



City of Meridian Historic Preservation Plan





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Acronyms Used

Ada County Dairymen's Association (ACDA)
Ada County Historic Preservation Council (ACHPC)
Certified Local Government (CLG)
Historic Preservation Plan (HPP)
Meridian Historic Preservation Commission (MHPC)
Nampa and Meridian Irrigation District (NMID)
National Historic Preservation Act (NHPA)
National Park Service (NPS)
National Register of Historic Places (NRHP)
State Historic Preservation Office (SHPO)
Strengths, Weaknesses, Opportunities, and Threats (SWOT)
Tribal Historic Preservation Office (THPO)



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1 | Introduction





Meridian's rich history is illustrated in many buildings and sites that possess architectural and historical interest. Whether they are 19th-century and early 20th-century farmsteads or early 20th-century downtown or residential buildings, these historic resources make an important contribution to Meridian's sense of place and economy. The Meridian Historic Preservation Commission (MHPC) seeks to preserve historically significant areas and structures within the City of Meridian to honor and preserve its heritage for future generations.

The Importance of Historic Preservation¹

Historic preservation addresses the conservation, adaptive reuse, renovation, and/or interpretation of buildings, structures, neighborhoods, and landscapes that help relate the story of Meridian. Appreciation of the history of the community, along with an understanding of how it became what it is today, will help to ensure a bright future grounded in the authentic past. The City of Meridian has already identified the preservation of historic resources as part of the Comprehensive Plan's goal to maintain Meridian's small-town character.

The ability to foster a strong sense of place is widely recognized as one of the key motivations for historic preservation. Historic buildings, landmarks, and sites play a vital role in shaping the identity of cities and counties across the nation. While adherence to Federal, State, and local regulations remains a fundamental reason to study, document, and protect these resources, there are also deeper social and cultural benefits. Historic structures often serve as beautiful gathering spaces, meaningful personal landmarks, and tangible representations of our collective history.

Some of these benefits may be summarized as follows:²

- Historic rehabilitation is a cost-competitive and environmentally sustainable alternative to new construction.
- Preservation is a proven element to revitalizing historic downtowns for residents and visitors, adapting abandoned buildings for new uses, and providing ideal spaces for small businesses.
- Preservation creates jobs employing craftspeople to reuse existing buildings through repair and renovation.
- Properties within historic districts experience value increases in strong markets and retain value in slower markets.
- Small businesses and start-ups gravitate to historic buildings for their size and charm.

The Historic Preservation Plan

The MHPC has been utilizing the Historic Preservation Plan (HPP) since 2014. It was "intended to provide the City of Meridian and the Historic Preservation Commission with goals and objectives and provide the step-by-step guidance to achieve them." (City of Meridian, 2014)

Based on the changes that have ensued in the community over the past decade, the MHPC determined that a new HPP was in order. In early 2025, the HPC initiated a planning process

¹ 2014 City of Meridian Historic Preservation Plan

² Rypkema, D. D. (2005)



with a preservation consultant, with discussions regarding the purpose and objectives of the process and the proposed timing of the outreach opportunities.

During the planning process, a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Workshop was held on February 27. The purpose of the workshop was to establish primary issues and concerns with members of the Commission and selected members of the community who are active in preservation efforts. A summary of feedback is depicted in **Table 1**, and meeting notes are provided in the Public Involvement Summary (**Appendix A**).

On March 20, a website went live that allowed residents to stay up to date with the HPP process and receive notifications for public events. A survey was created and uploaded to the website on April 8 and ended on May 12, with 114 responses received (refer to **Appendix B** for full survey results).

The city sent out a press release in April informing the public about HPP-related events such as the public survey, a community-based historic walking tour, and a public open house. This press release provided a link to the Meridian HPP website.

The city hosted a public outreach event on April 19 at the Hidden Gem Events/Tolleth Home from 11 am to 1 pm, which attracted 23 participants. The event allowed the public to ask questions about the plan and the process, as well as complete the online survey on laptops provided at the venue. A walking tour was conducted prior to the event as an opportunity to see some of the historic resources present in Meridian and to provide context on the importance of historic preservation.

On June 4, an MHPC special meeting was held to review survey results and discuss draft Goals, Objectives, and Strategies.

The second public outreach event was held on June 21 at the local farmers' market. A booth was reserved where participants could review the draft Goals, Objectives, and Strategies. At this booth, participants could add a sticker next to the draft goals and strategies that represented whether they support, do not support, or are neutral. Post-it notes were provided for participants to leave comments or to suggest additional objectives.

The MHPC provided the Goals, Objectives, and Strategies to the SHPO and reviewed them internally with the Planning Division and at a City Council workshop. The City Council workshop was hosted on September 9 at 4:30 pm, and comments received from the Council were reviewed at the MHPC meeting on September 25.

Public outreach event 3: **TBD**



Table 1: Historic Preservation Commission SWOT Analysis Results Summary	
Strengths (things we do well):	Weaknesses (areas for improvement):
-Residents love Meridian's historic buildings - HPC members are diverse, dedicated, and engaged - HPC receives funding and superb staff support - Good online resource information (city webpage) - Existing 2014 Historic Preservation Plan - HPC communicates and works well together; commissioners are engaged - Good use of City and State funds - Walking tours: iPhone and Android App + in-person tours - Walking Tour Pamphlet - Dedicated historic core "Old Town" - Mix of old and new residents - Successful projects (recent property survey, Speedway listing, Orchid award) - Good press	- There are no regulatory measures for saving historic buildings. - City ordinances/processes do not encourage new development to be compatible with historic buildings. - Not enough engagement with the public (historic building owners). - HPC does not participate in City land use application reviews. - City ordinances do not allow/require HPC engagement. - HPC burnout (loss of Commission members) - Things take a long time (grants, projects, processes) - There is no funding for private development of historic properties - Cost to preserve buildings - No distinct "look" for historic area - Not a large inventory of historic buildings
Opportunities (for growth):	Threats (to success):
- Engage P & Z/ Mayor, Building Department, and Council in historic preservation - Could participate in the development review process - Room for improvement in technology for walking tours - Partnering: Ada County HPC, SHPO, Meridian Library District, MDC - Could use \$\$ to support historic renovations - Could use \$ to advertise/promote events - Develop a communication plan (for more education, for storytelling, outreach) - Develop ways to support individuals interested in Historic Preservation - MDC façade program - Define what we want for design style - Work together to identify design objectives - Develop a list of resources - HPC involvement on pre-app meetings	- New construction/growth. - No regulatory tools for HPC. - Serve at pleasure of Mayor/City Council. - Lack of funding (SHPO/HPC grant money are not secure). - Availability of funding is uncertain, not guaranteed - Suburban development = threat to historic agriculture farm ground and infrastructure resources - Newcomers do not appreciate Meridian's history - Cost of preservation - Main URA district will sunset soon - Historic property owners may not be interested in preservation - Doing nothing!

2 | Preservation Programs and Regulations





National Preservation Program ³

The cornerstone of our nation's program to protect historic, cultural, and natural resources, is the National Historic Preservation Act of 1966 (NHPA). The NHPA establishes that the government will provide leadership in the preservation of historic resources and will administer a national preservation program on federally owned lands, in partnership with states, Indian tribes, and local governments. In addition, the Act establishes that Federal policy should contribute to the preservation of nonfederally owned historic resources and provide encouragement to organizations and individuals undertaking preservation by private means (ACHP 2008).

The NHPA also authorizes the Secretary of the Interior to maintain the National Register of Historic Places (NRHP), which recognizes historic properties of national, state, and local significance. It is composed of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. The National Register is the nation's official list of historic properties that have been determined worthy of preservation. Listing in the NRHP is an honorary recognition, recognizing the importance of a historic resource without placing any obligations or restrictions on the resource owner. Listing does not give the Federal government any ownership rights or regulatory controls with respect to a property.

