



HISTORIC PRESERVATION COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, April 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

___ Blaine Johnston, President

___ Patrick Gittings, Vice President

___ Pam Jagosh

___ Ken Freeze

___ Jack Keller

___ Debra Pitts

___ Heather Giacomo

ADOPTION OF AGENDA

APPROVAL OF MINUTES [ACTION ITEM]

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

APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]

- 2. Approve:** Monthly Financial Statement

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

REPORTS [ACTION ITEM]

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

OLD BUSINESS [ACTION ITEMS]

5. **Discuss:** National Register of Historic Places Plaque Coordination for
Meridian Speedway Recognition
6. **Discussion and Planning:** May 2024 Preservation Month Activities
7. **Review and Training:** Walking Tour Guides ~ *Barbara Bauer, TAG Historic
Research*

NEXT MEETING: MAY 23, 2024

ADJOURNMENT



HISTORIC PRESERVATION COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, March 28, 2024 at 4:30 PM

MINUTES

ROLL-CALL ATTENDANCE

- | | |
|----------------------------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Blaine Johnston, President | <input checked="" type="checkbox"/> Heather Giacomo |
| <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, Vice President | |

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

Also present, Bryan Cottle (Meridian Library District), Barbara Bauer (TAG Historic Research), and Stan Fuller (Idaho Historical Racing Society)

B. Johnston called the meeting to order at 4:32pm.

Welcome New Commissioner Heather Giacomo!

H. Giacomo stated she is a licensed electrical engineer with CSHQA in Downtown Boise where she designs power and lighting for new buildings and remodels. She moved from Montana with her husband of twenty-five years and two boys who attend Boise State and has lived in Meridian for almost 8 years. She has a History degree and is looking forward to giving back to her community.

ADOPTION OF AGENDA

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

All ayes

APPROVAL OF MINUTES [ACTION ITEM]

- Approve:** Minutes from the 2-22-24 Meeting of the Historic Preservation Commission

J. Keller made motion to approve minutes, seconded by P. Gittings

All ayes

APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]

2. **Approve:** Monthly Financial Statement

K. Freeze made motion to approve the monthly financial statements, seconded by J. Keller

All ayes

REPORTS [ACTION ITEM]

3. **Update:** Meridian Speedway Listed in the National Register of Historic Places

B. Johnston commended everyone for their work on this project over the last four years and especially thanked B. Bauer of TAG Historic Research (TAG) for all her work on this project. There was lots of good press on this and the next step will be receiving the actual plaque. Likes the idea of street signage as seen on Highway 95 as you enter Winnemucca so will need to contact Ada County Highway District to inquire about the possibility of signage.

C. Schiffler does not have any information or direction on receiving the plaque at this time but will reach out to the State Historic Preservation Office (SHPO) for more information. Will need approval from the Meridian Speedway to place anything on the site and will need to discuss cost and placement of any additional signage. C. Schiffler inquired if B. Bauer has any idea where on the site it might be best to place the plaque.

B. Bauer will confirm with the National Parks Service as to how we obtain the plaque but the Commission will need to purchase a plaque through a particular company so will provide information to C. Schiffler. B. Bauer recommends placing the plaque on the Bleacher Dairy Barn or where the beer is sold so that it has the most exposure for people to see the plaque.

Commission Feedback

K. Freeze noted that bronze plaques are prone to theft so wants to ensure the plaque is placed in a secure place. *Yes, if on bleachers would be behind fencing but will work with the Dairy Board to determine location.* B. Nary noted *if the plaque belongs to the Dairy Board then it is up to them as to where the plaque is placed but if the plaque belongs to the City then that is different.* B. Bauer is not sure who would actually own the plaque though she thinks it would be the Dairy Board since they are the property owners.

4. **Presentation:** Meridian History Center Updates and Speedway Display ~ Bryan Cottle, History Center Digitization Technician, Meridian Library

Presentation given by B. Cottle of the Meridian Library District (MLD).

