



HISTORIC PRESERVATION COMMISSION MEETING

Meeting Rooms A and B, 33 East Broadway Avenue Meridian, Idaho

Thursday, February 27, 2025 at 4:30 PM

MINUTES

(Meeting as held as an in-person only meeting.)

ROLL-CALL ATTENDANCE

☒ Blaine Johnston, Chair

☒ Patrick Gittings, Vice Chair

☒ Pam Jagosh

☒ Ken Freeze

☐ Jack Keller

☒ Debra Pitts

☒ Heather Giacomo

B. Johnston called the meeting to order at 4:30pm.

ADOPTION OF AGENDA [ACTION ITEM]

K. Freeze made the motion to adopt the agenda, seconded by P. Gittings

All ayes

APPROVAL OF MINUTES [ACTION ITEM]

1. **Approve:** Minutes from the 1-23-25 Meeting of the Historic Preservation Commission

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

All ayes

OLD BUSINESS

2. **Project Updates:** Eggers Farmstead Dual Silo, 2025 Historic Walking Tour Series, Addition to the Virtual Tour on Main Street Site by HullFilm, Potential National Historic Register Nomination of the Zamzows Mill

There are new developments with the Eggers Dual Silos. Victory Greens Gardens has agreed to take ownership of the silos and have them rebuilt on their property. The City and HPC Chair are meeting and facilitating conversations between the developers and Victory Greens.

Historic Walking Tours are scheduled and commissioners have signed up for all sessions. Please check the sign up sheet if you need to remember what you signed up to host: https://docs.google.com/spreadsheets/d/1k_bTZa_OmqhnK6YJIMf9EPXpeZhJzjoYEho4m8YsU48/edit?gid=0#gid=0

These are listed on the City Calendar website, and C. Schiffler created this graphic:

**GUIDED MERIDIAN HISTORIC
WALKING TOUR SERIES**

*Downtown Meridian
3rd Saturdays at 10:00AM*

- April 19
- June 21
- August 16
- May 17
- July 19
- September 20

Free, no registration required, meet at
the front steps of Meridian City Hall

The photograph shows the Meridian City Hall, a two-story brick building with a central entrance featuring large glass doors and windows. The building has a classic architectural style with arched windows on the upper floor and a small arched entrance on the right side. A tree is visible on the left side of the building.

C. Schiffler has confirmed that HullFilm will do one site along N. Main Street for \$1,000 in spring to add to the Virtual Tours project.

No one has made contact with the Zamzows Mill owners yet. B. Johnston will reach out to the Zamzows Mill owners to see if there is interest in a National Historic Register Nomination.

SPECIAL WORKSHOP SESSION ~ Meridian Historic Preservation Plan Kickoff

3. Agenda for Kickoff Workshop

See consultant's notes below.

NEXT MEETING: March 27, 2025

ADJOURNMENT



City of Meridian Historic Preservation Plan

Kick Off Meeting Notes

February 27, 2025

1 | Introductions

HPC: Blaine Johnston (Chair), Ken Freeze, Pat Gittings (Vice Chair), Debra Pitts, Pam Jagosh, Heather Giacomo

J-U-B: Sheri Freemuth, Rebecca Coulter

City of Meridian Staff: Cassandra Schiffler (Arts and Culture), Steve Siddoway (Parks Director), Bill Nary (Legal)

Other Interested Parties: Michele Freeze, Elizabeth Burgess (Hidden Gem Events), Wayne Ross (Masons Josh Evarts (Vault, Heritage Bldg. and other downtown properties), Alexis Matrone (SHPO)

2 | Meeting Overview

This is the HPC Kick-off of the Historic Preservation Plan project. The primary objective is to conduct a Strengths, Weakness, Opportunity and Threat analysis. Prior to that we will also review the planning process, introduce the community survey and public outreach event preparations.

3 | Planning Process Sheri reviewed the steps in the HPP process as follows:

Phase 1: Project Initiation and Administration *February – October 2025*

- Monthly updates and invoices to city
- Four (virtual) meetings to include Idaho SHPO representatives
- J-U-B to attend HPC meetings to update Feb - Oct
- Agendas and notes
- Interested parties list (City input)

Phase 2: Historic Resource & Preservation Program Evaluation *February – May*

- Existing conditions
 - Current Historic Preservation Plan
 - Current Comprehensive Plan,
 - Municipal code/zoning regulations,
 - building code & other ordinances,
 - design review
 - guidelines and standards, policies
 - other programs regarding historic preservation?

