



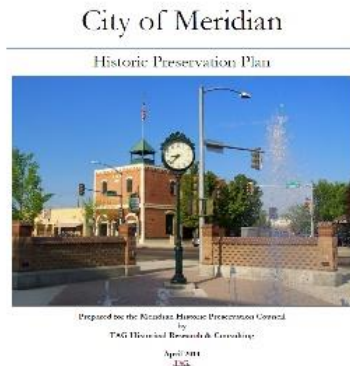
Historic Preservation Program Summary

Draft - April 18, 2025



CITY OF MERIDIAN HISTORIC PRESERVATION PLAN

The current historic preservation lists properties in the National Register of Historic Places, provides goals and objectives, and an inventory of historically significant locations in Meridian. This plan was approved in April 2014. The plan provides the following 4 goals as well as associated objectives.

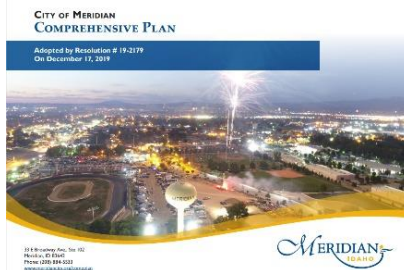


- **Goal 1** Preserve and enhance Meridian's historical, cultural and agricultural heritage.
- **Goal 2** Locate and identify historic and archeological resources significant to Meridian's past.
- **Goal 3** Heighten public awareness of historic preservation in the community and improve preservation education efforts for various audiences.
- **Goal 4** Maintain and strengthen support for historic preservation from individuals, commercial property owners, local organizations and neighborhood groups.

CITY OF MERIDIAN COMPREHENSIVE PLAN

The comprehensive plan, adopted in 2019, mentions the 2014 historic preservation plan and the preservation of Meridian's historic character. Section 5-7 and 5-8 are dedicated to historic preservation. These sections include the Historic Preservation Goals, Objectives and Action Items.

Below is an inventory of the items that mention historical structures or features:



2.09.02 G Implement the City of Meridian Design Standards and City of Meridian Architectural Standards Manual to ensure that Downtown remains the historic center for mixed-use tourism, business, retail, residential, and governmental activities

2.09.02 E Implement consistent landscaping, lighting, and historic preservation standards.

4.04.02 Link pathways to important pedestrian generators, environmental features, historic landmarks, public facilities, Town Centers, and business districts

Historic Preservation

Introduction

The Historic Preservation element underscores the importance of preserving Meridian's heritage by remembering previous generations who laid the foundation for Meridian today. Policies not only direct the preservation and restoration of sites/buildings with historic or cultural relevance, but also how to celebrate and memorialize them.

Background

Meridian has a unique, storied history. Preserving that history is important because it defines the roots of the community and provides a sense of belonging to residents who treasure it.

Below: Meridian Historic Walking Tour sign at City Hall



Some Meridian properties are on the National Register of Historic Places, but there are many additional historical resources and architectural features within the city limits and the Area of City Impact that are not yet listed on this Registry. Although they may not be listed on the National Registry, they still carry historical and cultural significance to Meridian. Meridian's important agricultural heritage and history of town settlement is reflected in the many private historic residences and commercial buildings within the area. However, continued urban expansion and development have threatened some of these sites over the years.

While many of these sites and features have been lost, and others can no longer be realistically preserved, they can still be remembered. To preserve the memory and significance of these sites, all viable resources such as photos, models, written and oral stories, and memorabilia or significant artifacts should be used to pay tribute to a site's important role in shaping Meridian history. The design of new structures and landscapes can also acknowledge and celebrate Meridian's heritage by incorporating art and/or learning experiences for youth.

For additional information, refer to the following resources:

- » [Existing Conditions Report: Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Historic Preservation Plan](#)
- » [Destination Downtown](#)

