



HISTORIC PRESERVATION COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, January 25, 2024 at 4:30 PM

MINUTES

ROLL-CALL ATTENDANCE

<input checked="" type="checkbox"/> Blaine Johnston, President	<input checked="" type="checkbox"/> Jody Ault, Vice President
<input checked="" type="checkbox"/> Pam Jagosh	<input checked="" type="checkbox"/> Ken Freeze
<input 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; City Attorney, Bill Nary; and City Planner, Stacy Hersh.

Also in attendance online was Barbara Bauer of TAG Historical Research (TAG).

B. Johnston called the meeting to order at 4:33pm.

ADOPTION OF AGENDA

P. Gittings made motion to adopt agenda, seconded by P. Jagosh

All ayes

APPROVAL OF MINUTES [ACTION ITEM]

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

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

All ayes

APPROVAL OF MONTHLY FINANCIAL STATEMENTS [ACTION ITEM]

2. Approve: Monthly Financial Statement

C. Schiffler stated the historical walking tour app renewal increased this year from \$1000/year to \$1200/year.

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

All ayes

NEW BUSINESS [ACTION ITEMS]

3. Election: 2024 Historic Preservation Commission President and Vice President Elections

B. Johnston stated that Meridian City Code directs the Commission to hold elections at the first meeting of each calendar year and that the Commission's bylaws state the offices of this Commission shall include Commission President and Commission Vice President.

B. Johnston noted that the current Vice President is automatically nominated, per the Commission bylaws so asked Commissioner Ault if she wanted be nominated.

J. Ault stated she would like to withdraw her name from the nomination.

B. Johnston requested nominations for the office of President and Vice President.

D. Pitts nominated B. Johnston for President; seconded by P. Gittings.

B. Johnston nominated P. Gittings for Vice President; seconded by D. Pitts.

All ayes

No other nominations for President or Vice President were made.

4. Presentation: Eggers Farmstead / Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd.

Presentation given by David Bailey of Bailey Engineering who is representing Trilogy Development of the Farmstone Crossing Subdivision (see attachment). This project is proposing six commercial buildings and no residential structures. As the property layout is being proposed, the silo location is in the right-of-way of the proposed Vanguard Street. D. Bailey has contacted Mindy Wallace at the Ada County Highway District (ACHD) to see if it would be possible to realign Vanguard Street as it crosses Black Cat Road to the west and that is not possible. A structural evaluation has been completed on the silo and the engineering firm did state the building could be shored up to remain where it is currently located. Once it was determined the silo could not remain at its current location, movers were asked to provide bids to relocate the structure but a bid was not provided as the movers deemed it not possible as the building would come apart. Spoke with Barbara Bauer of TAG and Fred Fritchman (graphic designer) to create a characterization of the silo for a monument sign for the site and then build an additional product to represent the original structure. Bailey Engineering has considered disassembling the silo and saving the blocks so have a bid for this work, but to disassemble and reassemble, the structural engineer said the structure would not meet Code unless a concrete interior was built. A three-step proposal and a monument concept were presented. The monument would be a pretty significant structure with:

- A 4'x8' sign that is laminated and has architectural elements, photos of the silo, and historical documentation
- the ends of the monument would be made to look like the silos and would incorporate actual blocks ornamentally (not structurally) from the silo

- a shed roof over the top and a plaza around the base

The proposed monument would be 16' wide and tall enough that someone could stand under the shed roof with great visibility from a nearby regional pathway. D. Bailey's request to the Commission is to put a condition that we preserve the monument in place and if no disposition for it as far as it is going somewhere else or it is going away and only pieces would be saved prior to the road being built, then we agree it be disassembled or if there is a disposition and an approved design for the site and no place else for it to go then it can be demolished.

B. Johnston requested assistance from B. Nary as to the next steps.

B. Nary clarified with D. Bailey that what D. Bailey wants is direction from the Historic Preservation Commission back to the Planning and Zoning Commission and the City Planner on what the Historic Preservation Commission would like to see happen. D. Bailey agreed with B. Nary's clarification. B. Nary stated City Code does not contemplate the Historic Preservation Commission having design approval authority but rather an advisory role so within reason to request the opportunity to comment on the monument design prior to its final version, if the developer is in agreement.

S. Hersh stated comments and conditions can be put in her staff report. Typically Certificate of Zoning Compliances do not go through Commissions and are administrative. The Historic Preservation Commission would need to decide if their review of the proposed monument could be done via email or would everyone need to come back together at a meeting like today. S. Hersh stated it would be very helpful to have all of this in writing so she can finish her staff report because this project will go to the Planning and Zoning Commission meeting on February 15 so she would like to include some type of documentation so that both the Planning and Zoning Commission and Council can read it.

B. Johnston proposed the following two conditions:

- Condition 1: Prior to Vanguard Street being built, the double silo granary and silo (four parts) to be disassembled and stored at least temporarily in a location as to be reusable in some manner for a monument.
- Condition 2: The applicant come back and show the Commission a design for the monument so this Commission can present its opinions back to Planning and Zoning before the Certificate of Zoning Compliance is issued.

B. Johnston stated he thinks it would be easier for a review of the proposed monument to happen during a Historic Preservation Commission meeting as the Commission is not here every day and then can have consensus among the Commissioners.