The Certified Local Government Program (CLG) was created under the NHPA to ensure that local governments will be eligible to receive technical and financial assistance to strengthen their local historic preservation efforts and expand their historic preservation activities. The program is jointly administered by the National Park Service (NPS) and State Historic Preservation Office (SHPO), who works with each local community, working through a certification process to become recognized as a CLG. The local commissions then become an active partner in the Federal Historic Preservation Program and the opportunities it provides. CLGs agree to enact and enforce historic preservation ordinances by the appointment of boards of historical and architectural review or historical commissions, and by commenting on National Register nominations within their jurisdiction. In addition, they agree to provide an annual report of their preservation activities.

Federal and State laws that form the backbone of historic preservation as we know it today originated with the passage of the NHPA. As described above, the NHPA established a partnership between the federal government and state, tribal, and local governments that is supported by federal funding. The NPS provides matching grants-in-aid from the Historic Preservation Fund to SHPOs, Tribal Historic Preservation Officers (THPOs), and CLGs.

Appendix C presents brief descriptions of relevant federal, state, and local laws.

³ 2014 City of Meridian Historic Preservation Plan



Governmental Agencies

The **Advisory Council on Historic Preservation (ACHP)** was established under the NHPA. It is the only entity with the legal responsibility to encourage federal agencies to factor historic preservation into federal project requirements. The mission of the ACHP is to promote the preservation, enhancement, and productive use of our nation's historic resources and to advise the President and Congress on national historic preservation policy. A key role of the ACHP is to guide the Section 106 (of the NHPA) process that requires Federal agencies to take into account the effects of their undertakings on historic properties. The Council is comprised of designated Cabinet members as well as political appointees and ex officio representatives.

The **National Park Service (NPS)** is a part of the U.S. Department of the Interior and is the primary federal agency administering the national historic preservation program. In addition to preserving unimpaired the natural and cultural resource values of the National Park system, the NPS collaborates on many other programs, including National Trails, National Historic Landmarks, Heritage Areas, Federal Historic Tax Credits, and the NRHP. The NPS provides technical assistance to sites, communities, and non-profit organizations to protect natural and cultural resources. With the adoption of the NHPA, a system of statewide agencies -- SHPOs -- was created to co-direct and administer programs of the NPS. The Secretary of the Interior is a member of the ACHP, and the National Conference of SHPOs also has an ex-officio role on the ACHP.

The **Idaho SHPO** is a division of the Idaho State Historical Society, a state agency. The Idaho SHPO offers technical assistance on survey and inventory of cultural resources, the NRHP, Federal tax incentives for rehabilitation of historic buildings, State review of Tribal, Federal, and State projects (Section 106 review), planning and outreach. The SHPO also administers the CLG program. As described above, this program enables cities and counties to form local commissions, adopt relevant ordinances, and assume the responsibility for identifying and preserving important cultural resources within their communities. They are also encouraged to apply for funding to support these activities, from the SHPO (which they in turn receive from the NPS). The Idaho SHPO is currently updating the statewide Historic Preservation Plan.

The **Ada County CLG** was established in 1988, along with the Ada County Historic Preservation Council (ACHPC). The goal of the ACHPC is to preserve Ada County's heritage by documenting structures and sites with historic value and to educate the general public on preservation activities. The Council has the authority to conduct surveys of local historic properties, cooperate with outside agencies toward historic preservation objectives, make recommendations, participate in local planning processes, and promote awareness of the importance of historic preservation through education and outreach. The ACHPC is currently updating their HPP.

Non-Profit Organizations

The **National Trust for Historic Preservation (National Trust)**, founded in 1949, leads the privately funded non-profit historic preservation movement in the United States. The National Trust works to "save America's historic sites, tell the full American story, build stronger

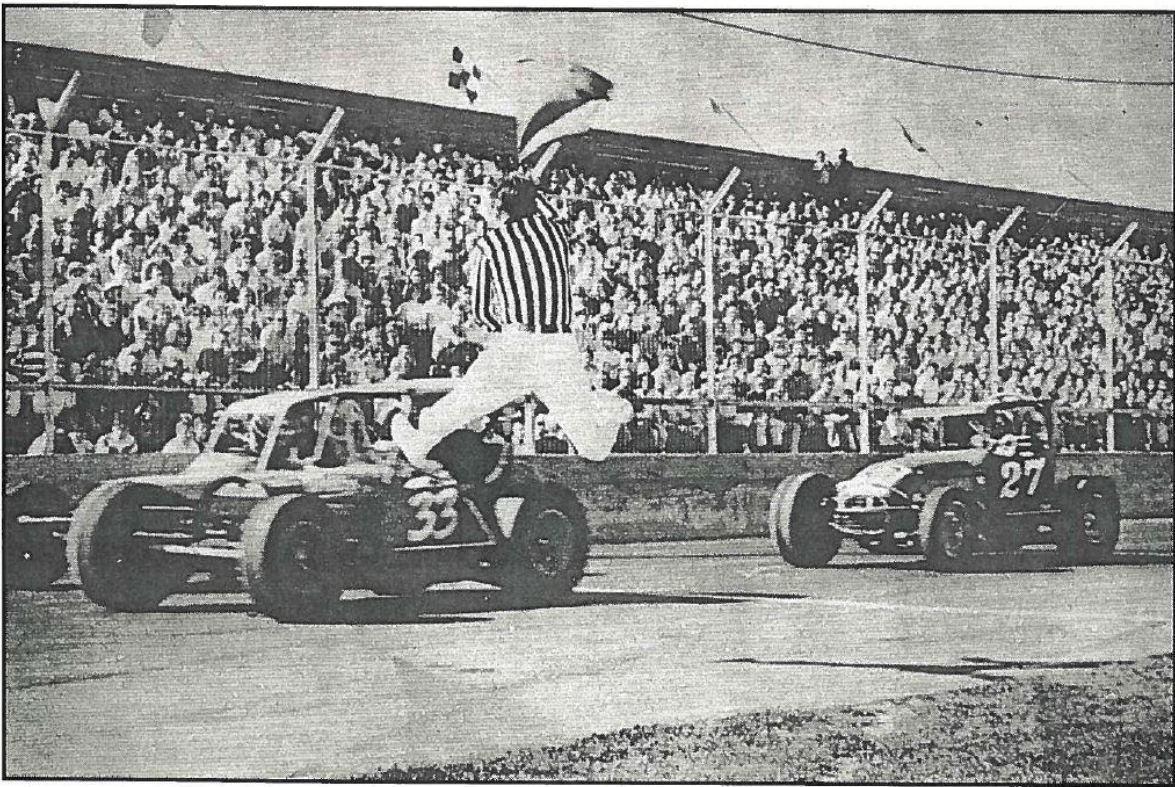


communities and invest in preservation's future." In addition to operating historic sites across the country, the National Trust provides advocacy and legislative support, educational programs including the annual National Preservation Conference and awards program, research publications and member magazines, and a variety of grants that enable community organizations to undertake preservation activities (preservation planning, building assessments, educational outreach, etc.). National Trust subsidiaries and affiliates include Main Street America, National Trust Community Investment Corporation, National Trust Insurance Services, and National Trust Tours.

Preservation Idaho is the statewide non-profit historic preservation organization. Established in 1972 by a group of Idahoans concerned with the alarming rate at which historic sites were lost, the organization continues to encourage action by members in communities throughout Idaho to save their historic resources. The organization's mission is "to preserve Idaho's historic places through collaboration, education, and advocacy." The volunteer board of directors includes representatives from across the state, but the organization's part-time Programs Director is located in Boise. Signature events include an annual Orchids and Onions awards program and regular summer Archwalks and Walk About Boise and Idaho Falls tours. Focus areas of advocacy include the Idaho Architecture Project, Idaho Modern, Idaho Heritage Barns, and a state Historic Tax Credit.