Commission Feedback

B. Johnston inquired if MLD keeps a copy, with the owner's permission, of any historic photos brought in by the community during the monthly digitization sessions. *Have done a lot of scanning of photos not pertaining to Meridian history with influx of new residents, but if it does pertain to Meridian history, the photo owner can fill out a form and give MLD permission to keep a copy of the file in the*

History Center archives. There is a copyright notice at the bottom of each digitized collections page on MLD's website.

P. Gittings stated there are historical Meridian newspapers in the basement of City Hall. *Yes, would love to see MLD digitize these but also need to look in to copyright issues and permissions and if funds could be found for a newspaper scanner this would help the process.*

D. Pitts inquired if MLD could offer a digitization event on May 18 in conjunction with the Commission's activities planned for Historic Preservation Month. *Not sure as that is a Saturday and City Hall will be closed but maybe at unBound as they have a scanner and are open on Saturday so B. Cottle said he will talk to his manager.*

5. Update: Walking Tour Guides ~ Barbara Bauer, TAG Historic Research

B. Bauer stated she is currently working on the text for the walking tours and intends to have them ready no later than April 18 so if the Commission wants to make its April meeting a working meeting, could do a walking tour using the draft guides.

D. Pitts, P. Gittings, J. Keller, and H. Giacomo volunteered to meet and participate in a dry run tour. C. Schiffler stated that this represents a quorum so this meeting will need to be noticed as a full Commission meeting and not a subcommittee meeting, so recommended that the Commissioners review the draft documents between April 18 and April 25 and then do the draft tour on April 25 which will already be a noticed Commission meeting. Commissioners agreed to review draft documents between April 18 and April 25 and then do the draft tour on April 25 after the regular Commission meeting. K. Freeze stated he will not be able to participate in the dry run tour on April 25 but will participate in the review of the draft documents. B. Bauer agreed that meeting at 5:30pm for a dry run tour on April 25 works for her.

Commission Feedback

B. Johnston stated he is not sure it could be done during the meeting but if Commissioners wanted to come before or stay after the meeting could do a draft run of the tour. *Yes, want Commissioners to have the opportunity to try it out and if there are any questions or concerns then can make revisions to ensure its what the Commission needs.* The plan is to use it during Preservation Day if Commissioners are comfortable giving tours. *Will provide rough draft to Cassandra on April 18 for Commissioners to review and would like to do a dry run tour with the Commissioners in-person.* Even if only a few Commissioners, would like to host a subcommittee meeting on April 18 to review the draft and then on April 25 can do the dry run tour with B. Bauer present. *Makes sense to me.*

6. Updates: Eggers Farmstead, Historic Preservation Plan, Landmarking Program Historic Research

B. Johnston stated there was quite the discussion at Tuesday's Council meeting about the Eggers Farmstead and any action has been tabled until May so that Council/City Staff/this Commission can come up with some alternatives for the silos. The developer still does not want to do anything besides a monument but a

gentleman who attended the meeting Tuesday is interested in the silos for a future development so B. Johnston will meet with him to discuss. B. Nary confirmed B. Johnston's recap of the Council meeting.

C. Schiffler announced that the CLG Grant from SHPO that the Commission applied for to complete a Historic Preservation Plan received partial funding in the amount of \$12,000 (originally requested \$15,000). The cash match from the Commission will now need to be \$5,000 which will come out of next year's funds. Next year's budget has not yet been approved so the Commission could put forth a recommendation for this cash match if it is ready to do this. B. Johnston asked C. Schiffler to follow-up with Finance regarding Purchasing rules and then the Commission can discuss next month whether to issue a Request for Proposal (RFP) or enter a Professional Services Agreement.

C. Schiffler confirmed the agreement with Sheri Freemuth and J-U-B Engineers has been executed for the landmarking historic research, accompanied by the Scope of Work presented to the Commission on February 22. The work is anticipated to begin in May and a kickoff meeting with S. Freemuth, C. Schiffler, B. Johnston, and P. Gittings is anticipated on Friday, May 3.

Commission Feedback

B. Johnston inquired if the RFQ is ready to be released and if a total cost is known to complete the Historic Preservation Plan project. *Cost is \$17,000. We can release the RFP, or can directly contract the one consultant who is interested, Finance's preference would be to enter a Professional Services Agreement with the local consultant.* B. Johnston deferred to Commissioner Gittings as the Subcommittee Chair for this project.