B. Nary restated conditions in order for the Commission to take a vote:

The desire of the Commission recommendation to the Planning and Zoning Commission is that both of the existing silos be disassembled for reassembly in a different location in a future site which is still to be determined and will need to be clarified prior to disassembly as to where it is going to go within a reasonable period of time, and alternatively, that there also be a scale replica

of these facilities replicated on the site and that the rendering of the replica would be reviewed by this Commission prior to the issuance of the Certificate of Zoning Compliance and that the Commission have the ability to comment on the proposed monument being suggested by the developer.

P. Gittings motioned to adopt the conditions as stated by B. Nary; seconded by K. Freeze

All ayes

Commission Feedback

K. Freeze inquired if the silo could be moved and reconstructed, has a place been identified to place the reconstructed silo. *No, don't know of a spot it could be moved to.* K. Freeze inquired that if the structure could be moved, then moving the structure 50 or 100 yards really is not an option. *No, it would have to be deconstructed and a concrete interior structure would need to be built. Do not feel it is an appropriate building to have on an industrial site, besides the significant cost to do that.* K. Freeze inquired if any other moving companies had been contacted as he has researched two other moving companies with track records of moving old historic buildings: Kelly Moving and Rigging (Boise) and Western State Movers (Nampa). *No, only contacted Pacific Moving and the developer has indicated to D. Bailey that the path being proposed is well researched and that is the way they would like to go at this point. If someone else wants the building then would be open to that and have some budget to make sure it is saved.* K. Freeze inquired, in regard to the \$200k estimate to deconstruct the structure, what reassurance is there that the structure will ever be rebuilt and where will it be stored in the meantime. *Store it on site. The deconstruction estimate bid is \$50k so want to make sure if it is deconstructed that there is a disposition for it but this would need to be decided before they start the site construction. It appears surrounding developers will build out Vanguard well before construction on Farmstone Crossing Subdivision begins. The same blocks are still available today so if going to rebuild it would just order new blocks; however, do not want a building on the property that has occupiable space in it.* K. Freeze inquired if the developer would be open to a metal detecting club he belongs to going through the property to try to discover any historical artifacts that may be in the ground which would then be turned over to the Historical Society. *Yes, just contact Bailey Engineering to set this up.* K. Freeze requested clarification that the monument would use some of the pieces from the existing silo. *Absolutely. Blocks could be used on the bottom of the wall under the sign or in a circle around the base of the new silo pieces or along the base of the plaza (see Monument Concept slide in presentation) so some significant part of the blocks would be built in to the monument and referenced on the monument sign.* K. Freeze inquired if taking parts from the existing silo for the monument would hinder its reconstruction later on if that were to happen. *There is the additional silo and the blocks are available.* K. Freeze recommended using parts from the single silo for the monument and preserving all the pieces of the double silo so it could be reconstructed, if possible. K. Freeze inquired if in the proposed park-like area where the monument would go, could the developer explore using that as a site to

move the silo because concerned if it gets taken down and stored it will never get put back up. *We will certainly continue to investigate that.*

P. Gittings asked for clarification on his understanding of what is being proposed – deconstruct the double silo and parts would be used for the proposed monument. *Correct.* P. Gittings inquired if this would happen in 2024 or 2025. *Do not do anything until a preliminary plat is approved. Then do a site design and the City does a Certificate of Zoning Compliance process which would include the final landscaping and design of the monument. The Historic Preservation Commission can recommend a condition, in regards to the silo, to the City to be included in the preliminary plat and then City staff include the recommended condition in the staff report which goes to the Planning and Zoning Commission and then the developer cannot begin construction until everything is fully approved.* P. Gittings inquired if someone wants to take the silo would the developer sell it to the interested party or would it be donated? *Does not think the developer would need to sell it to them and would help with the deconstruction of the silo.* P. Gittings asked if there is already a place on the site where the proposed monument would be located. *There is a plaza required and that the developer is providing within the development that is somewhat centrally located and was suggested by your staff so it would be located East of Building 1 and North of Building 2 and is about half an acre in size.*

P. Gittings inquired if the site was big enough to place the double silo on. *Yes, there is physically space there but the developer does not want to build a full-size replica of the structure on this site.*

B. Johnston stated that he thinks the goal of the Commission should be to preserve the silo in its location because its an important historical building in Meridian and the proposal as presented does not meet that goal. B. Johnston inquired if the developer has looked in to redesigning the roadway so it does not go through where the silo is located. *Not feasible. Neither the City nor ACHD will approve moving the location of the road as designed.* B. Johnston inquired if Bailey Engineering will build the roadway. *Not sure who will build it but it will be built with the design they have, but the developers all around this property want to see the roadway finished sooner so the roadway will be finished before construction even begins on this site.* B. Johnston inquired if the final design for the roadway has been approved by ACHD as far as location. *The location is in the required conditions of approval for this subdivision and the Avanti subdivision and is in accordance with the Master Plan and the subdivision done across Black Cat Road so the location where the road connects to Black Cat Road cannot be changed at this point, per ACHD memo.* B. Johnston inquired if the final design of the roadway has been approved by ACHD yet. *No. We will not produce that design; from our end would not produce that design for probably another year but another engineering firm is working on the design but not sure of the status of submitting those plans.*

B. Johnston inquired if there is a permit ACHD issues before work on a roadway can begin, if the Commission cannot have the design changed or a condition on the design. *Yes, they approve the construction plans and the right-of-way has to be included in the plat and then a specific permit is issued for the construction of the road. Not sure where the City falls in that but does have to meet a condition of approval. Hypothetically, if this Commission recommends a condition of approval to*