The **Idaho Heritage Trust (IHT)** was founded in 1989 as part of the Idaho Centennial Celebration "to preserve the historic fabric of Idaho, including historic buildings, sites, archaeological sites, and artifacts." Funding is largely earned from the proceeds of the iconic Idaho Centennial license plate design trademark, although they also receive private donations. In turn, IHT awards competitive matching grants of up to \$10,000 to worthy projects during an annual grant cycle. For over 30 years, they have supported preservation projects in every Idaho county. A professional executive director is based in Boise, staffing a statewide board made up of volunteer regional representatives and supported by regional committees. Technical assistance is also provided by historic architects and archivists outside of the grant cycle to support project development and execution.

3 | Meridian History and Historic Properties



Meridian Speedway - 1968
Bob Broadwater, flagman



The City of Meridian's history is rooted in Ada County's early homesteading and railroad eras. Since the town incorporated in 1903, it prospered with the enhancement of irrigation across the Boise Valley, growing slowly and steadily through most of the 20th century, adding houses, schools, churches, and shops. With the construction of Interstate 84, the city expanded more quickly; more than doubling in population between 1970 and 1980 and more than tripling between 1990 and 2000. This exponential growth has included expansion of the city limits and continues to outpace past population increases during the first quarter of the 21st century.

This chapter includes the history sections of the 2014 HPP as well as segments of a pre-history prepared by Antonia Hedrick. Properties that are currently listed in the National Register, as well as those eligible for listing, are also identified at the conclusion of this chapter.

Indigenous History In Southern Idaho⁴

Archaeological evidence dates humans inhabiting a nearby lava bubble, Wilson Butte Cave, from 425 years to 15,000 years ago. Shoshone oral history speaks of *"a serpent (who) was angered by the lightning of the thunderbird, coiled around a mountain and squeezed it until liquid rock flowed. Fire shot from cracks, and the mountain exploded. As the rock cooled, the snake was caught in the lava, where it remains today."*

Newenew (The People) are the ancestors of the Shoshone, Bannock, and Paiute peoples who have lived here since time immemorial. Over thousands of years, Newenew culture, languages, and technologies became precisely adapted to the land. Intimate biological, ecological, and geographical knowledge was key to flourishing here. With this traditional knowledge, Newenew moved seasonally throughout their territories, harvesting, gathering, hunting, and fishing for all their needs.

Newenew had numerous *bo'i* (trails) extending all along the Snake River from its headwaters rich in big game, connecting to all the great *agai* (salmon) fisheries, and camas prairies. Roads meeting here also extended northward to the Salmon River country and southward to the Pinyon Pine nut habitats. The "Oregon Trail"—like all emigrant trails—is a recent name given to an ancient *bo'i*. The Treasure Valley was called *Sehewoki'i* or *"Willows Standing in a Row"* by Newenew. They were drawn to the clear rivers (Snake and Boise) flanked by green trees. They followed ancient *bo'i*—Shoshone for "trail." *Bo'i* extend in all directions, connecting the Boise and Snake rivers from their headwaters to the great salmon fisheries, root grounds, mineral and hunting areas.

An agreement was reached in 1866 on the Bruneau treaty between the Shoshone and Paiute people and Caleb Lyon, the second governor in the Idaho Territory. Although a verbal accord was reached, this treaty, like the 1864 Fort Boise Treaty, was never ratified. As migrants moved in, mined and homesteaded, tensions grew, and *Sehewoki'i* Newenew—Treasure Valley People—were forcibly removed from this valley.

The Shoshone and Bannock people were removed to the Fort Hall Indian Reservation in Idaho. Other Shoshone and Paiute people were removed to the Duck Valley Indian Reservation in

⁴ Information provided by Antonia Hedrick



Idaho and Nevada. More Paiute people were removed to the Malheur Indian Reservation in Oregon. And more Paiute and Shoshone people were removed to the Fort McDermitt Indian Reservation in Oregon and Nevada. The Confederated Tribes of Warm Springs were removed to the Warm Springs Indian Reservation in Oregon. Tribal members on those reservations are living descendants of the original people, Sehwoki'i Newenewee—The Treasure Valley People.⁵

Irrigation: The Making Of Meridian⁶

Meridian's history, like the history of many southwestern Idaho towns, is linked directly to irrigation and the development of productive farm land from arid lands. The first settlement in the area was near Five Mile Creek, the closest source of water. Enough people were in the area by 1885 to open a school. The Idaho Central Railway constructed a line from Nampa to Boise in 1887. The following year, the U.S. Postal Service established a mail drop on the railroad at a point midway from Nampa to Boise. The drop was named "Hunter," after John Hunter, who was superintendent of the Idaho Central. A trading center began to develop at the railroad, and in August of 1893, C. G. Zenger filed a plat for a new town, to be named "Meridian," after its location on the Boise Meridian. The post office name was changed to Meridian in April 1894.⁷

Irrigated agriculture was key to Meridian's development. The Settlers Ditch Company was established on October 30th, 1884. The original locators of the canal and water rights were Christian R. Purdum, Adolphus Purdum, and William H. Smith. They made their filing on October 17, 1884, claiming water to irrigate land west of Boise City. The canal began on the south side of the river at a point on the head of the Government Hay Reservation, now known as Ann Morrison Park. According to the Settlers Irrigation District, today the canal measures approximately 20 miles in length with 95 miles of laterals. Water deliveries for the main canal begin at North Mitchell Street in Boise and end approximately one-half mile west of Black Cat Road, dumping into the Five Mile Drain. Water deliveries for the south side of the Settlers Canal begin west of Five Mile Road and south of Ustick Road, eventually dumping into a Nampa and Meridian Irrigation District (NMID) drain below Black Cat Road.

Although the Settlers Ditch Company was organized in 1884, it was not until 1886 that the ditch began to take shape. Initially, the ditch was to be constructed by the farmers who were settling in the western part of Ada County. Unfortunately, the farmers were unable to complete the work themselves. In 1885, they signed a contract with Alexander McGee and James Stewart, organizers of the Phyllis Canal Company. Under the terms of the contract, McGee and Stewart would continue construction of the ditch. When McGee and Stewart failed to complete the work, the farmers took the ditch back. They were able to persuade a few local businessmen to purchase stock in the canal company. In 1887, John Lemp took over direction of the Settlers Ditch, which then became known as the Lemp Canal.

Under Lemp's ownership, the main canal was completed in 1891, extending approximately eight miles from the head gate. A system of laterals was constructed to furnish water to the farmers.

⁵ The Shoshone-Bannock Tribes

⁶ 2014 Meridian Historic Preservation Plan

⁷ History of Meridian, City of Meridian website



By 1896, so many settlers had taken up land under the Lemp Canal that even running to its full capacity, it was no longer able to supply the water demand. In 1901, Lemp sold the project to the newly organized Settlers Canal Company Ltd. which continued its operation. The name of the main canal was changed back to the Settlers Canal.

Transition From Rural Center To Urban Community

The Nampa Meridian Irrigation District (NMID), established in 1904, is also important to Meridian's agricultural history. The Farmers Lateral is associated with the Ridenbaugh Canal system, which was the largest pre-federal irrigation project in the Boise Valley. In 1877, William B. Morris, an early Boise City settler, claimed over 17,000 acres under the Desert Land Act on the first bench above the south bank of the Boise River. He then sold part of his interest to other settlers who needed an irrigation system. He hired these future farmers to begin construction on a large canal that would not only serve irrigation purposes but also transport lumber and provide power for a sawmill. Seven miles of canal were completed when Morris died in 1878. After his death, the capital to expand the canal system evaporated, and his widow, Lavinia and their nephew, William Ridenbaugh, to whom ownership of the canal had passed, could only afford to oversee the seven miles of canal that had already been built. However, farmers who had purchased land from Morris wished to keep their property and to do so needed to provide water to their acreage under the Desert Land Act. They continued to expand the canal in small increments until Ridenbaugh sold the canal and water rights to the Central Canal and Land Company in 1889.

