



# HISTORIC PRESERVATION COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, October 27, 2022 at 4:30 PM

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## MINUTES

### ROLL-CALL ATTENDANCE

<input checked="" type="checkbox"/> Blaine Johnston, President	<input type="checkbox"/> Destinie Hart, Vice President
<input type="checkbox"/> Vacant	<input checked="" type="checkbox"/> Pam Jagosh
<input type="checkbox"/> John Dinger	<input checked="" type="checkbox"/> Jody Ault
<input checked="" type="checkbox"/> Jack Keller	

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

B. Johnston noted Tyler Ricks is no longer on the Commission and the Mayor's office is in the process of interviewing to fill this vacancy.

### ADOPTION OF AGENDA

B. Johnston amended agenda by moving Reports (Item #7 (TAG North Main Street Survey and Item #6 (HullFilm 360 Project) to come after the Approval of Monthly Financial Statements.

J. Ault made motion to adopt agenda as amended, seconded by J. Keller and P. Jagosh  
All ayes

### APPROVAL OF MINUTES [ACTION ITEM]

- 1. Approve:** Minutes from 7-28-22 Historic Preservation Commission Meeting  
J. Keller made motion to approve minutes as presented, seconded by J. Ault  
All ayes

### APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]

- 2. Approve:** Monthly Financial Statement

C. Schiffler confirmed a new fiscal year has started and the Commission has a budget of \$10k with no expenditures to date; in addition, all funds were spent last year.

P. Jagosh made motion to approve the monthly financial statements, seconded by J. Keller

All ayes

## REPORTS [ACTION ITEM]

7. Report on TAG North Main Street Survey Project ~ *Barbara Bauer, TAG Research and Consulting, 20 minutes*

Presentation given by B. Bauer (attached).

C. Schiffler stated the Phase II statement of work for this survey is attached to the meeting packet so Commissioners can review and take action at a later date.

B. Nary stated that Phase II of the survey covers most of FY 2023 with field work proposed to take place in November and December but the next Commission meeting is not scheduled until December 22 and so to keep this project on task, the Commission may want to consider having a special meeting early in December.

B. Johnston stated in the past the Commission has combined the November and December Commission meetings on a special date and this will likely happen again so the Commission can take action on Phase II during this combined meeting.

B. Bauer also stated the Meridian Speedway nomination is still pending at the National Park Service office and has been for about five weeks. B. Bauer stated her contact at the State Historic Preservation Office has no further information or updates on the nomination at this time.

### Commission Feedback:

B. Johnston asked B. Bauer if she was surprised at the number of contributing versus non-contributing homes in terms of a historic district. B. Johnston inquired if in-fill projects around historic buildings would deter any attempt at a historic district. *Pleasantly surprised at pockets of well-maintained, historic homes and business buildings. People are excited to hear about the survey and were willing to share stories about their houses. Determining whether or not a historic district is possible will depend on the number of contributing versus non-contributing properties. More than 50% of the properties must be contributing to constitute a historic district. While the entire survey area as proposed may not be a historic district, the boundaries can be tighter to create a historic district as seen in Nampa and Caldwell.*

6. Report on HullFilm 360 Project

B. Hull reported he completed the expansion of the virtual tour project to include East Idaho Street and Highway 16 and has been made aware of one more potential project at the farm on Black Cat. B. Hull stated during the project he realized how much the intersection of Broadway and 2<sup>nd</sup> could use a 360 tour. B. Hull showed

the Commission various parts of the virtual tour and stated, as budgets allow, he would love to keep expanding the tour for the City.

B. Johnston stated that based on what B. Bauer finds in the North Main Street Survey there may be some buildings to add to the virtual tour.