Planning and Zoning Commission on the preliminary plat that says the road has to be realigned and the monument has to stay in place, the developer can say we cannot build the project because cannot make this condition happen. Meantime, other developers around the site say they need to build the road and they have to follow their own conditions of approval which does not have the condition recommended by this Commission, or the developer gets denied because we say we will not accept your condition, then both parties are out. B. Johnston stated he is trying to ensure before the road is built that the silo will be deconstructed rather than just demolished in order to build the road, and inquired if this is even feasible. Yes, you can ask the Commission to put this condition on the developer's preliminary plat and even if another developer builds the road, the developers are working together and there would probably be a cost-share to deconstruct the silo among whomever is working on building the road. That is probably where we want to go with this and we would understand this condition and work with this. Second piece is kind of open-ended but the solution may end up being the developer builds a nice monument on their site using some of the blocks from the building in order to build the monument. If a design is approved for the replacement monument before the road is built then do not have to save the entire silo and would just need to save enough blocks to incorporate into the replacement monument. If no disposition for the silo at the time they issue the permit for building the road, the silo would be disassembled before they build the road. If there is a final disposition that the silo is not being moved anywhere and allows for taking only blocks needed to include in a monument and does not require fully disassembling and storing the entire silo, the developer will just take blocks before the road is built. Do not want to create paths that cut off options in the future but also do not want to go down dead ends and spend a bunch of money if nothing is going to come to use of the dissembled/stored silo. We have been cooperative all along and want to help to make sure this thing is preserved in the best way. Even if someone comes along who wants to take the entire silo thinks the developer would still be ok to build the monument though may want to reduce the size of the monument, but still commit to the monument. Seems like having a reasonable monument on the site is not an unreasonable ask. Do not want to spend a bunch of money taking it apart and storing it if it is not actually going somewhere. B. Johnston inquired if the tall single silo on the property has the same size blocks as the double-silo and if these blocks could be used as part of the monument to ensure historical accuracy. Yes, that would be possible to use from either one and would probably use 20 – 40 blocks as part of the monument and would have enough blocks sufficient for the monument design. We can work on the design and have it ready before we touch the silo so that could be the condition so we know what needs to be saved from both buildings. B. Johnston stated he thinks the silo can be rebuilt so it cannot be occupied or gotten in to by people. I'm not agreeing to anything just talking about stuff, so what you are talking about is having two 16' diameter silos that are probably 15' tall with a dome top on them and a flat wall in between as opposed to an enclosed building. B. Johnston stated he likes the shape of the building because that is what is there so thinks this is a condition we should have is to have the final design come before this Commission for review. Developer has indicated they do not want to do a full-scale rebuild of the thing on site.

B. Johnston inquired of B. Nary if the City can request ACHD to put a condition on not approving the final design until disposition on the silos has been reached. *Yes, the City can but not likely the City will but it is a request you can make.*

5. Discussion and Planning: May 2024 Preservation Month Activities

B. Johnston stated that Preservation Month coincides with the City's Unplug & Be Outside event so on Saturday, May 18 proposing to host a free guided historical walking tour like last year. Put out sidewalk signs for the historic buildings the week before and after so the public can learn about the history of Downtown Meridian on their own. Open to suggestions about other activities the Commission could host.

Commission Feedback

P. Gittings inquired if the Meridian Library District has activities scheduled during May. *Not that we know of and have not done so in the past so not anticipated that they will this year. Library did have the video "Water Makes the Desert Bloom" showing last year in the Conference Rooms so that may be an option again.*

C. Schiffler stated that at one time the Library would digitize the public's records (e.g., photographs, two-dimensional objects, letters) so maybe they would do that again since part of their typical programming. The Library may have kept a copy of digitized records if they thought it was of importance.

K. Freeze inquired about having a classic car competition in Downtown Meridian, thinking 1940s and older. *Never done it before but can look into logistics. May conflict with the Main Street Market and would require a Temporary Use Permit through the Clerk's Office.* K. Freeze will look in to this and report back at the next meeting.

6. Discuss: Historic Research Consulting Projects for FY24

B. Johnston stated the Commission has some funds available which could be used to contract with TAG to develop a walking tour guide for Commissioners and volunteers (see proposal in Agenda Packet).

B. Bauer stated she has done something similar for other groups. TAG would produce two different illustrated and bound walking tours based on the surveys the Commission has done. TAG would create five hard copies in binders and also digitize the tours in case more copies needed to be made. TAG would host an in-person training session for those interested in giving historical walking tours. Could probably complete this project by May for Preservation Month.

K. Freeze motioned to approve spending Commission budget not to exceed \$4,716.15 to have TAG produce walking tour booklets for the Commission with work to be completed by May for use during Historic Preservation Month; seconded by P. Gittings

All ayes

C. Schiffler inquired if there are any other projects listed in the memo that the Commission would like to get a cost on as there are additional funds to be used beyond the cost of the historical walking tour binder project. C. Schiffler suggested

looking in to a landmarking program outlined in State Code that the State Historic Preservation Office presented to her. The landmarking program designates certain historic properties as landmarks for Meridian and if the property was up for demolition the changes would be presented to the Commission to give opinions/advice/recommendations on the project, which aligns with the Commission's advisory role so could delay, not stop, demolition. Landmarking historic properties could become part of the Historic Preservation Plan.