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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		Priority	Lead	Support
5.02.00	Celebrate Meridian's historical, cultural, and agricultural heritage.		PR	CD, FI, MO
5.02.01	Enhance and restore the historical quality of Old Town.		PR	CD
5.02.01A	Maintain and implement design and building standards for historically significant buildings and resources in Old Town.	Medium	PR	CD
5.02.01B	Support owners of historic buildings in their efforts to restore and/or preserve their properties.	On-going	PR	CD
5.02.02	Preserve and enhance historic and cultural resources.		PR	CD, FI
5.02.02A	Coordinate with the Meridian Historic Preservation Commission to recommend use, restoration, and preservation of historical structures and sites throughout Meridian.	On-going	PR	CD
5.02.02B	Investigate and promote incentive programs for historic properties.	On-going	PR	FI
5.02.02C	Implement tools and undertake programs that will increase the community's awareness of its heritage as well as the economic and aesthetic value of historic preservation.	Low	PR	MO
5.02.02D	Stimulate private and public investment in the restoration and preservation of historic buildings, outdoor spaces, and natural historical features.	On-going	PR	CD, FI
5.02.02E	Support the efforts of the Historic Preservation Commission to foster preservation and conservation.	On-going	PR	MO
5.02.02F	When appropriate, seek comments and approval from the Historic Preservation Commission prior to any changes to City-owned or controlled property, including buildings, outdoor spaces, and natural features.	On-going	PR	CD
5.02.02G	Place informational plaques on historic structures and special sites.	On-going	PR	MO
5.02.02H	Incorporate, into the development review process, a way to determine any impact on unique geological, historical, and archeological sites; preserve and protect as appropriate.	On-going	PR	CD
5.02.02I	Encourage events and activities that celebrate the cultural heritage of Meridian.	On-going	PR	MO
5.02.02J	Develop policies to preserve and protect or document and memorialize historic and culturally significance structures and sites.	On-going	PR	MO

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

MUNICIPAL CODE

Title 2 – COMMISSIONS AND COMMITTEES

CHAPTER 1. - ADVISORY COMMISSIONS.

2- 1- 1.— Advisory Commissions.

A. *All advisory commissions.* The following provisions shall apply to all advisory commissions, which shall be defined as commissions created by City Council for the purpose of advising the Mayor and City Council on specific subjects, pursuant to and as enumerated in this chapter. Advisory commissions shall include the Meridian Arts Commission, the Historic Preservation Commission, the Parks and Recreation Commission, the Solid Waste Advisory Commission, and the Transportation Commission.

B. *Creation of advisory commissions.* Advisory Commissions may be established by ordinance, and may be eliminated by repealing the establishing ordinance.

C. *Duties and authority of advisory commissions.*

1. The advisory commissions shall be recommending bodies, and shall make recommendations to the Mayor and City Council, within the scope of each commission's respective duties, as set forth in this chapter.
2. Each advisory commission shall adopt bylaws for the proper conduct of the commission's business. All commission bylaws are subject to approval by the Mayor and City Council after recommendation by the Commission.
3. Annually, each advisory commission shall elect a chair and vice chair, who shall serve in such roles for twelve (12) months.
4. In addition to duties set forth in the respective commission bylaws, the chair of each commission shall submit an annual report to the Mayor and City Council regarding the Commission's activities and accomplishments.
5. Volunteer commissioners are not and shall not be authorized to enter into any contract on behalf of the City, to apply for or accept any grant or other funds on behalf of the City, or to make any verbal or written agreement binding the commission or the City. Subject to City policy, City staff may apply for or accept grant or other funds on behalf of the City and/ or in the name of a commission or committee.
6. Volunteer commissioners are not and shall not be authorized to enter private property, buildings, or structures in the performance of their official duties without the prior, express consent of the owner or occupant thereof.
7. Advisory commissions and the respective commissioners thereof shall comply with the Idaho open meetings laws, Idaho Public Records Act, and Idaho Ethics in Government laws.

D. *Advisory commission membership and qualifications.*

1. Commission members shall be appointed by the Mayor and approved by the City Council on a vote of a majority of the City Council members, and commission members may, in like manner, be removed or replaced.

2. Each commission shall consist of up to nine (9) members.
3. Commissioners shall be over eighteen (18) years of age at the time of appointment, except that one (1) member of each commission may be designated to represent youth, which commissioner may be under eighteen(18) years of age.
4. All Commission members and the officers thereof shall be volunteers, and shall serve the City without compensation for such service. This shall not apply to City staff appointed to a commission within the scope of their employment.
5. Each commissioner' s term shall be three (3) years, except that each youth commissioner' s term shall be one (1) year.
6. A commissioner may be appointed to a partial term to complete a vacating commissioner' s term, or when a new seat is established.
7. If a commission seat is or will be vacant, the Mayor' s Office shall publicly notice the opportunity to apply for the seat. The incumbent commissioner may reapply for the seat.
8. Commissioners may serve up to two (2) consecutive full terms without separate approval. A third or successive term must be approved by a unanimous vote of the full City Council. A partial term shall not count as a term for the purpose of this provision.
9. The mayor shall remove any commissioner who misses one- half(%2) of the meetings held by the commission to which such commissioner was appointed in any calendar year, as of December 31.