This company invested \$67,000 over the next two years but became discouraged with the limited capital return and sold the canal to the Boise City and Nampa Irrigation Land and Lumber Company (BCNILLC) in 1890. The Ridenbaugh canal system was sold again in 1894 for \$123,149.00 to the Boise City Irrigation Land and Lumber Company. By this time, the main canal was 51 miles long and supported 271 miles of secondary canals and laterals. Additional facilities included 23 large gates, 109 check gates, 296 taps, 280 weirs, 33 culverts, two flumes 500 feet long, and several smaller flumes. By 1903, the estimated construction cost of the Ridenbaugh system was in excess of \$405,000. The financial burden of maintaining the canal network eventually became too great, and the Boise City Irrigation Land and Lumber Company sold the Ridenbaugh Canal to the NMID in 1906.

NMID was formed in 1904 following the enactment of House Bill 266 by the Idaho Legislature five years earlier. The legislation provided for the organization of irrigation districts that would manage water delivery systems throughout Idaho. The act gave each district the authority to construct, purchase, or otherwise obtain the necessary water rights, irrigation works, canals, and ditches, including those built or in the process of construction by private owners, and to provide land owners with sufficient water for irrigation.

NMID is the source for most of the irrigation in the immediate area. Meridian (old town) is all served by the Hunter Lateral, which extends from the Ridenbaugh Canal northwest through Meridian Cemetery and continues to the north where it meets the Settlers Canal.



Draft Historic Preservation Plan

Irrigated agriculture encouraged settlers from Missouri, Iowa, and other areas to settle in Idaho, taking up land surrounding Meridian and establishing farms. Around the turn of the 20th century, settlers established fruit orchards and built fruit packing businesses and prune dryers along the railroad tracks. Local orchards produced many varieties of apples and Italian prunes. Production continued through the mid-1940s, when it was no longer profitable and the packing businesses closed.

Meridian's Origins In The Dairy Industry

As the population of southwestern states grew in the early 20th century, so did the demand for dairy products. The increased demand came at the same time as the introduction of concrete silos and other technological advances, which in turn brought more farmers to dairy production. Meridian's location near both the Oregon Short Line and the interurban track system (connecting communities from Boise to Caldwell) was a great benefit to the dairy industry. Farmers used both the railroad and the interurban lines to ship their milk to creameries and cheese factories. Meridian was the site of a creamery as early as 1897, when the Meridian Creamery was incorporated, and a cheese factory was established in 1913, part of an agricultural boom which continued into the years of World War I. When the war ended, prices fell dramatically for grain, cattle, and sheep, but farmers persevered. Beloved Meridian historian Lila Hill noted that the Ada County Dairymen's Association (ACDA) creamery was the center of the area's economy from 1929 to 1970. Buildings related to the ACDA creamery formed the core of downtown Meridian.

World War II brought another boom to Meridian. Some returning veterans used the loan programs of the Serviceman's Readjustment Act of 1944 (popularly known as the GI Bill) to purchase existing farms where they raised cattle feed for their dairy herds and sold milk. By the mid-1950s, in addition to being a thriving agricultural center, Meridian was also home to several industries: the ACDA creamery, two lumber processing plants – Brock Lumber and Meridian Moulding--and the Storey Hatchery. Agricultural and industrial growth also led to a housing boom. Five new subdivisions were added to the city between 1948 and 1950.⁸

Modern Meridian

In 1944, Julius M. Kleiner purchased land from the Morrison Knudson Company and changed it from a storage yard into a dairy farm, which operated until the 1970s. Kleiner was an influential community member and owned a significant amount of land, including the areas known today as Julius M. Kleiner Memorial Park and the Village shopping center. Gene Kleiner donated the dairy farm land to the City in 2010 and two years later the City created Memorial Park.

Meridian Speedway, built in 1950 and one of the city's most recent additions to the National Register, has been a gathering place for residents and visitors for generations. In 1966, Interstate 84 was constructed in Idaho, providing a new entry to Meridian. Within a few decades urban development would extend to areas near and around the freeway.

⁸ *Scenic Idaho*, Vol. 5, 1950 pp. 30-31. and Vol. 11-2-1956. Pp. 4-5.



Draft Historic Preservation Plan

With the population steadily growing and the need for housing increasing, the city slowly began moving from being agriculturally dominated to a more urban mix of residential, industrial, and commercial uses. Large sections of land that were previously farms were slowly molded into commercial strips and hubs. As employment centers grew in both Meridian and Boise, the need for housing continued with one of Meridian's largest population booms occurring in the 1980s.

The city continues to grow; the population in 2020 rose to 119,443. The city has grown from a dairy farm town to an economic hub, but has not forgotten its roots. Historic buildings are concentrated in the old town, and agricultural buildings remain where the city has yet to expand.

Historic Properties

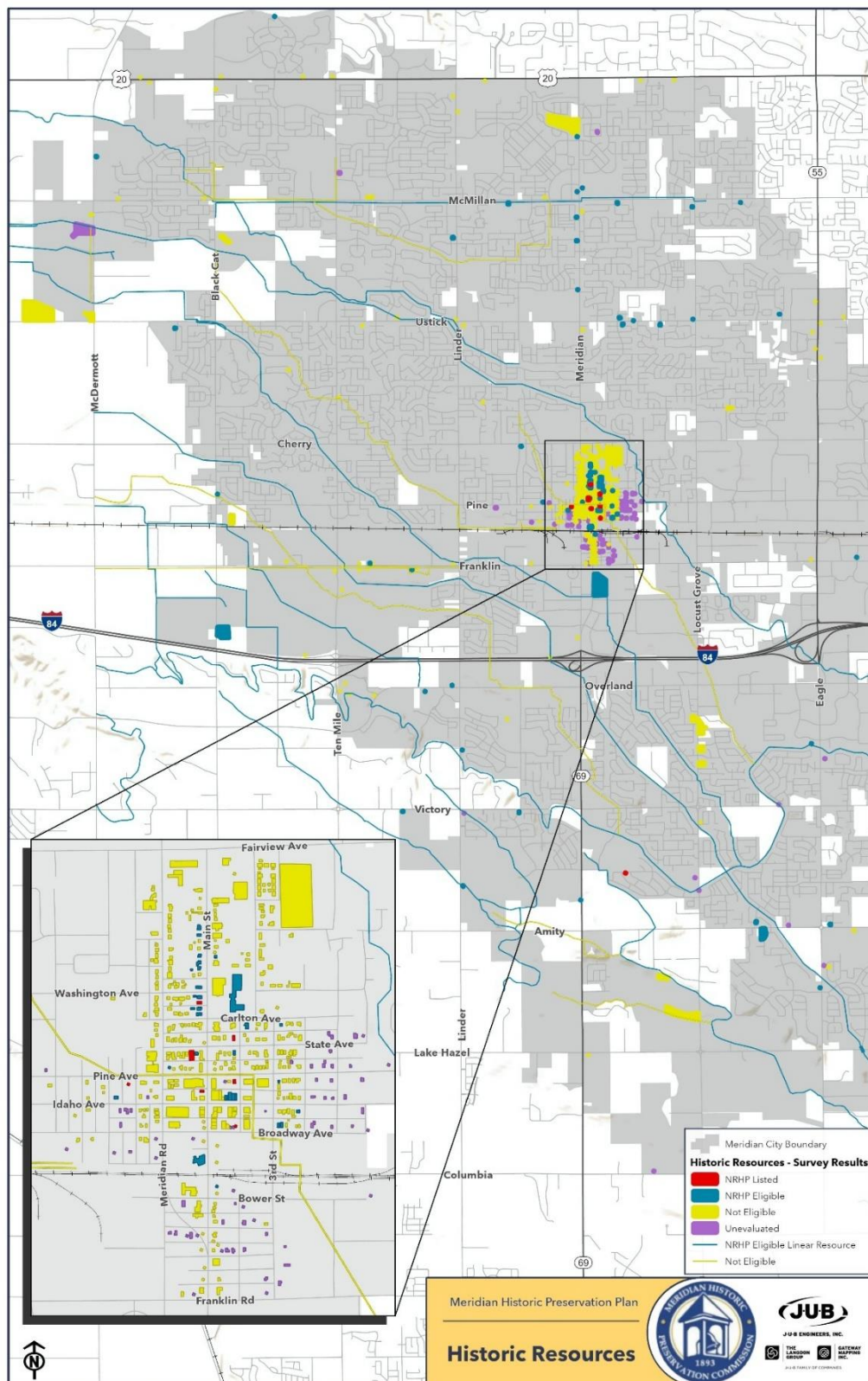
Within the city limits, there are several properties listed in the NRHP. The NRHP is a program of the NPS, and as stated in the National Register Bulletin 16A preface, "is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. **Table 2** presents the properties in the city that are currently listed in the NRHP. **Figure 1** presents the inventory of NHRP listed, eligible, not eligible, and unevaluated historic resources. For a full list of completed historic surveys conducted in Meridian, see **Appendix D**.