B. Johnston requested that P. Gittings do some research on landmarking and report to the Commission next month.

Commission Feedback

B. Johnston suggested use additional funds to:

- Replace some of the Thermoplast signs that are getting worn in front of historic buildings in Downtown Meridian
- Ensure all Commissioners have name tags
- Re-design Historical Walking Tour brochure – content good but update the look – so requested that C. Schiffler reach out to a printing company for a graphic design bid

B. Johnston inquired about the sites that were identified in the survey conducted last year. *Moving forward with the sites identified last year but need SHPO's input before moving forward.* B. Johnston likes the idea of landmarking and would like to get a bid from a graphic designer to create a landmark sign with the Commission's logo for these sites.

P. Gittings stated he read through Idaho Statute on landmarking and thinks it is a good idea to look in to and thinks sample signage can be seen at properties landmarked in Boise's historic North End. Idaho Code does list some restrictions for homes designated as a landmark but still a good idea to pursue as landmarking would probably be quite less expensive than applying to be on the National Historic Register. Property owners should have the final say and the Commission should not push this off on property owners they approach about landmarking properties.

B. Johnston agreed that landmarking would be less expensive than applying to be on the National Historic Register.

K. Freeze has participated in a project in another City where properties were researched and informational plaques were created and displayed in front of historic properties.

OLD BUSINESS [ACTION ITEMS]

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

P. Gittings stated that the Subcommittee has not met since the last meeting and has no meetings scheduled since the grant application has been submitted to SHPO and the Commission should hear by mid-March if a grant will be awarded for the Historic Preservation Plan. Unless another need arises, this Subcommittee

will only reconvene if the grant is awarded in order to plan for the Request for Proposal or other means of moving forward with the Historic Preservation Plan update project.

C. Schiffler stated SHPO has completed the revisions to the Speedway Nomination and were going to turn it in but she has not received any official notice that the nomination has been resubmitted.

NEXT MEETING: FEBRUARY 22, 2023

ADJOURNMENT

P. Gittings made motion to adjourn, seconded by K. Freeze



a/b/n of The Arrowrock Group, Inc.

Proposal
Walking Tour Guide
Meridian Historic Preservation Commission
January 19, 2024


The City of Meridian Historic Preservation Commission (HPC) has requested assistance in developing a walking tour guide for board members and volunteers. The guide will provide a map, tour stops and information on historic buildings at each stop. The guide will include a ready reference section with a timeline of Meridian history, a pictorial glossary of architectural terms, and historic photos. Five wire bound hard copies will be produced as well as digital files.

Project tasks include identification of tour route(s) and stops, identification of selected historic images for illustrations, and writing content.

TAG will provide a draft of the walking tour guide to HPC members for review and comment. Upon receipt of comments, TAG will prepare a final copy.

Deliverables will include the electronic files for reproduction and five spiral bound print copies.

Task	Estimated Hours	Loaded Hourly Rate	Subtotal
Background research/identify tour area	10	\$83.93	\$ 839.30
Guide Production	40	\$83.93	\$ 3,357.20
Edits	5	\$83.93	\$ 419.65
		Task Total	\$ 4,616.15
Printing, wire binding			\$100.00
		Project Total	\$ 4,716.15

 **Bailey Engineering, Inc.**
CIVIL ENGINEERING|PLANNING|CADD

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)



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.

B Bailey Engineering, Inc.

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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)

