarking program.

Sheri to provide notes from this meeting to all attendees.

Sheri to press ahead with the Draft Memo.