E. Budget; expenditures; staff support.

1. City Council may provide funds for an advisory commission' s activities through the budgetary process.
2. Any expenditures or contracts related to a commission' s activities shall be administered by the designated City staff member assigned to the commission, subject to City policy. No volunteer commissioner shall be authorized to enter into contracts on behalf of the City, including those related to services, goods, or the acceptance of grant funds.
3. The City Attorney or designee shall be assigned to each commission to provide legal advice and support, and designated staff member(s) shall be assigned to each commission to provide administrative and operational support.

F. Meetings. Regular meetings of advisory commissions shall be held at Meridian City Hall, at the date and time specified by City Code. If the regular meeting date falls on a holiday, City election day, or primary or general election day, the meeting shall be canceled or rescheduled, as the chair directs. If a quorum of the commission is not available for a regularly scheduled meeting, the meeting may be postponed to a different date and time, or may be canceled.

2- 1- 3. Historic Preservation Commission.

A. *Establishment; purpose.* There is hereby established a Historic Preservation Commission, the purpose of which shall be to advise the Mayor, City Council, and City staff on matters regarding the identification, evaluation, designation, documentation, and protection of buildings, sites, areas, structures, and artifacts which reflect significant elements of Meridian' s historic, architectural, archaeological, and cultural heritage.

B. Duties and powers. The Historic Preservation Commission shall be authorized to support, provide input, represent the public interest, and make recommendations to the Mayor, City Council, and City staff regarding:

1. Surveys of local historic properties in Meridian and Meridian's impact area for the purpose of documenting and identifying significant historic properties, including those potentially eligible for the National Register of Historic Places.
2. The nominations of properties in Meridian and Meridian's impact area to the National Register of Historic Places.
3. Methods and procedures necessary to preserve, restore, maintain and operate historic properties in Meridian and Meridian's impact area.
4. Educational and interpretive programs on historic preservation and historic properties in Meridian.
5. Matters relevant to the commission's purpose in provisions of the City Comprehensive Plan and other planning processes undertaken by local, State, or Federal agencies.
6. Opportunities and actions that may further the protection, enhancement, and preservation of historic properties.
7. The preservation of buildings, sites, areas, structures, and artifacts which reflect significant elements of Meridian's historic, architectural, archaeological, and cultural heritage.

C. Qualifications. All members of the Historic Preservation Commission shall have a demonstrated interest, competence, or knowledge in history or historic preservation. At least two (2) members should have professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other professions related to historic preservation.

D. Meetings. The Historic Preservation Commission shall convene regular meetings at Meridian City Hall, 33 East Broadway Avenue, Meridian, Idaho, at 4: 30 p.m., on the fourth Thursday of each month except November and December.



Commissioners 2025

Ken Freeze
Blaine Johnston
Patrick Gittings
Debra Pitts
Pam Jagosh
John Keller (Youth)
Heather Giacomo

Zoning Regulations

11-2D-4. Standards in the Old Town district (O-T).

The standards for development in the Old Town District are set forth in this section as follows:

A. Building height. In the area defined as the city core in chapter 1, any new construction shall have a minimum height of thirty-five (35) feet and a maximum height of one hundred (100) feet. All other areas in the district, the maximum building height is seventy-five (75) feet.

B. Number of stories. Minimum number of stories for new construction is two (2) and/or as set forth in the "City of Meridian Architectural Standards Manual".

C. Streetscape improvements. Streetscape improvements within the city core shall be designed in accord with the "City of Meridian Public Works Design Standards Manual".

D. Residential to commercial conversions. Residential to commercial conversions within old town shall comply with the established standards set forth in the "Architectural Standards Manual" (ASM) and structure and site design standards set forth in Section 11-3A-19 of this title. Where there are site constraints that prevent a conversion from wholly complying with these standards, the applicant may submit for a design standard exception as set forth in the ASM.

E. Public and other urban open spaces. When proposed as part of a development, public and other urban open spaces shall have sufficient pedestrian access and be integrated into the overall site design.