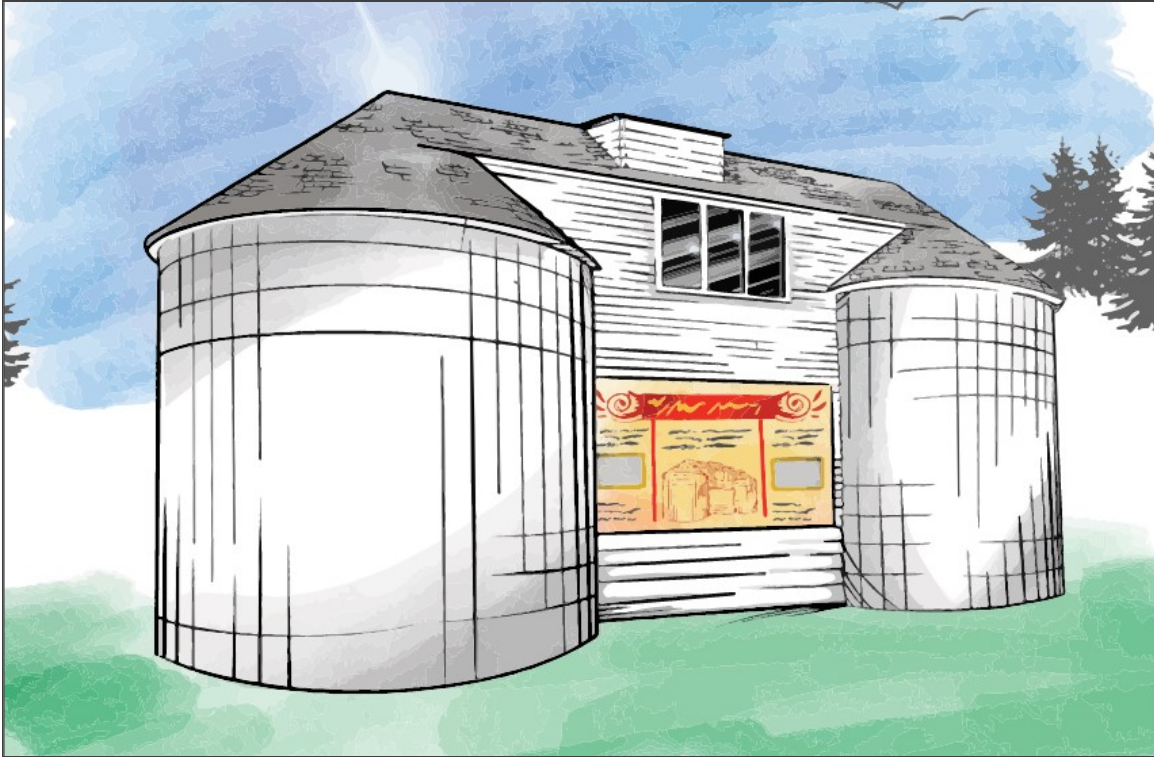


Figure 3 - Silo Monument and Plaque Illustration

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



FARMSTONE CROSSING

Historic Preservation Commission Meeting

PROJECT SITE

NORTH OF I-84
EAST OF BLACK CAT RD



PRELIMINARY PLAT

6

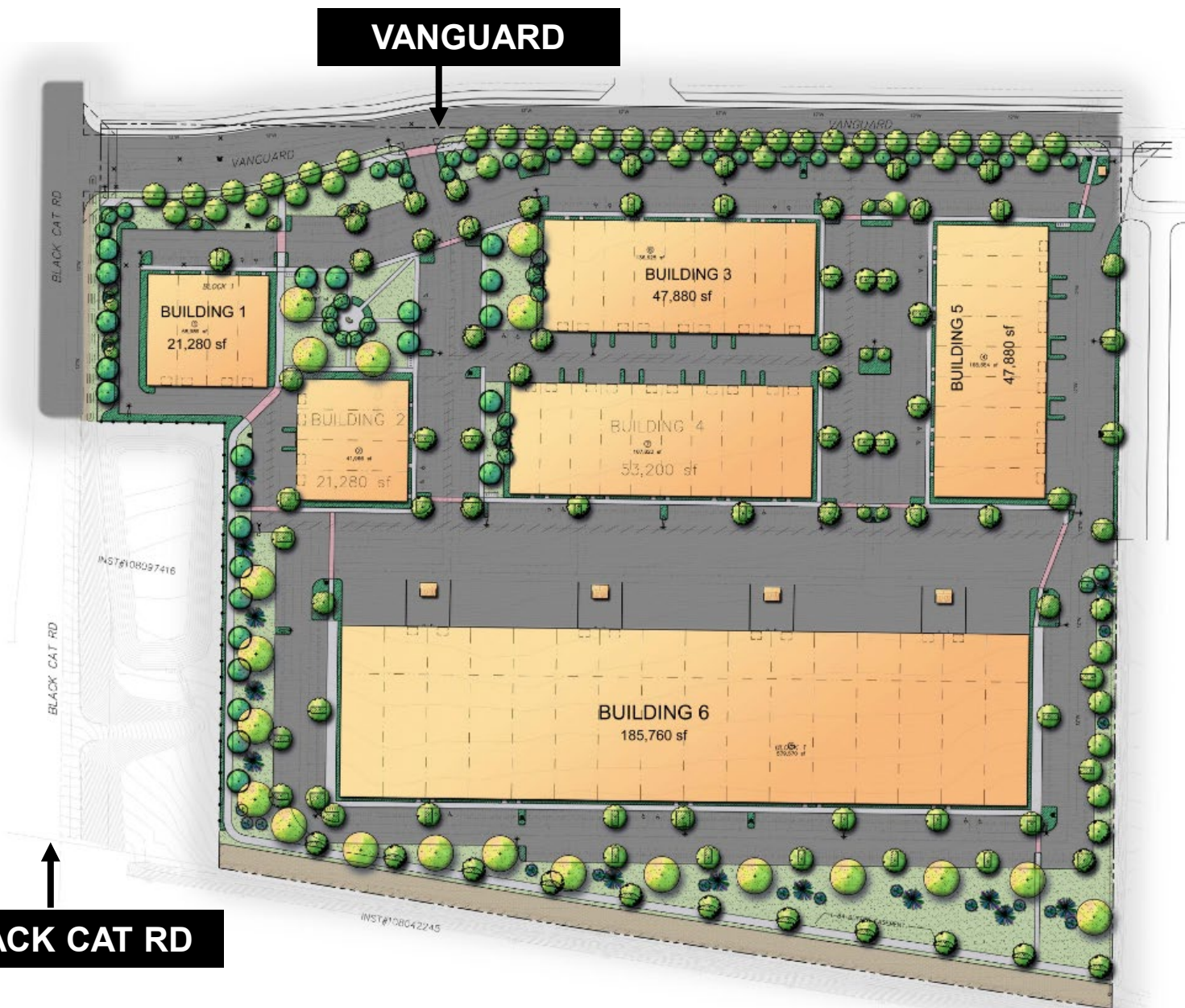