Table 2: Listing in the National Register		
National Register Number	Name	Address
05001599	R.H. and Jessie Bell House	137 E. Pine Street
05001600	Clara Hill House	1123 N. Main Street
82000210	E.F. Hunt House	49 E. State Street
82000223	Meridian Exchange Bank	109 E. 2nd Street
03000122	Mittleider Farmstead Historic District	575 Rumble Lane
08000905	Mountain States Telephone and Telegraph Company Building	815 N. Main Street
82000227	Halbert and Grace Neal House	101 W. Pine Street
96001506	Tolleth House	134 E. State Avenue
82000329	Idaho MPS Nampa and Meridian Irrigation District Office	1503 1 st Street
86000754	Idaho SP Day, Ivan W., House	
100008284	Meridian Speedway	

Draft Historic Preservation Plan



Figure 1: Historic Resources Map (to be printed as 11x17)



Draft Historic Preservation Plan



Table 3: Eligible NHRP Properties

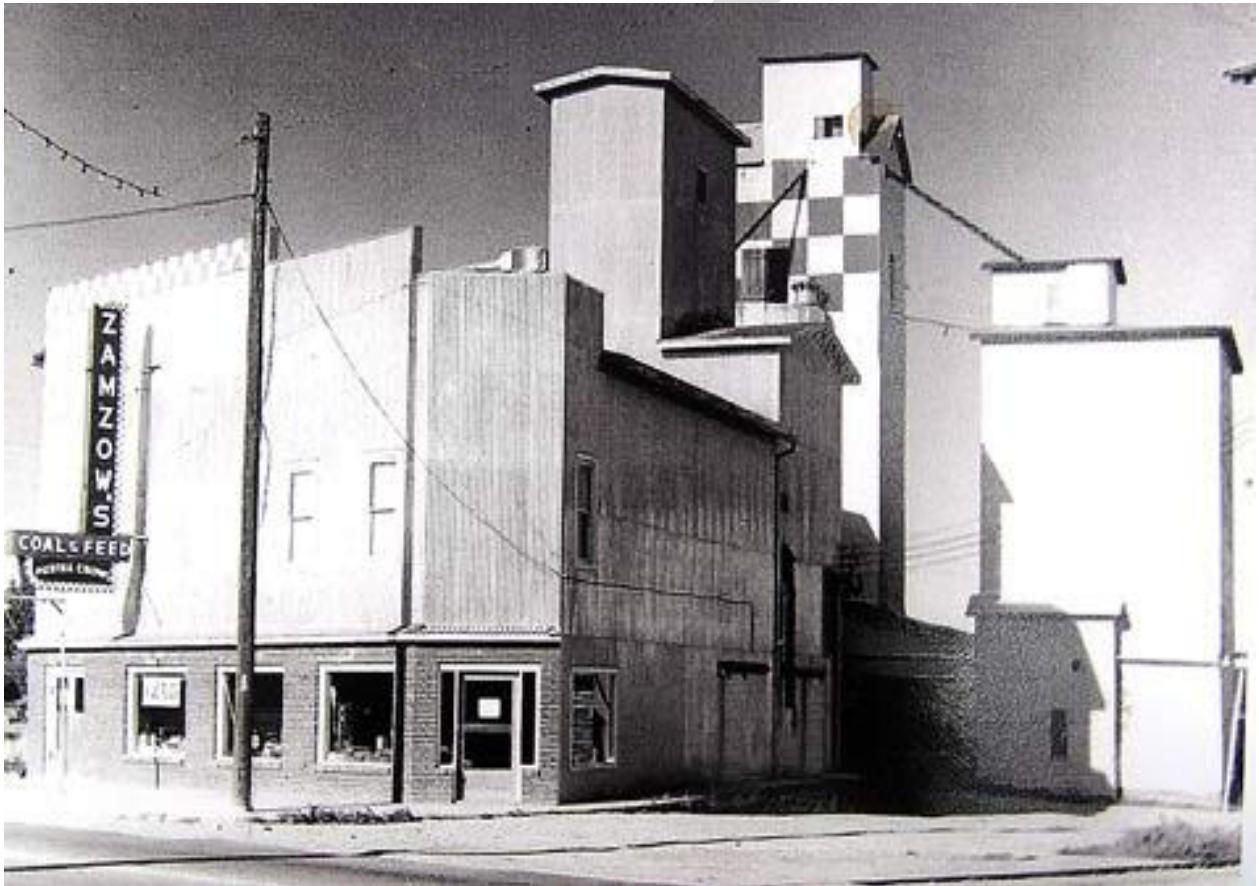
IHSI #	Name	Address	Year
01-25573	Portfolio	1409 N. Main St.	1954
01-25570	Marguerite And Carl Patch House	1311 N. Main St.	1936
01-25569	Accent Funeral Home	1303 N. Main St.	1937
01-25568	Saucerman Construction	1233 N. Main St.	1954
01-25566	St Frances Cabrini Catholic Church/Meridian Cycles	1203 N. Main St.	1930
01-25541	1028 NE 3rd St. --- House	1028 NE 3rd St.	1932
01-25511	Pauly's Bar Room	130/132 E. Idaho Ave.	1915
01-25510	Truffles	126 E. Idaho Ave.	1915
01-25482	Holy Transfiguration Antiochian Orthodox Church	211 E. Carlton Ave.	1941
01-25389	Meridian Speedway	335 S. Main St.	1951
01-23110	Overland Rd., Farmstead	1690 W. Overland Rd.	1913
01-22107	N. Mcdermott Rd.,--Farmstead	5390 N. McDermott Rd.	1940
01-22057	W. Cherry Ln. House -	735 W. Cherry Lane	1956
01-21873	N. Main St. House -	1310 N. Main St.	1941
01-19822	Hill Family Farmstead	5875 S. Eagle Rd.	1890
01-19811	O. Haga/Doris Frost Farmstead	2435 S. Meridian Rd.	1910
01-19806	Harry Warrick Barn	2350 E. Amity Rd.	1920
01-19805	Paul Warrick Farmstead	2445 E. Amity Rd.	1941
01-19801	Jim Griffin House	2385 S. Eagle Rd.	1890
01-19799	Henry Reimann Farmstead	2430 S. Linder Rd.	1920
01-19797	Stanley Jackson/Harold Stanford Farmstead	2365 W. Victory Rd.	1950
01-19795	W. Victory Rd. Farmstead	835 W. Victory Rd.	1910
01-19787	Maxine Amend Farmstead	2015 Overland Rd.	1890
01-19779	Eggers Farmstead, Eggers/Moore Barn And Farm	820 S. Black Cat Rd.	1915
01-19778	Sol Nelson/Bernad Mcfadden Farmstead	970 N. Black Cat Rd.	1920
01-19770	Clarence And Mark Calnon Farmstead	2215 W. Franklin Rd.	1916
01-19769	Don Bowers Farmstead	2770 W. Franklin Rd	1920
01-19763	Brenniger House	4345 Linder Rd.	1900
01-19761	Meridian Road Farmstead	4273 Meridian Rd.	1915
01-19760	Meridian Road Barn And Farmstead	3615 Meridian Rd.	1900
01-19759	Barnett Barn And House	3745 Meridian Rd.	1900
01-19757	Country Knit And Crochet	4635 & 4715 Locust Grove	1920
01-19754	George Leighton/Tom Davis Farmhouse And Icehouse	2740 (2742) E. Ustick Rd.	1915
01-19753	Johnson Farmstead	1570 E. Ustick Rd.	1920
01-19752	Borup/Rivera House And Barn	1135 & 1131 Ustick Rd.	1900
01-19751	Tyler/William & Leni Snider Barn (1948)	840 E. Ustick Rd.	1900
01-19750	Verna Davis & Ray Blades Farmstead	540 E. Ustick Rd.	1890
01-19749	Ed Davis Farmstead	745 E. Ustick Rd.	1920
01-19745	Jack Morgan & Katherine Anderson Farmstead	3093 N. Christian Way (former 5325 W. Ustick)	1890
01-19740	N. Meridian Rd. Barn - 4990	4990 N. Meridian Rd.	1920
01-19739	John Lemp/Dwayne Wolf Farmstead	4895 N. Meridian Rd.	1920
01-19731	W. Mcmillan Farmstead	985 W. McMillan	1920
01-19730	E. Mcmillan Farmstead	555 E. McMillan	1925
01-19729	John & Jean Tolk (Earl) Farmstead	2205 E. McMillan	1932
01-19727	Elias & Margaret Aldape Farmstead	7570 Basco Lane	1912
01-15264	Cecil Luke House	3290 Amity Rd.	1920
01-15244	Linder Road House	S. Linder Rd.	
01-13690	Wechbaugh Elevator	611 N. Main St.	1909
01-13676	304 E. Broadway Ave. House	304 E Broadway	1915