### **NEW BUSINESS [ACTION ITEMS]**

#### **3. Discuss: Egger's Farm / Black Cat Farm**

B. Johnston stated he learned in July or August that the Egger's farmstead was being sold to a developer and on the farmstead there is an old silo, an old barn, and a double-silo granary that to his and others' knowledge, is the only one left in existence in Ada County. B. Johnston requested discussion on what the Commission can and/or should do in terms of preserving these buildings which could range from doing nothing, to having B. Hull document the farmstead buildings, or working with an interested party on moving a structure to another property. B. Johnston stated the Commission has no budget so any desired action would require community involvement and funding. B. Johnston confirmed he has reached out to the developer who gave him permission to go out and photograph the buildings. B. Johnston confirmed he has emailed Ada County Development Services to see if there is anyone in their Parks Department he can talk to see about relocating structures to one of the County parks. B. Johnston stated during the site visit a citizen survey was discussed which would gauge citizens' interest in preserving this site. B. Johnston stated there is a little bit of time as Planning doesn't expect any applications until the first of the year. B. Johnston stated he would contact J. Evarts.

B. Nary confirmed that City of Meridian Code does not contemplate the restrictive nature of development in regards to historical structures and once annexation of a property is requested, it is hard for the City to condition the request to prohibit the developer from tearing a structure down. B. Nary suggested seeing if any other local developers, such as J. Evarts, would be interested in preserving these buildings as part of their own developments.

C. Schiffler confirmed the property has not yet been annexed with the Black Cat industrial project.

C. Schiffler stated the following people attended the site visit in addition to herself and B. Johnston:

- K. Warren, Pathways Project Manager for the City of Meridian, attended the site visit to see about potential signage about the farmstead and buildings that could be incorporated on future pathways slated near the site
- an architectural historian who has some experience moving buildings

C. Schiffler estimated the cost of moving the double-silo granary would be around \$200k and require a lot of citizen support.

#### **4. Consider Proposal: 360 Virtual Sites Photography Project at Egger Farm / Black Cat Farm**

C. Schiffler stated there is an \$1800 proposal for the Commission to consider from HullFilm to virtually document the Egger Farm.

## **OLD BUSINESS**

**5. Discuss:** 2022 PastForward Online Conference November 1 - 4, 2022

B. Johnston stated he is not available to participate in any of the online portions of the conference as he had originally thought.

C. Schiffler stated if anyone does attend, fees can be covered under the Professional Development line item of the Commission's budget.

## **NEXT MEETING: December 22, 2022**

**Please note that the regularly scheduled meeting on November 24 will be canceled for Thanksgiving.**

B. Johnston suggested a special meeting in early December to ensure the Commission meets one more time this year rather than meet on December 22. B. Johnston stated his schedule is fairly open in December.

B. Nary reviewed the schedule of currently booked December meetings to assist the Commission in determining a date and time for a special meeting.

J. Keller, J. Ault, and P. Jagosh confirmed availability during the week after 3pm.

C. Schiffler confirmed she will send out an email poll to the Commissioners with various dates and times to host a special meeting for early to mid-December after 3pm.

## **ADJOURNMENT**

J. Ault made motion to adjourn, seconded by P. Jagosh

All ayes

# MERIDIAN UPDATE

Phase 1 Reconnaissance Level Survey


October 27, 2022

Barbara Perry Bauer TAG

## Phase 1 Reconnaissance-level survey

Survey area: In its entirety includes approximately 37 city blocks located south of Cherry Lane/Fairview, west of E. 4<sup>th</sup> Street Avenue, north of Broadway Avenue, and east of NW 1<sup>st</sup> Street.

Phase 1 boundaries extend north to south from Carlton Avenue to Broadway Avenue and east to west from E. 2<sup>nd</sup> Street to NW 1<sup>st</sup> Street.





## WHY SURVEY


Surveys provide information to assist in determining the historic significance of buildings and structures.

- ▶ Sometimes called windshield surveys
- ▶ Visual survey, little research
- ▶ Purpose is to identify the general distribution, location and nature of cultural resources within a given area.

