



HISTORIC PRESERVATION COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, January 25, 2024 at 4:30 PM

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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

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

ADOPTION OF AGENDA

APPROVAL OF MINUTES [ACTION ITEM]

1. Approve: Minutes from the 11-30-23 Special Meeting of the Historic Preservation Commission

APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]

2. Approve: Monthly Financial Statement

NEW BUSINESS [ACTION ITEMS]

- 3. Election:** 2024 Historic Preservation Commission President and Vice President Elections
- 4. Presentation:** Eggers Farmstead / Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd.
- 5. Discussion and Planning:** May 2024 Preservation Month Activities

6. Discuss: Historic Research Consulting Projects for FY24

OLD BUSINESS [ACTION ITEMS]

7. Project Updates: Historic Preservation Plan and SHPO Grant Submission;
Speedway Nomination to the Historic Registry

NEXT MEETING: FEBRUARY 22, 2023

ADJOURNMENT



SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, November 30, 2023 at 4:30 PM

MINUTES

ROLL-CALL ATTENDANCE

| | |
|--|---|
| <input type="checkbox"/> Blaine Johnston, President | <input checked="" type="checkbox"/> Jody Ault, 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"/> Patrick Gittings | |

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

Others in attendance: Stacy Hersh, City of Meridian Planner.

J. Ault called meeting to order at 4:34pm.

Welcome new Historic Preservation Commissioner: Ken Freeze!

K. Freeze stated he is retired and wanted to do something for the community and has always had a great interest in history. While in the Coast Guard he worked to have each district have its own Coast Guard Historian in order to better preserve Coast Guard history. He has worked on a book of Coast Guard history.

ADOPTION OF AGENDA

J. Keller made motion to adopt agenda, seconded by P. Gittings

All ayes

APPROVAL OF MINUTES [ACTION ITEM]

- 1. Approve:** Minutes from 10-26-23 Historic Preservation Commission Meeting

J. Keller made motion to approve minutes, seconded by K. Freeze

All ayes

APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]**2. Approve:** Monthly Financial Statement

D. Pitts made motion to approve the monthly financial statements, seconded by P. Gittings

All ayes

REPORTS [ACTION ITEM]**3. Subcommittee Update:** SHPO Grant; Continued Work on an RFP for an Updated Historic Preservation Plan for Meridian ~ *Patrick Gittings, Subcommittee Chair*

P. Gittings stated the Subcommittee met and reviewed the draft RFP and the draft grant application. The Commission will apply for a \$15k grant from the State Historic Preservation Office (SHPO) and C. Schiffler has completed the draft grant application which the committee voted to approve. The total project budget is \$27,500 and awardees will be notified in March 2024. P. Gittings reviewed the project timeline which can be found in the draft grant application.

NEW BUSINESS [ACTION ITEMS]**4. Review and Recommend:** Draft of an RFP for a Historic Preservation Plan ~ *Patrick Gittings, Subcommittee Chair*

P. Gittings made motion to recommend approval of the draft RFP for the Historic Preservation Plan; seconded by J. Keller

All ayes

5. Recommend: Letter to Planning and Zoning and City Council Regarding Eggers Farmstead (Black Cat Development)

P. Gittings made motion to recommend sending B. Johnston's letter regarding Eggers Farmstead, as written, to Planning and Zoning and City Council; seconded by J. Keller

All ayes

OLD BUSINESS [ACTION ITEMS]**6. Updates:** Speedway Nomination to the Historic Registry

C. Schiffler stated SHPO continues to prioritize the project and plans to submit it to the National Parks Service in the upcoming weeks.

NEXT MEETING: January 25, 2024

(Note December Regular Meeting Will Be Cancelled for Holidays)

ADJOURNMENT

J. Keller made motion to adjourn, seconded by P. Gittings

Meeting adjourned at 4:47pm.