P. Gittings stated that a sole source contract sounds like the easiest way to go and we know the local consultant is a firm that has done these before so thinks it is a good idea. P. Gittings expressed concerned based on his past experience working on a project where consultants were sent a Request for Information but then an RFP was never released so the original companies who were not given the chance to bid on the project sued his company, and since we know of two consultants who could bid on this project he inquired if City Attorney Nary has any concern. *B. Nary stated if we know there are identifiable entities who could perform this service we would generally put out an RFP rather than just contract with one since he cannot justify that we could create a sole source for this if we know there are two that exist. B. Nary stated he does not believe purchasing rules separate in-state versus out-of-state as a disqualifier but whatever Purchasing will allow us to do is fine. C. Schiffler stated she will confirm with Finance.* P. Gittings stated no decision has to be made today as SHPO will not allow the Commission to enter in to any contractual agreement until after SHPO has sent us their contract and has received verification that the funds will be released from the National Parks Service which will not happen until Fall 2024.

NEW BUSINESS [ACTION ITEMS]**7. Discuss: Ada County Treasure Award Nominations**

B. Bauer stated she inquired with Brent Danielson of the Ada County Historic Preservation Commission when nominations for the Ada County Treasure Award would be accepted and he confirmed nominations are accepted any time. B. Bauer recommended nominating the Meridian Speedway for this year's Ada County Treasure Award but wanted to see if the Commissioners had other properties they would like to nominate. B. Bauer stated she is happy to do the nomination as an Ada County citizen but wondered if the Commission could provide a letter of support for the Speedway nomination.

P. Gittings made motion that the Meridian Historic Preservation Commission draft a letter in support of having the Meridian Speedway receive the Ada County Treasure Award nomination; seconded by D. Pitts and J. Keller

All ayes

Commission Feedback

B. Johnston agreed with B. Bauer's suggestion and thinks the Commission agrees so can draft a letter in support of nominating the Meridian Speedway for the Ada County Treasure Award.

P. Gittings inquired if more than one award is given or only one per year. *One for a person and one for a building/structure.*

OLD BUSINESS [ACTION ITEMS]**8. Discussion and Planning: May 2024 Preservation Month Activities**

B. Johnston stated as part of the City's Unplug and Be Outside event (May 12 to May 18), the Commission can host walking tours using the newly created guides B. Bauer is creating. Next meeting can determine what day to put out and take down signs in front of historic buildings so people can do self-guided tours.

Commission Feedback

P. Gittings stated if the walking tour is held on May 18 it will coincide with the Meridian Main Street Market so definitely thinks May 18 is a good idea. *Host a tour from 10 to 1 or 10 to 2 and if enough interest could host a second tour.*

D. Pitts suggested scheduling one tour in the morning and one tour in the afternoon and if more people then can add additional tours as needed. D. Pitts inquired how the tours would be advertised. *Facebook, Instagram, and in Unplug and Be Outside materials.*

K. Freeze stated he is available to help.

NEXT MEETING: April 25, 2024**ADJOURNMENT**

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

All ayes

Meridian History Center Updates and Speedway Display

Bryan Cottle
History Center Digitization Technician
Meridian Library District
March 28, 2024



Meridian History Center

Item 1.

Digital Collection Websites (<https://historycenter.mld.org/>)

- 1950 Dairy Days Collection
- Girl Graduate Album
- Mayes Gray Collection
- Willett Family Photo Album
- Meridian Occident Club
- Meridian Police Department
- Pine Street School/Meridian Elementary
- Forthcoming
 - Meridian Library District (50th Anniversary)
 - Meridian Speedway Collection
 - Meridian Fire Department
 -Others will Follow



Digitize Family History

<https://www.mld.org/event/digitize-family-history-24100>

Home

Digitize Family History

APR Community
10 Wednesday, April 10, 2024
 2024 WED 1:00pm - 4:00pm

Also Occurs On ▾



Program Type: [Build Your Skills](#), [Learn About It](#)

Age Group: [Adults](#), [Seniors](#)

Program Description

Event Details

Do you have old family photos that you want to preserve for future generations? Schedule an appointment with Meridian Library District staff at the Meridian History Center to digitize your old family photos with our large Epson Scanner or professional digitizing camera. 1 hour appointments are available from 1-4 p.m. We ask that you limit your photos or materials to 10-15 items.