BUILDINGS

1

CENTRAL GATHERING PLAZA

1

REGIONAL MIXED-USE PATHWAY ALONG I-84 AND THROUGH PLAZA





SILO



LOCATION

The Silo is located in the right-of-way for Vanguard St



SAFETY

The structure cannot be brought up to building codes for public safety

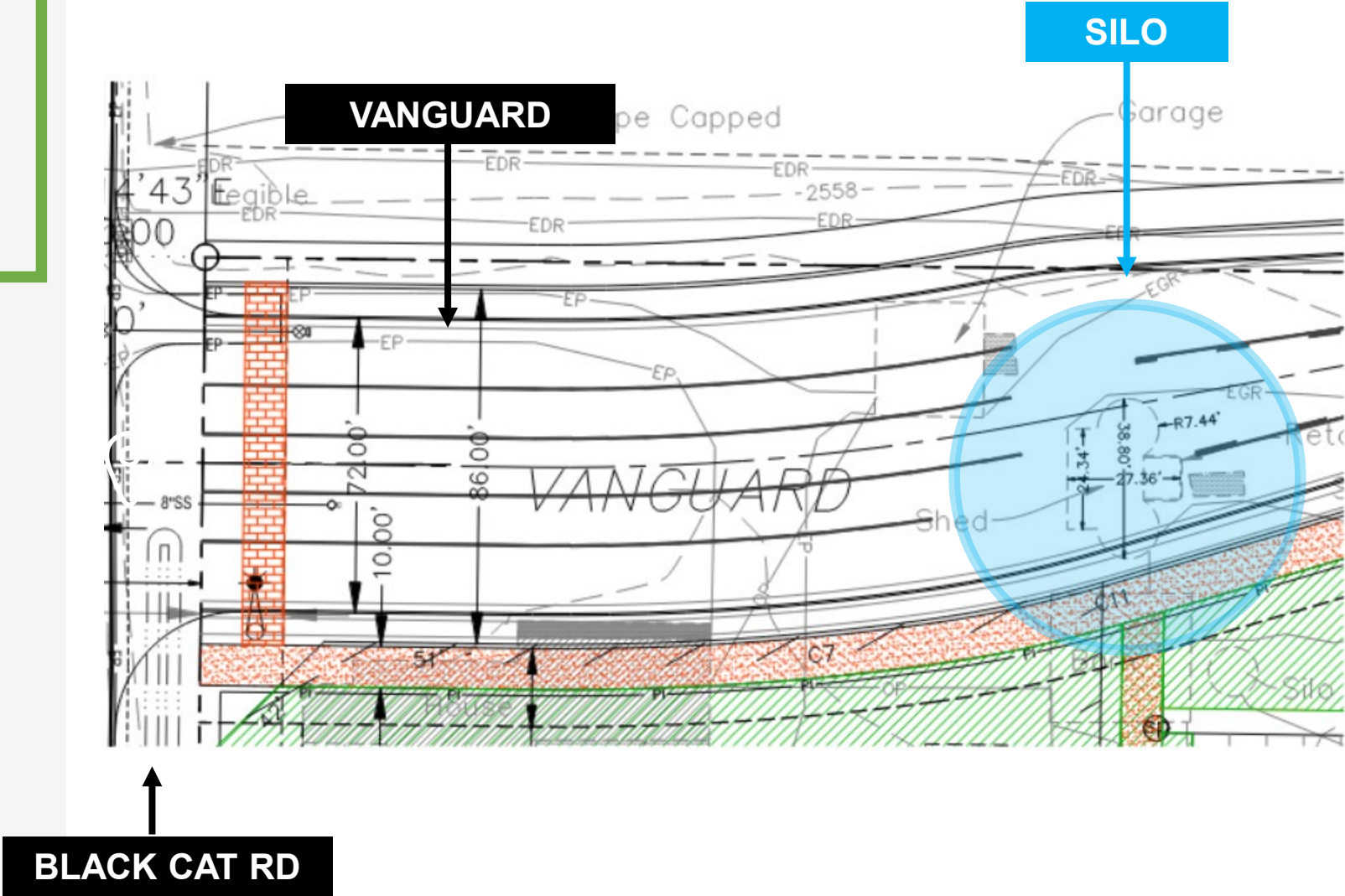
SILO LOCATION

Located in ROW