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01-13675	Salon 310	310 E Broadway	1915
01-13673	333 E. Idaho Ave. House	333 E. Idaho Ave.	1900
01-13640	305 E. Pine Ave. House	305 E. Pine Ave.	1925
01-13639	Sharp Harness Shop	124 E. Idaho Ave.	1929
01-13638	Idaho Building	136 E. Idaho Ave.	1913
01-13637	Bank Of Meridian	140 E. Idaho Ave.	1915
01-13628	128 W. Idaho	128 W. Idaho	
01-13605	135 E. State Ave. House	135 E. State Ave.	1915
01-13604	Clement and Eliza Hedges House	16 E. Pine Ave.	1903
01-13600	55 E. State Ave. House	55 E. State Ave.	1923
01-13583	W. Pine Ave. House	506 W. Pine Ave.	1900
01-13576	Gold Express/Integrated Security Resources	1403 N. Main St.	1934
01-13573	Meridian Rural High School	200 E. Carlton Ave.	1912
01-13572	Dr. Henry J. and Cora Coggins House	1131 N. Main St.	1920
01-13570	Epi's Basque Restaurant	1115 N. Main St.	1916
01-13569	J.C. & Mary S. Beam House	1103 E. Main St.	1916

4 | Meridian HPC



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The City of Meridian has an active historic preservation program that has been an important part of the city for over 25 years. **Appendix D** summarizes relevant code and plan sections and other information relevant to the MHPC.

Meridian City Code Title 2, Chapter 1 established the Commission and outlines its duties and powers. The commission was established to promote the educational, cultural, economic and general welfare of the public of the city through the identification, evaluation, designation, documentation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of local, state, and national historic architectural, archaeological, and cultural heritage.

The MHPC consists of seven members serving three-year terms. The members include one youth representative and at least two appointed members with professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, and other historic preservation-related disciplines. The MHPC provides annual reports to the City Council regarding their accomplishments and activities. The Parks and Recreation Department provides a city staff liaison to the MHPC, who is also responsible for art programs and special events. Funding for MHPC activities comes from the city's general fund or from NPS and SHPO CLG grants.

Under the provisions of Idaho Code section 67-4612, the city may provide special conditions or restrictions for the protection, enhancement, and preservation of historic properties by ordinances. The Meridian City Code (2-1-3: Historic Preservation Commission) also states that the HPC may conduct surveys, recommend preservation procedures, and promote and conduct educational programs on historic preservation. Specific pivotal projects that have occurred over the years are listed below.

Timeline of Meridian Historic Preservation Efforts

- 1985 - SHPO Ada County Rural Sites Survey
- 1987 - Establishment of the Meridian Historic Preservation Commission
- 1987 - Meridian Reconnaissance Survey (IHSI Survey Report #132)
- 1989 - Belinda Davis and Barbara Perry Bauer Comprehensive Survey
- 1998 - Renewable Technologies, Inc. Survey
- 1999-2000 - The Arrowrock Group, Inc Survey for Ada County Historic Preservation Council
- 2005 - Meridian Reconnaissance Survey Phase 1 (IHSI Survey Report #307).
- 2007 - Meridian Impact Area Re-survey (IHSI Survey Report #361)
- 2008 - Meridian Historic Center opens
- 2011 - TAG Historical Research and Consulting Windshield Survey
- 2014 - Meridian Historic Preservation Plan adopted



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2014 – Idaho Heritage City Award (Check Date)

2023 - North Main Street Reconnaissance-level Survey

2024 - Local Landmarking Program memorandum

2024- Meridian Speedway Listed in the National Register of Historic Places

2025 - Historic Preservation Plan update prepared

MERIDIAN HPC PROGRAMS

The Meridian HPC “works to preserve the character and fabric of historically significant areas and structures within the City...to honor and preserve its rich heritage for future generations.”(City of Meridian). Since its inception, the MHPC has focused on the education and promotion of preservation activities and the study of the City’s historic resources. While the local preservation ordinance allows the MHPC to make recommendations to improve planning processes, including the adoption of ordinances for the purposes of preservation of historic resources, the commission has not undertaken any local designations or design review programs.

Education and Outreach

The MHPC works closely with the **Meridian History Center**, that is operated by the Meridian Public Library. Materials are available for the public to view in a space off the City Hall lobby. 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.

The MHPC has developed **Meridian Walking Tours** of the city’s historic sites. 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. Another resource available to the community is *Settlers Make the Desert Bloom*, an engaging video that was supported by the MHPC. This video provides a condensed version of the late historian Lila Hill’s “Settlers Make The Desert Bloom” presentation. Along with this video is a link to the Meridian History Center collection.

The MHPC has upheld a tradition of celebrating National Preservation Month (May) by offering walking tours, hosting speakers, preparing a proclamation from the Mayor, and communicating all activities on social media. Furthermore, the MHPC has also engaged in other community efforts, notably the preservation of the Eggers Farmstead silos in 2023. When a new subdivision development was planned for the area, this unique resource with recognized importance to agricultural history in Ada County was threatened. The MHPC served in an advisory capacity to conserve the structures. They have since been disassembled and will be reconstructed in a more suitable location. (TBD: current site/condition)



National Register District Survey

Among the studies and surveys enumerated in **Appendix D**, one recent survey effort is noteworthy. In September 2023, TAG Historical and Research Consulting concluded a two-phase reconnaissance-level survey of North Main Street for the MHPC (maps and discussion provided in **Appendix E**). Over 250 properties were considered with the objective of identifying eligible or potentially eligible properties for listing in the National Register. Two small areas, East Idaho Avenue and North Main Street, were determined to be potentially eligible as NRHP districts. While the National Register listing alone does not provide any protection of the historic properties, a local historic district could be formed (with the same boundaries or a variation), an ordinance and design guidelines prepared and adopted, that would provide for review by the MHPC for changes within the district. At present, the report is still being considered by the Idaho SHPO, and no determinations have been made regarding the National Register designations.