Schedule an appointment at: <https://calendly.com/mld-programs/digitize-family-history>

If you would like to have your family photos archived in the Meridian History Center to mark your family's place in history, we will be accepting digital copies of Meridian based families.

Disclaimer(s)

We often take photographs during library events. Please let our photographer know if you do not want us to publish photos of your child.

Upcoming

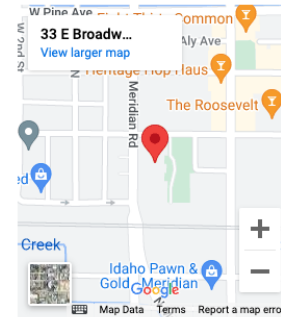
List

Month

Week

Day

Location Details



Meridian History Center

33 E Broadway Ave
 Meridian, ID 83642

(208) 888-4451

See map: [Google Maps](#)

Contact Info

Email: history@mld.org

Phone Number: **(208) 888-4451**

Meridian History Center



Self Guided Tours

Monday-Friday 10am-4pm

Meridian City Hall

Meridian Speedway & The History Center

Item 1.

M.A.A. W.I.R.A.
Meridian Speedway
Library Benefit Race
\$2.50 DONATION TO BUILDING FUND OF
MERIDIAN PUBLIC LIBRARY
Admit One Adult
APRIL 28, 1974
TIME TRIALS 1:30 P.M. N^o 1574



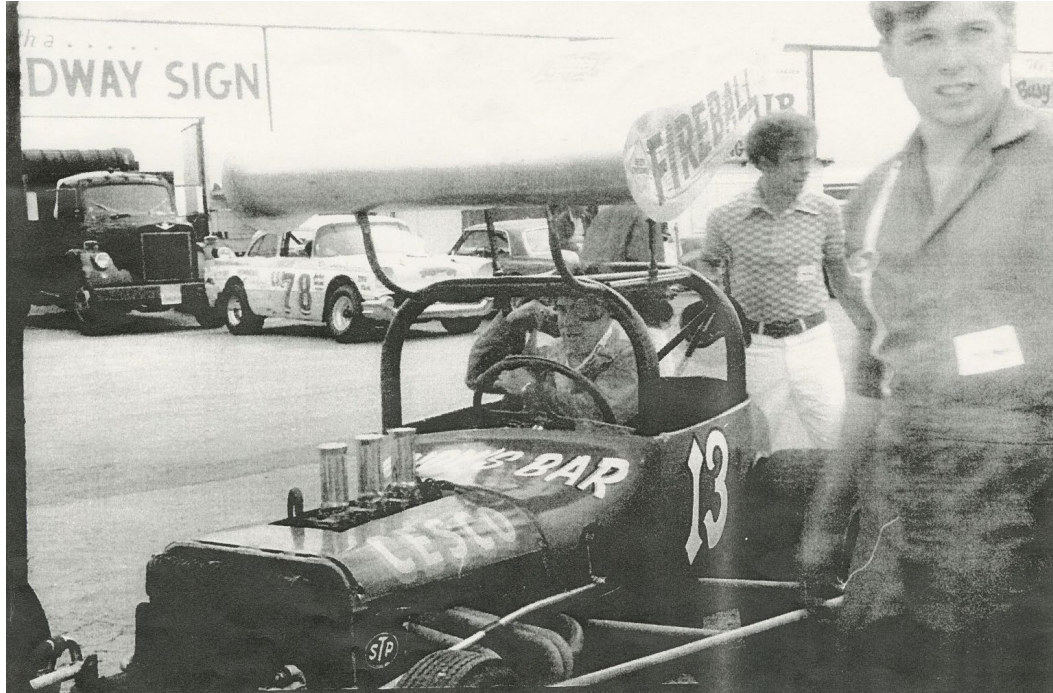
Left: Meridian Speedway helps raise money for Library Building Expansion

Middle: Meridian Auxiliary Police, 1963

Right: “The Tiger” entered for Speedway’s August 31, 1968 Smash-and-Crash Demolition Derby. Entered by Meridian Boy Scout Explorers Post 101



Meridian Speedway & The History Center



Speedway Influence:

- 1) Occident Club/Library
- 2) Boy Scouts
- 3) The Police
- 4) Dairy
- 5) Families

Morrie Fuller & Sons-Speedway 1975

Idaho Historical Racing Society

Item 1.