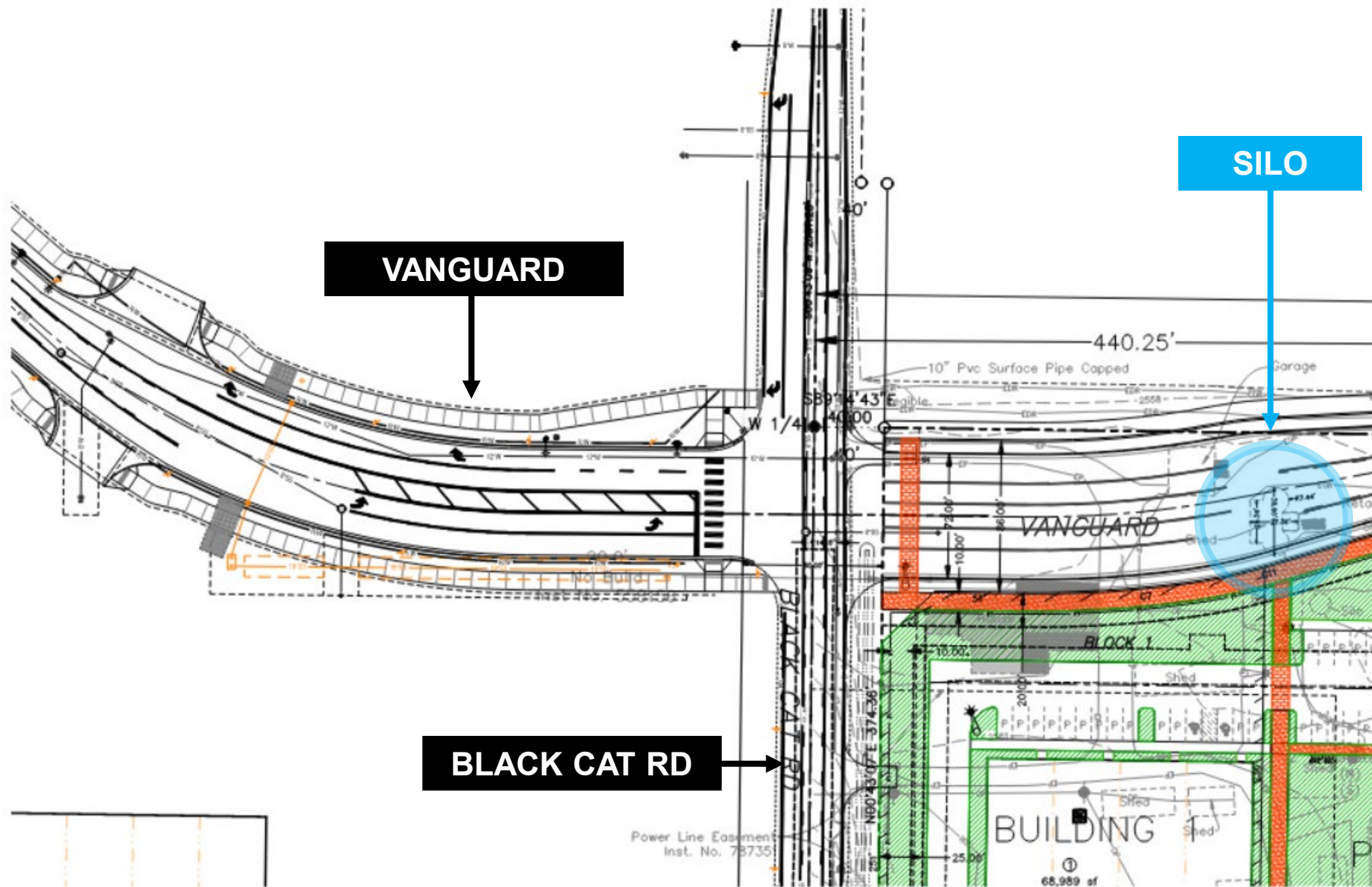
SILO LOCATION

SILO IS 9' WIDE AND 27' DEEP



VANGUARD

Design of Vanguard on the west side of Black Cat Rd



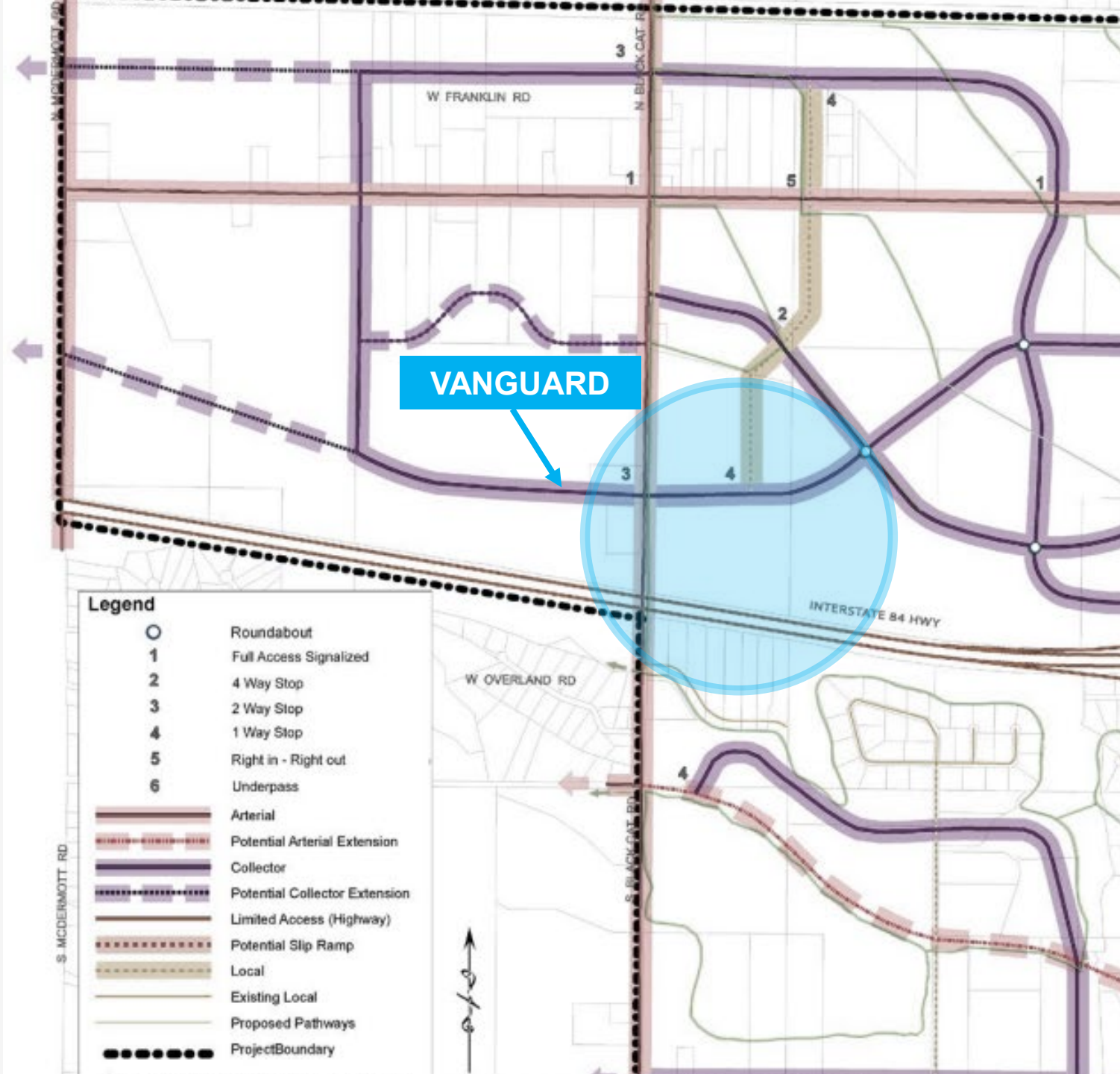
VANGUARD LOCATION

1

Collector location from ACHD's MSM and City TMSIP

2

ACHD approved road to the West of Black Cat Rd



PROPOSAL