- Kick off meeting/SWOT analysis with HPC 2-27-25
- Prepare Website/activate survey
- Public Outreach event #1 (to collect more survey participation) 4-19-25

Phase 3: HPP Goals, Objectives and Strategy Setting *May — July*

- Review survey results/SWOT results/draft goals and objectives
- Public Outreach event #2 (June 21 Market booth)
- Update webpage

Phase 4: Draft HPP and Adopt *August — October*

- Prepare Preliminary Draft for comment
- Issue Draft for public comment (Public Outreach Event #3 - September)
- SHPO Review
- Final HPP/Adoption hearings (City Staff)

4 | Next Steps

SWOT workshop tonight: Rebecca led the SWOT discussion. Refer to Attached Summary Sheets for results.

Launch of Website and Survey: Shared Weiser HPP page and distributed sample; HPC to provide comments at March 27 meeting following review of SWOT summaries.

April Public Outreach Event: Cassandra has made some arrangements (further discussion at March 27 HPC meeting)

Quarterly (virtual) meeting with SHPO – Alexis to review and select dates/times.

STRENGTHS (things we do well)

- Residents love Meridian's historic buildings.
- HPC members are diverse, dedicated and engaged.
- HPC receives money and superb staff support.
- Good online resource information (city webpage).
- 2014 HPP
- Cassandra is great!
- HPC communicates and works well together
- Good use of funds
- Volunteerism!
- Make good use of city and state \$\$
- App: walking tours
- Walking tours
- Pamphlet
- Dedicated historic core "Old Town"
- Mix of old and new residents
- Decent successful projects (TAG, Speedway)
- Engaged members of public
- Good press
- MDC funds for façade improvements

WEAKNESSES (areas for improvement)

- City leaders do not see value in regulatory measures for saving historic buildings.
- City ordinances/processes do not encourage new development to be compatible with historic buildings.
- Not enough engagement with public (historic building owners).
- Do not participate in City land use application reviews.
- City ordinances do not allow/require HPC engagement.
- HPC burnout (loss of Committee members).
- Things take a long time
- Existing policy? For preserving look of Old Town
- HPF funded CLG grants are processed slowly
- No funding for private development of HP properties
- Not willing to use regulatory measures
- Cost to preserve buildings
- No distinct "look" for historic area

OPPORTUNITIES (for growth)

- Engage P & Z/Mayor, **Building Department** and Council in historic preservation.
- Align with Meridian Library District + **MDC**
- Desire for new development to add to quality of life.
- Lots of community activities.
- Could participate in development review process.
- Room for improvement/tech to walking tours.
- Teaming with Ada County HPC, SHPO, IHT.
- **Could use \$\$ to support historic renovations**
- **Could use \$ to advertise/promote events**
- **Promote federal HTC program**
- **Develop a communication plan**
- **How to support individuals interested in HP**
- **Educate!!**
- **MDC façade program**
- **Story telling**
- **Define what we want for design style**
- **Work together to identify design objectives**
- **List of resources**
- **Develop storytelling**
- **HPC on pre app meetings**
- **BID in development**
- **Opportunity?? No big inventory of old buildings**

THREATS (to success)

- New construction/growth.
- No regulatory tools for HPC.
- Serve at pleasure of Mayor/CC.
- Lack of funding (SHPO/HPC grant money are not secure).
- Doing nothing!
- Suburban development = threat to farm ground and infrastructure resources.
- Newcomers do not appreciate Meridian history.
- **Cost of preservation**
- **Main URA will sunset soon**
- **Historic property owners not interested in preservation**
- **Potential political shifts**
- **Availability of local funding is uncertain**

WEAKNESSES + OPPORTUNITIES

- Expand outreach to new owners and residents meet people where they are at

STRENGTHS + OPPORTUNITIES

- Need to promote and communicate strengths – develop (a brand or) communication plan
- Leverage strengths to pair and partner with other organizations
- Coordinate with Community Development Department on design and development for historic buildings and new development

STRENGTHS + THREATS

- Survey and document your resources so you can be prepared if something is threatened
- Prepare a to-do list for the HPC (and their \$\$)

FAVORITE HISTORICAL BUILDING IN MERIDIAN

- The Neal House
- Old Meridian High School
- Roosevelt Bar
- Zamzow's Mill
- Watertower
- Meridian Speedway
- The Bank of Meridian (The Vault)
- Idaho Street (from Rice Pharmacy to The Vault)
- Pine Street School
- I don't have just one favorite building or site!
- Heritage Building
- The Tolleth Home

PARKING LOT

Old Town

- Design and development guidelines or policies
- MDC sunsets (2 years) with façade improvement program
- BID underway

N. Main Street

Add to survey- how easy is it to do H.P.

Homeowner Outreach

Story Telling