-Preserving Idaho Racing History over 2 decades

-Large collection of historical photos (scrapbooks), trophies, racing car parts, helmets, programs etc

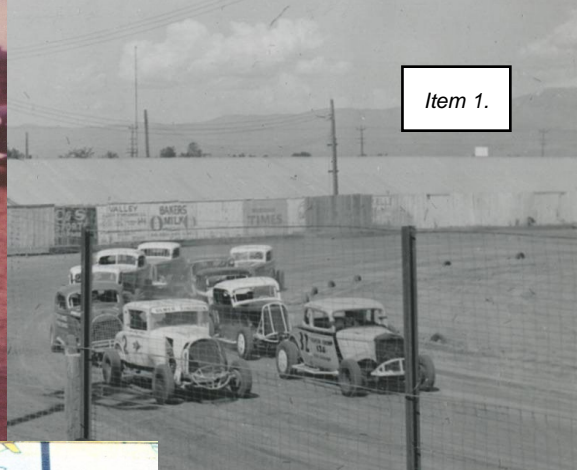
-A non-profit organization

-Partnership with MLD History Center for creation of a digital collection website on Meridian Speedway Material

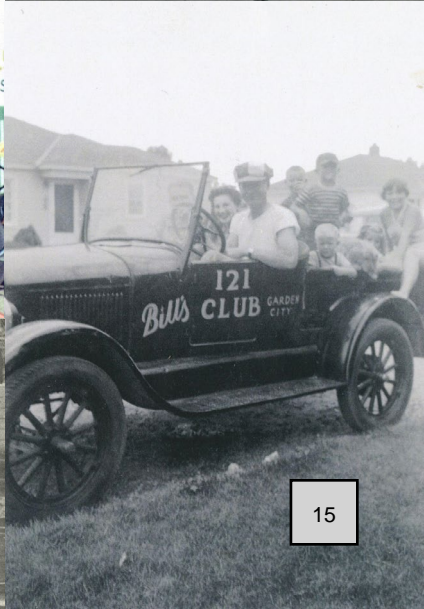
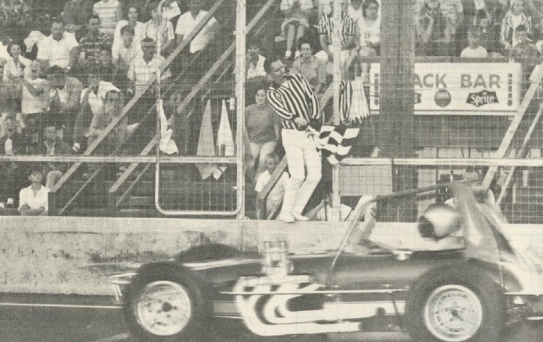
Sierra Jackson #25



Cuddy Mountain Transportation
Kiwis Welding & Repair
Junkyard Jack Tools
Big Bite Excavation
Standard Construction
Idaho Independent Bank



Item 1.



15

MEMO TO HISTORIC PRESERVATION COMMISSION

Topic: Historic Preservation Commission Budget

Below is a report generated from OpenGov’s Historic Preservation Commission’s budget on 4/22/24:

Meridian City		
Budget to Actual - Yearly - Project		
Download generated on 4/22/2024		
	2023-24 Budget	2023-24 Actual
(11159) Consulting/Photography - MHPC	10,230	1,000
(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
(11153) Supplies - MHPC	0	66
Total	15,000	2,266

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=A4EF3C81FB254158A5F7163C67FFCCF&projections=null&projectionType=null&highlighting=null&highlightingVariance=null&year=2024&selectedDataSetIndex=null&fiscal_start=2024&fiscal_end=latest

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 and 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

- Frank 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 Brongauh (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.