Local Landmarking

In 2024, the MHPC commissioned a study to consider and summarize the viability of a local landmarking program. As part of this analysis, HPC staff (in the Parks and Recreation Department) coordinated with the Meridian Planning Division to utilize a map layer of potential historic resources to provide for a "History Check" datapoint to the maps maintained by the department.

This is similar to the informal program used by Ada County during their demolition permit review process; however, the City of Meridian demolition permit is currently an over-the-counter process with no wait time. That process could be adapted in the future to enable a review period that would provide an opportunity for closer review and possible notification of the Meridian HPC.

Unlike the local historic district process, the landmarking process may be applied to sites that are located *throughout* the city, rather than concentrated in one geographic area. This describes the presence of Meridian's resources, encompassing former farmsteads, individual residences, and prominent civic buildings, that occur in a diffuse array across the city. While local historic districts are possible, the district tool is intended to serve specific contiguous areas.

The Local Landmarking process involves 1) the designation of the sites to be landmarked, and 2) a determination of what the landmark process might entail. For example, the HPC could simply advise property owners considering demolition. Or the HPC might review applications for exterior changes to the property that require a building permit. Criteria for design and development review would be necessary if the HPC opted for the latter. At this time, the MHPC is not pursuing local landmarking, but this HPP considers it to be a possible strategy to employ in the future.

5 | Goals, Objectives, and Strategies for Future Preservation Efforts





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The role of a historic preservation commission is to further the work of the local government as it relates to preserving the community's heritage. That is typically done by undertaking a series of activities or projects, funded in part by the SHPO with National Park Service funding, as discussed in Chapter 2. The purpose of the historic preservation plan is to guide these efforts based on a comprehensive review of the community that identifies issues and concerns, needs, and opportunities.

By engaging with the public during this planning process, the MHPC learned that residents value historic preservation because it sustains authentic community character and provides educational opportunities to historic site users and visitors of historic sites. Meridian community members consider the top priorities to be to celebrate, document, and protect historic resources.

To that end, the MHPC prepared the following goals or purpose statements for the future of historic preservation in Meridian:

- A. Identify and document historical, cultural, and archaeological resources within the City and the Area of Impact
- B. Sustain Meridian's authentic community character by preserving and protecting our historic and cultural resources.
- C. Inform and engage residents and visitors about historic preservation programs and opportunities in our community.
- D. Strengthen the operation and administration of the Meridian HPC

Objectives, or discrete steps towards achieving goals, were articulated for each of the goals. These are followed by action items that support the achievement of the objective and the realization of the goals. The objectives and action items were also prepared from the insights gathered through the public engagement process. Meridian residents are concerned about the following:

- Preserving Meridian's historic houses and neighborhoods, as well as the area's agricultural heritage.
- Enhancing Old Town and protecting historic buildings while permitting new development
- Better understanding historic preservation processes

Residents have also expressed an interest in learning more about historic preservation, including grants for historic building repair and rehabilitation, potential tax incentives for historic property owners, public outreach/education, and heritage tourism programs.

Action items presented in the next section include reference to possible community trainings on these topics.

The following sections (A. Goals, Objectives, and Actions; B. Implementation) create a work plan that can assist the City of Meridian and guide the MHPC to preserve Meridian's heritage.



A. Goals, Objectives, and Strategies

Goal 1: Identify and document historical, cultural, and archeological resources within the City of Meridian and the city's area of impact.	
Objective	Strategies
1.1: Continue to conduct historic inventories.	1.1.a: Evaluate and prioritize sites and districts to be studied and surveyed, including: • Small, hipped-roof cottages built in the early years of the 20th century. • West side of NW 1st street that was noted in the 2023 TAG report • Agricultural resources (homesteads, outbuildings, granges, processing, and storage) 1.1.b: Support the development of National Register of Historic Places nominations for worthy properties 1.1.c: Collaborate with Ada County Historic Preservation Council, State Historic Preservation Office, and other agencies regarding historic contexts to coordinate efforts and leverage resources to conduct mutually beneficial surveys and inventories.
1.2: Evaluate potential for studying mid-century modern neighborhoods and other recent past resources.	1.2.a: Evaluate parcels within the Meridian Impact Area to identify properties that were constructed prior to 1985. 1.2.b: Consider identification of sites that represent roadside architecture, such as service stations and drive-thru restaurants.

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Goal 2: Sustain Meridian’s authentic community character by preserving and protecting our historic cultural resources.

Objective	Strategies
2.1: Promote preservation of Old Town to enhance its historical quality.	2.1.a: Collaborate with the Planning Division to identify measures to support preservation within Old Town, including consideration of district boundaries. 2.1.b: Collaborate with the Planning Division to prepare and update the city's design guidelines for historic buildings within Old Town.
2.2: Protect vulnerable historic sites and structures from demolition.	2.2.a: Proceed with the State Historic Preservation Office to ensure designation of both potential National Register of Historic Places districts as outlined in the TAG survey. 2.2.b: Follow up with local district designation for any National Register of Historic Places districts.
2.3: Incorporate the preservation of important historic, cultural, and agricultural resources into City planning and development processes.	2.3.a: Develop a formal process through the Planning Division for development application review of potential historic sites where development may negatively impact historic features. 2.3.b: Explore adoption of a demolition review ordinance or local landmark provisions 2.3.c: Collaborate with the Planning Division Code Enforcement regarding violations on historic properties.
2.4: Develop a Meridian Register of Historic Places to recognize sites of local significance.	2.4.a: Follow up on the local landmark memo (2024) with appropriate next steps. 2.4.b: Propose potential sites and develop criteria to create a local inventory list to include on a register of historic places in Meridian. 2.4.c: Develop incentives and protection measures for sites included on a local register.

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Goal 3: Inform and engage residents and visitors about historic preservation programs and opportunities in our community.

Objective	Strategies
3.1: Provide the public with educational programs to increase citizens' awareness of Meridian's heritage and the economic and aesthetic value of historic preservation.	3.1.a: Support and promote Idaho Archaeology and Historic Preservation Month in May. 3.1.b: Nominate exemplary historic preservation achievements by individuals, businesses, and organizations for recognition by the Ada County Historic Preservation Council Treasure Awards or Preservation Idaho's Orchids and Onions Awards. 3.1.c: Consider a program to recognize preservation activity for the Historic Preservation Commission, and promote it in the local paper, city-affiliated websites, and social media outlets.
3.2: Improve preservation education efforts for various audiences.	3.2.a: Collaborate with the Meridian Library and the History Center to develop historic preservation-specific initiatives 3.2.b: Continue to develop public presentations, walking tours and brochures or digital information. 3.2.c: Identify opportunities to expand historic markers and interpretive signage as part of development and redevelopment projects.
3.3: Increase community understanding of historic preservation resources, procedures, and districts.	3.3.a: Review the Historic Preservation Commission website and augment with links and other relevant information for public reference. 3.3.b: Partner with the Idaho State Historical Society, Preservation Idaho, and the Idaho Heritage Trust on educational workshops such as: • Historic Districts and how they work • Historic designation (local or national) and what it means to you • Rehabilitation Techniques (windows, masonry, carpentry, etc.)

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Goal 4: Strengthen the operation and administration of the Meridian Historic Preservation Commission.