## RECONNAISSANCE LEVEL SURVEY



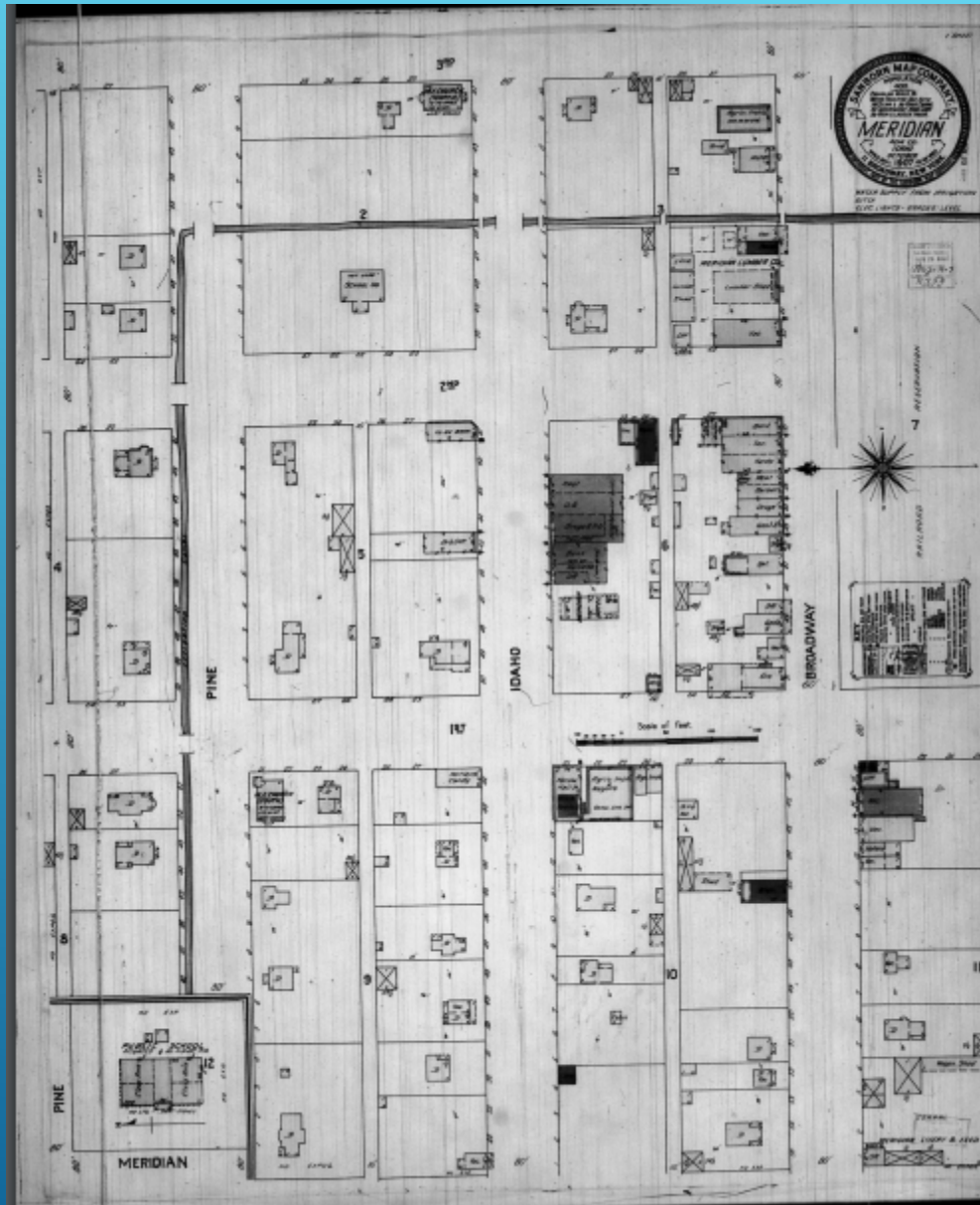


- ▶ Reconnaissance-level survey helps determine if there is enough historic integrity for a historic district.
  - ▶ Identifies those sites that could be eligible to the National Register of Historic Places.
  - ▶ Is a preliminary step and leads to more in-depth projects.
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# PRE-FIELD WORK

