



RE: Eggers Farmstead

October 26, 2022

Dear Mr. Barton,

Preservation Idaho was informed that your company recently purchased the Eggers Farmstead at 820 S. Black Cat Road in Meridian. We'd like to congratulate you on your acquisition of this property. For over 50 years, Preservation Idaho has worked to protect and preserve places that are significant to Idahoans and that make Idaho unique. We rely on collaboration with public and private property owners to ensure they understand and appreciate the architectural and historic value of their property.

The Eggers family farming legacy started with a move to Idaho in 1918 and the purchase of a dairy on Ten Mile and Overland roads. Chester Eggers Sr. and his uncle, opened a dairy farm and prune growing business in 1921 on Franklin Road in West Meridian called Black Cat Farm. Chester Eggers Sr. purchased a large sign detailing a black cat and placed it on the corner of Franklin and Black Cat roads – though at the time, Black Cat Road was known as Post Road. Years later, Ada County renamed the road in honor of the beloved black cat on the sign Eggers had placed there.

As you likely know, The Eggers Farmstead is listed in the Ada County Historic Sites Inventory and is historically significant to Ada County and Meridian. The farmstead has the only remaining dual silo in Ada County, thus increasing the significance of its own agricultural heritage, as well as the County's agricultural heritage. Preservation Idaho sees a very special and unique opportunity for your development of this property. We believe the farmstead and your development can and should coexist, creating a sense of harmony that will set your design apart from similar developments in the area.

We would love to see your development incorporate the farmstead into your design. Ada County has a couple of different developments that have incorporated historic structures into new developments – such as the Schick-Ostolasa Farmstead within the Hidden Springs development. The Schick-Ostolasa farmstead serves as a Historic and visual landmark for the new development while serving as inspiration for the entire development. The designs of newer homes have been inspired by traditional houses within the farmstead's time period of significance and the entire community has adopted a very Americana-feel. The Hidden Springs development has been physically incorporated into the history of the land and together, the new

*Preserving Idaho's historic places through collaboration, education, and advocacy.*

and historic structures have become embedded into the Hidden Springs' sense of community identity.

The dual silo located on your property could be a central, focal point while offering unique design inspiration and a sense of identity that differentiates it from other similar type developments in the surrounding area. It could become a commercial complex holding a neighborhood cafe or perhaps a clubhouse for community members to utilize. The Magnolia Market at the Silos in Waco, TX are a beautiful and iconic example of retail/commercial-reuse of the historic Brazos Valley Cotton Oil Mill by developers, Chip and Joanna Gaines. Before you start any work, we highly suggest that you allow for an architectural historian to document the site as it presently stands.

In the event you are not able to utilize these structures, we ask that you consider moving the remaining structures to another location in Ada County where they can be maintained and preserved. As aforementioned, this is the only remaining dual silo in Ada County. As present-day farmers move towards other storage methods, it's imperative that our only remaining piece of this type of agricultural history remain so present and future generations can learn, engage, and appreciate Ada County's agricultural growth over time.

This is a very exciting experience for CBH Homes. Preservation Idaho would appreciate the opportunity to meet with you on site to further discuss your plans and answer any questions you may have about the historic nature of this property. We will bring along an employee of the Idaho State Historic Preservation Office (SHPO) to serve as a technical expert. They will provide you with additional preservation options and resources, as well as more information on the architectural features while taking a deeper dive into the period of significance of this property and its impact on Idaho's agricultural heritage.

Please let us know when is most convenient for you to host us on-site.

Sincerely,

Brittney Scigliano  
Board President  
Preservation Idaho