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005; Ord. 16-1672, 2-16-2016; Ord. 16-1717, 1-3-2017; Ord. No. 21-1932, § 2, 6-15-2021)

Building Code and Other Relevant Standards

The City Meridian has adopted the 2018 edition of the **International Building Code (hereinafter IBC)**, as amended by Section 10-1-2. However, the International Existing Building Code (IEBC) establishes minimum requirements for existing and historic buildings. It applies to all occupancy and construction types, regardless of whether they are governed by the IBC. The IEBC is published by the International Code Council.



City of Meridian Architectural Standards

Document created by the City that sets design standards for new structures. Applicable to alterations to exterior building alterations, including, but not limited to: the addition, removal, or modification of architectural elements, such as doors, windows, awnings, and arcades; building remodels where all or a portion of a structure is modified, including entrances, facades, rooflines, and building expansions; a change in exterior materials and/or color scheme; or any other alteration that modifies the exterior appearance.

The architectural standards provides some relief to historic places with section “**11-1B-5. - Nonconforming structure:** C. Structures listed on the National Register of Historic Places shall be exempt from the regulations of this section.”

Informal Historic Property Review Process

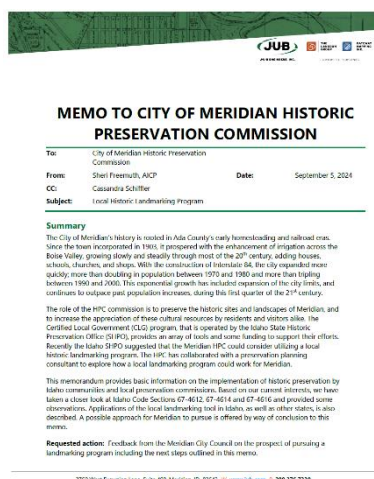
In order to address the possible modification or loss of historic resources, the HPC staff (in the Parks and Recreation Department) coordinates informally with the Meridian Planning Department regarding permit requests or inquiries to the Planning Department regarding historic resources. The Planning staff utilizes a map layer of potential historic resources to provide for a “History Check” on the map layers routinely maintained by the department. While this map is not as up to date as the information maintained by the State Historic Preservation Office, it does enable a planner to notify the HPC liaison if an application or inquiry is made on or near potentially historic properties.

REPORTS & PROGRAMS REGARDING HISTORY AND PRESERVATION



North Main Street Reconnaissance-level Survey (2022 – 2023)

This was a multi-phased report prepared by TAG Historical Research & Consulting, that considered 256 properties surveyed in two phases. Fieldwork took place in August 2022 (Phase 1) and May/ June 2023 (Phase 2). The report summarizes the field work conducted over 37 city blocks located south of Cherry Lane/Fairview (west of E. 4th Street Avenue, north of Broadway Avenue, and east of NW 1st Street), as well as the review of Idaho Historic Sites Inventory (IHSI) forms, online newspaper, SHPO recorded sites and surveys and previous surveys done by the city. See page 7 Project Boundaries and page 8 for Potential Historic Districts Maps.



Memo to City of Meridian Historic Preservation Commission (Landmark Program) (2024)

J-U-B was commissioned to draft a memorandum to consider and summarize the viability of a local landmarking program. The Landmark Program memorandum discusses the steps and procedures that are needed to create a landmark program if the city were to pursue the option. This memo gave the pros and cons of the landmark program and other municipalities that utilize similar programs. The HPC provided this memorandum for review by the Mayor and City Council

Meridian History Center (<https://historycenter.mld.org>)

Meridian Public Library maintains Meridian History Center; materials are available for the public to view in a space off the City Hall. The history center also offers the community to learn about local history on a self-guided tour. The Meridian Public Library also offers digitized versions of historic documents.

<https://www.mld.org/resources/history>

Meridian Walking Tours (North and South)

The city provides printed booklets in city hall and an interactive app that guides residents on self-guided walking tours that highlight historic structures and sites. The city website offers an online version with information on all sites along with historic pictures. The MHPC also provides guided tours in person for special events. [History | City of Meridian](#)

Settlers Make the Desert Bloom ([Video of Meridian History | City of Meridian](#))

This video provides a condensed version of historian Lila Hill's, "Settlers Make The Desert Bloom" presentation. Along with this video is a link to Meridian History Center collection (see above).