## BACKGROUND RESEARCH

- ▶ Known Written Sources
  - ▶ Sanborn Maps
  - ▶ Ada County Assessor Records
  - ▶ SHPO Literature Review for Previously Surveyed Sites
- 




Meridian Sanborn Fire Insurance map 1907



# CONDUCTING THE SURVEY

# GENERAL INFORMATION

- ▶ Surveys are conducted from a public-right-of-way; street or alley; access to private property is not required for most surveys.
  - ▶ If access to private property becomes necessary, permission must be obtained from the property owner.
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# WHAT TO DOCUMENT?

- ▶ Property address
  - ▶ Brief description of architectural style and features
  - ▶ A minimum of two photographs
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- ▶ Onsite survey
- ▶ Photography
- ▶ Mapping
- ▶ Database entry

## SURVEY STEPS



- ▶ Surveys conducted in cities, towns and other populated areas should be recorded on maps obtained from the city or the county.
- ▶ Surveys in rural areas must be recorded on a 7.5' USGS map

# MAPPING





- ▶ Digital images are required for every principal building, auxiliary buildings and structures.
- ▶ Photos should include an overview photo
- ▶ One oblique photo for every building, auxiliary building and structure

# PHOTO DOCUMENTATION



- ▶ Excellent – The roof covering appears to be in weather tight condition and the structure has no apparent broken or missing elements. The siding shows no sign of wear. Vegetation is under control.
- ▶ Good – The roof covering appears to be in weather-tight condition and the structure has no apparent broken or missing elements. No visible structural problems. Vegetation is under control.
- ▶ Fair – Shows some signs of deterioration, evidence of minor roof leaks, some missing or broken parts.
- ▶ Poor – Obvious major roof leaks, evidence of major structural problems, extensive broken or missing parts. Extensive, unwanted vegetation

## CONDITION GUIDE

- ▶ A contributing building is one whose construction date falls within the proposed historic district's period of significance.
- ▶ In addition the building must “contribute” to the overall feeling and quality of the historic district and retain a high integrity of materials and design.

# CONTRIBUTING



- ▶ Construction date is outside of the period of significance
- ▶ Historic structure altered through the application of replacement materials, addition of inappropriate detailing, exterior form changes, or significant additions which impact or diminish the historic integrity of the building.

NONCONTRIBUTING



# POST FIELD WORK

- ▶ Data Entry
- ▶ Photo Identification
- ▶ Collate Information



# HOW TO DETERMINE ELIGIBILITY

National Register Bulletin 15 provides guidance on how to apply the Criteria for Evaluation to determine the significance of a historic property and its eligibility to the National Register of Historic Places.



1. 50 years old or older;
2. Retain their historic appearance (called “integrity”); and
3. Are historically important (referred to as “significant”) at the local, state, or national level under one of four Criteria identified by the National Park Service.

The Criteria are:

Criterion A: Association with events that have made a significant contribution to broad patterns of history (agriculture, mining, community planning, homesteading)

Criterion B: Association with the productive lives of persons significant to our past (not many properties qualify for this criterion)

Criterion C: Embodiment of distinctive characteristic of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant vernacular structure (bridges, railroad trestles, courthouses, residences, etc.) □

Criterion D: Properties that have yielded or may be likely to yield information important in precontact or post-contact—archaeological sites



# ARCHITECTURAL STYLE SAMPLER





- ▶ **Queen Anne Style** houses feature a front-facing gable with a side gable attached at an L-angle or at the rear. These houses may be one or two stories, and usually feature a shed-roofed porch within the L.
- ▶ Circa 1880 -1910

## ARCHITECTURAL STYLES