PROPOSAL



DOCUMENT

Allow for an architectural historian to document the site



DISASSEMBLE

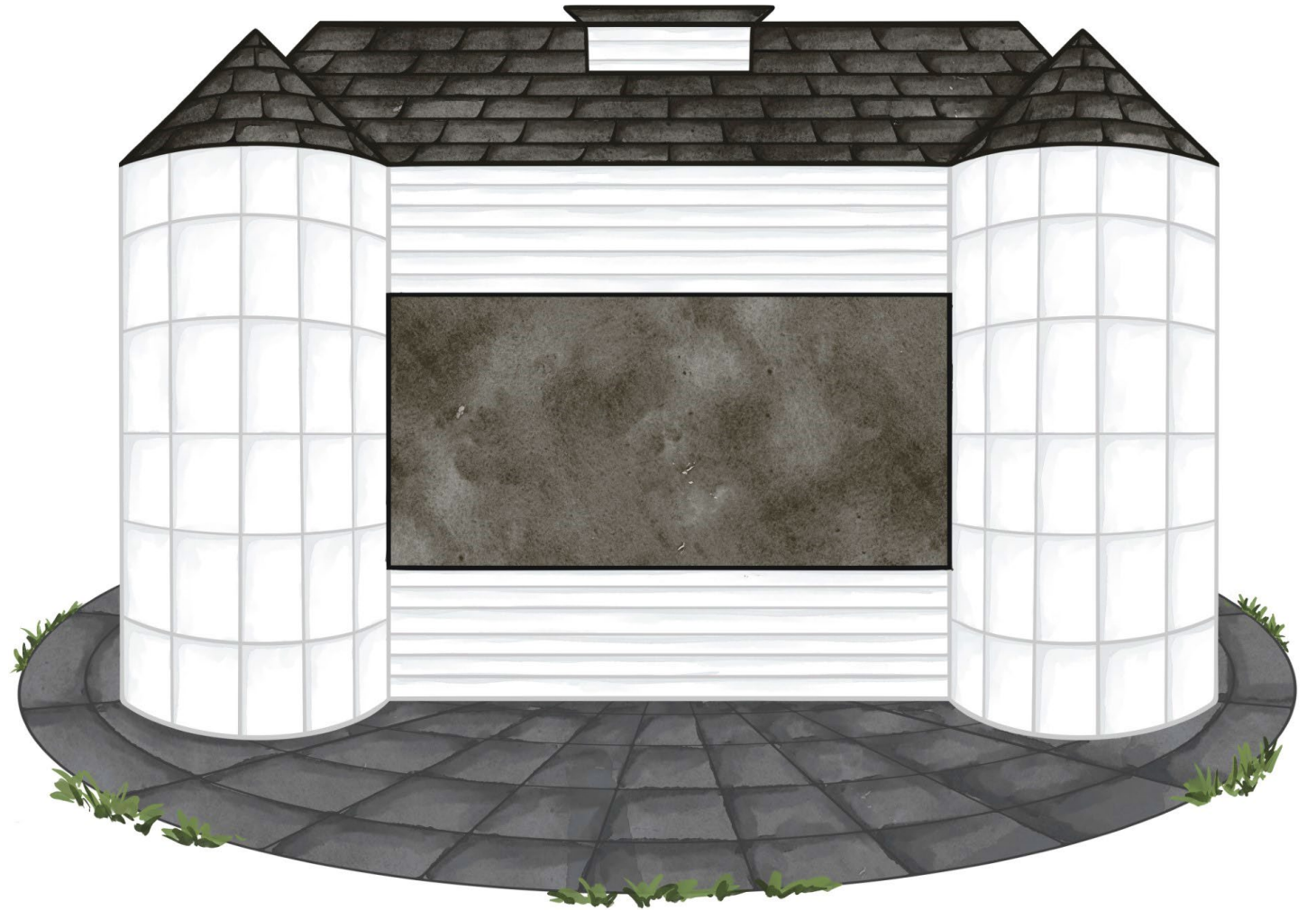
Disassemble and store the structure for an agency that may be able to preserve the silo



MONUMENT

We will construct a monument and historical plaque in the Plaza

MONUMENT CONCEPT





THANK YOU