MEMO TO HISTORIC PRESERVATION COMMISSION

Topic: Historic Preservation Commission Budget

Below is a report generated from OpenGov’s Historic Preservation Commission’s budget on 1/18/24:

| | | |
|--|-------------------|-------------------|
| Meridian City | | |
| Budget to Actual - Yearly - Project | | |
| Download generated on 1/18/2024 | | |
| | 2023-24 Budget | 2023-24 Actual |
| (11159) Consulting/Photography - MHPC | 10,230 | 0 |
| (11157) Historic Walking Tour App Maintenance - MHPC | 1,000 | 1,200 |
| (11155) Printing & Promotional - MHPC | 1,200 | 0 |
| (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 |
| | | |
| Total | 15,000 | 1,200 |

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

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January 17th, 2024

City of Meridian
Historic Preservation Commission
33 E. Broadway Ave.
Meridian, ID 83642

Subject: Farmstone Crossing Subdivision (H-2023- 0045)

Dear Commission,

Thank you for the opportunity to review and discuss the Farmstone Crossing Subdivision located at 820 S. Black Cat Rd. We have submitted applications to the City of Meridian for annexation, zoning and preliminary plat approval for this 27.59 acre site. Our proposed zoning is Mixed Employment (M-E) in accordance with the Future Land Use Map (“FLUM”) and we are proposing 6 commercial buildings with a central plaza.

As you know, there is a Dual Grain Silo that resides on the property. We have received letters from Preservation Idaho as well as the Ada County Historic Preservation Council regarding this structure. The Meridian Historic Preservation Commission has also provided a letter to the City of Meridian regarding the proposed development and the silo. In addition, we have met with Blaine Johnston, the president of Meridian’s Historic Preservation Commission, on several occasions to discuss the options for the dual silo.

In the letters from Preservation Idaho and the Ada County Historic Council, it was requested that the developer explore incorporating the dual silo into the development due to its’ agricultural significance. The letters also provided a secondary course of action if the silo was not salvageable or useable. Here are the excerpts:

In a letter dated January 9th, 2022 the Ada County Historic Preservation Society stated that *“If you are not able to save these structures, we ask that you allow for an architectural historian to document the site before the structures are torn down.”*

In a letter dated October 26th, 2022, Preservation Idaho stated that *“In the event you are not able to utilize these structures, we ask that you consider moving the*

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remaining structures to another location in Ada County where they can be maintained and preserved.”

As requested, we have explored the options for preserving the Silo. During this process, we discovered that this is not feasible due to the following issues:

- **Location**

The silo is presently located in a required ACHD right-of-way for a collector street, Vanguard Street, as identified in ACHD’s Master Street Plan. (See *Figure 1*)



Figure 1 - Silo Location

- **Safety**

The structure is not safe and cannot be brought up to current building standards/requirements for use in a public space. (See *Figure 2*)

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Figure 2 - Silo

At this point in our evaluation, it was clear that leaving the silo in its' current location **would not be possible**. We then asked a moving company, Pacific Movers, to evaluate the structure for moving and relocating. The moving company determined that it was not feasible to move the structure.

Our Proposal

Based on these findings, our proposal is to disassemble and store the structure for an agency or person(s) that may be able to preserve the silo on a site of their choosing. In addition, we are proposing the following feature for Farmstone Crossing to memorialize the history of the silo at the site:

1. We will construct a monument of the Silo in the Plaza.
2. We will install a plaque to accompany the monument which will include pictures of the original silo along with historical details for the public.

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We believe this proposal is an ideal way to memorialize the agricultural history of the Dual Grain Silo and provide the community with a beautiful monument at the site. (See Figure 3)

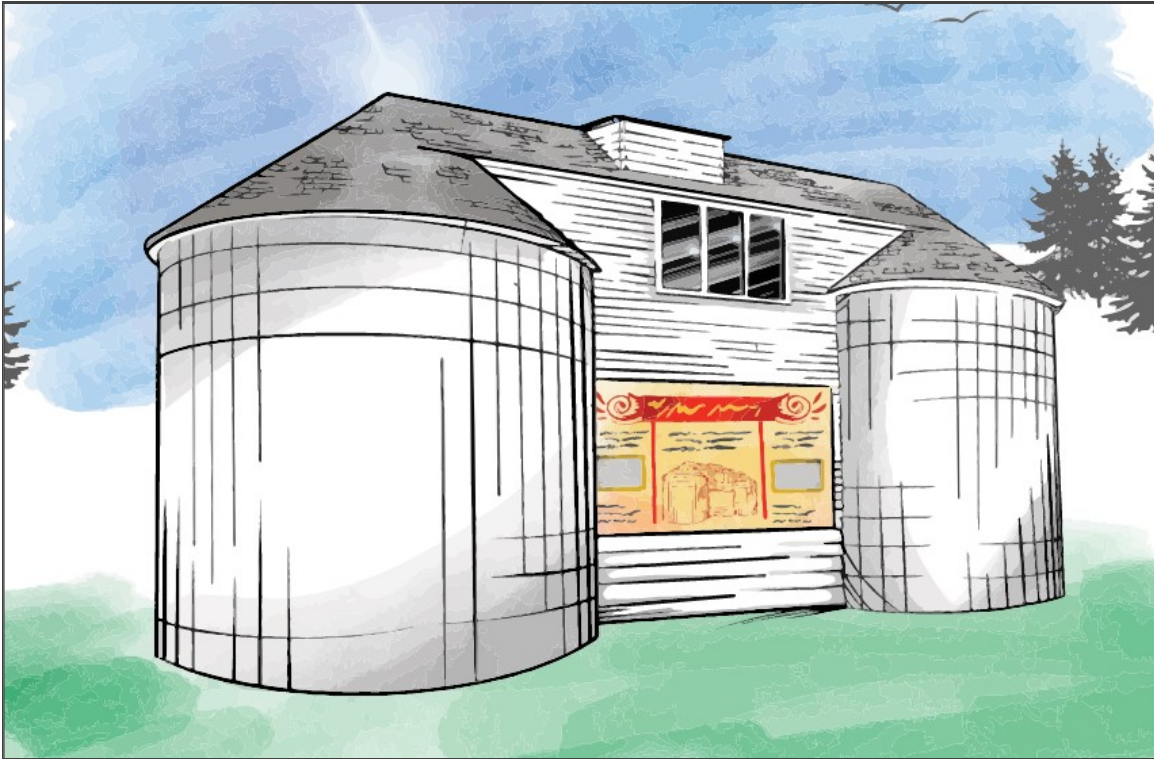


Figure 3 - Silo Monument and Plaque Illustration

Summary

We appreciate the assistance and guidance provided by the Meridian Historic Preservation Commission as well as Preservation Idaho and Ada County Historic Preservation Commission. Feel free to reach out if you have any questions.

Sincerely,

David Bailey
Bailey Engineering, Inc.
1119 E. State Street, Ste. 210
Eagle, ID 8361

City Council Members:

Joe Borton, President
Liz Strader, Vice President
Doug Taylor
John Overton
Anne Little Roberts
Luke Cavener

January 25, 2024

MEMORANDUM

TO: Historic Preservation Commission

FROM: Cassandra Schiffler, Arts and Culture Coordinator

RE: Historic Research Consulting Projects for FY24

Background

The Meridian Historic Preservation Commission (HPC) has an annual budget for historic research consulting and photography services. HPC's FY24 budget was planned to support the matching funds for the recently submitted SHPO grant for the purpose of updating the Meridian Historic Preservation Plan. However, due to SHPO's grant funding timeline and approval process, work on that potential project cannot actually begin until FY25. Below are several options for other various historic preservation projects that have been discussed in the past. Most of these would likely have smaller budgets and could potentially be completed in FY24. Staff can get estimates for projects if the commission would like to pursue them, and would like direction and prioritization on these potential projects.

- NHR nomination for the Zamzows Mill (this likely would be a multi-year project, but a phase could be started in FY24)
- New historic signage for downtown Meridian buildings or sites (sites would need to be identified)
- Walking tour thermoplast signage on sidewalk
- A redesign/update of the current downtown walking tour brochure
- A tour guide how-to binder to give commissioners/volunteers a script and images to help lead in-person walking tours (a cost estimate for this has been requested)
- Research into a "landmarking" program for Meridian. SHPO brought staff attention to a "landmarking" program as outlined in state code (67-4614 and 67-4616) <https://legislature.idaho.gov/statutesrules/idstat/title67/t67ch46/>. This could be used to designate certain historic properties as "landmarks." If the property is up for development or demolition, they would present these changes to the HPC who can provide opinions/advice/recommendations on the project. This research could become a section of the future Historic Preservation Plan.
- Although SHPO's guidance would first be required, HPC could start a NHR nomination process on either of the districts that TAG identified in the reconnaissance survey (this likely would be a multi-year project, but a phase could be started in FY24)
- Additions to the 360 [Virtual Tour](#) – new sites would need to be identified
- Other?

Recommendation

To discuss various projects, and identify priority historic research consulting projects that could be developed and completed in this fiscal year.