Objective	Strategies
4.1: Adopt and implement the 2025 Historic Preservation Plan.	4.1.a: Present the Historic Preservation Plan to the City Council and coordinate adoption of the Historic Preservation Plan with the Comprehensive Plan. 4.1.b: Conduct an annual meeting of the Historic Preservation Commission to evaluate whether Historic Preservation Plan goals, objectives, and strategies are being met. 4.1.c: Develop a program of survey and inventory, based on the initial work of the HPP.
4.2: Collaborate with other City Departments and Commissions.	4.2.a: Initiate modifications to the zoning ordinance, with the Planning Division, to include design review in the list of Historic Preservation Commission responsibilities for any areas governed by future overlay districts. 4.2.b: Coordinate with information technology personnel to: archive reports, surveys, and inventories; to provide easy access to City departments; coordinate with internal databases; as well as provide a portal to the public as appropriate. 4.2.c: Identify all city-led projects that may have a nexus with historic resources and consider potential for assistance through grant applications or educational opportunities.
4.3: Ensure that there are sufficient resources for the Historic Preservation Commission to fulfill their duties.	4.3.a: Maintain a list of individuals who may be interested in participating in Historic Preservation Commission activities and may be willing to serve as a commissioner. 4.3.b: Prepare and present an annual report of Historic Preservation Commission activities to the City Council, aligned with the City budget cycle; continue to request annual funding to ensure that basic HPC activities (support of documentation and educational activities) can proceed without relying on Certified Local Government funding. 4.3.c: Ensure that Historic Preservation Commission members have access to annual training with the State Historic Preservation Office, the National Alliance of Preservation Commissions, or other preservation-related workshops or conferences. 4.3.d: Consider assigning a liaison from the Planning Division to do historic preservation planning and serve as the Historic Preservation Commission staff liaison or participate jointly with the Parks & Recreation staff liaison.



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B. Implementation

This section presents the action items, listed by goal and objective in Section 5.A of this Plan, in tabular form. They are listed in order of priority using the following timeframes:

- High Priority – immediate action within the next 1 to 3 years
- Medium Priority – follow-up action to high priority items or 3-to-5-year target dates
- Low Priority – action items for beyond 5 years
- Continued collaboration – ongoing strategies

The parenthetical numbers at the end of each strategy correspond with the numbering used in Chapter 4 (Goal A, B, or C, followed by the Objective number, Action small letter a, b, c, etc.) The responsible entity for these strategies is the MHPC, but each strategy includes appropriate partner agencies or groups.

Table 4: Prioritized Action Items

High Priority	
Objective	Action
Medium Priority	
Objective	Action
Low Priority	
Objective	Action
Continued Collaboration	
Objective	Action



6 | References

Ada County HPC (2025). Historic Preservation Plan for Ada County Cultural and Historic Resources

Advisory Council on Historic Preservation (2018). Measuring economic impacts of historic preservation. <https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%20v5-FINAL.pdf>

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7 | Appendices

Appendix A: Public Involvement Summary

Appendix B: Public Survey Results

Appendix C: Laws and Regulations

Appendix D: List of Historic Surveys

Appendix E: City Code and Plans Review

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Appendix A Public Involvement Summary **TBD**

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Appendix B Public Survey Results

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Appendix C Laws and Regulations

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List of Relevant Federal and State Laws & Regulations

There are many laws at both the Federal and State levels related to Historic Preservation and Archaeology. A comprehensive listing of all these laws, and their subsequent amendments and subsections, would consist of many pages. It is important for the purposes of carrying out this plan, however, to have a basic understanding of some of the most significant Federal and State laws. As such, this appendix provides some brief information on the most important laws. Most information on each can be found on the National Park Service website (Federal laws) or on the State of Idaho Legislature website (Idaho statutes).

Federal Laws

Antiquities Act, as amended (54 USC 320301-320303 and 18USC 1866(B)): The Antiquities Act of 1906 was the first act in the United States to establish that archaeological site on public lands are important public resources and required that the Federal government take measures to protect archaeological sites from looting and/or vandalism.

Archaeological Resources Protection Act, as amended (16 USC 470aa-mm): This act was passed to provide increased protection for public archaeological sites, and to increase the penalties which can be imposed for violations. It was passed in order to address some of the shortcomings of the Antiquities Act, specifically in terms of providing for effective enforcement and clear definitions. This law, along with the Antiquities Act, is the foundation for archaeological protections on public and tribal lands, and includes provisions to help prevent the illegal excavation, removal, and/or trafficking of archaeological resources.

Native American Graves Protection and Repatriation Act, as amended (25 USC 3001-3013): This act codified in United States law that Native Americans, Indian Tribes, and Native Hawaiians have rights related to the "treatment, Repatriation, and disposition of Native American human remains, funerary objects, sacred objects and objects of cultural patrimony." It requires that Federal government and any museums receiving Federal funds disclose what groups to attempt to reach an agreement for the repatriation of those artifacts. It also provides important organizations whenever archeological investigations encounter, or are expected to encounter, Native American, Tribal, and/or Native Hawaiian cultural artifacts they have in their possession, and work with those groups to attempt to reach an agreement for the repatriation of those artifacts. It also provides important protections for Native American grave sites and requires consultation with Indian Tribes and Native Hawaiian organizations whenever archeological investigations encounter, or are expected to encounter, Native cultural items or when such items are unexpectedly discovered on Federal or tribal lands.

National Historic Preservation Act as amended (54 USC 300101 et seq.): This is the central law around which nearly all historic preservation efforts in the United States take place. Originally passed in 1966, the National Historic Preservation Act established the National Register of Historic Places (NRHP), National Historic Landmarks (NHL) program, the State Historic Preservation Offices (SHPO), and later the Certified Local Government (CLG) program. It also includes important provisions such as the Section 106 and Section 110 processes.



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Idaho State Laws

Idaho Code 18-7027: Prohibits the disturbance of prehistoric human burials, or the possession of human remains of artifacts removed from a burial, unless the excavation is conducted by a qualified archaeologist with the prior approval of the State Historical Society and the appropriate Indian tribe.

Idaho Code 27-501: Assigns responsibilities to the agency for consultation, determination of appropriate actions, and providing for re-interment of human remains that have been disturbed.

Idaho Code 33-39: Provides for the creation of an Idaho Archaeological Survey and designates that State Archaeologist as director.

Idaho Code 67-41: States that the agency (Idaho State Historical Society) shall:

- Identify, preserve, and protect sites, monuments, and points of interest in Idaho of historic merit (67-4114)
- Protect archaeological and vertebrate paleontological sites and resources on public land (67-4119)
- Govern the agency and administer the powers and duties required to preserve and protect any historical record of the history and cultural of Idaho” (67-4123). Senate Bill 1011(2009), Passed by the Senate and House and signed into law by the governor April 14, 2009., defines “historical record, artifact, object, historical or archaeological site or structure, document, evidence or public or private writing pursuant to the provisions of title 9, Idaho Code, relevant to the history of the State of Idaho.”
- Encourage and promote interest in the history of Idaho (67-4126 (2)
- Collect, preserve, and exhibit artifacts and information illustrative of Idaho history, culture, and society. (67-4126 (3)
- Identify historic, architectural, archaeological, and cultural sites, buildings, or districts, and coordinate activities of local historic preservation commissions. (67-4126(14)

Idaho Code 67-46: Gives authority to the agency to carry out the preservation and protection of the states historic archeological, architectural, and cultural heritage resources. This section of code also authorizes municipalities to create historic preservation commissions, establish design review for historic districts, and carry out other historic preservation efforts at the local level.

Idaho Code 67-65: The Idaho local planning act of 1975 requires a local governments' comprehensive plan must include a component for “Special Areas or Sites. “There must be an analysis of areas, sites, or structures of historical, archaeological, or architectural significance within the jurisdiction of the governing board.



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Appendix D List of Historic Surveys

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Survey #	Survey Title	Survey Author	Year	Organization
2025/90	500 Overland Road Cultural Resource Inventory	Hauer, A. Craig	2025	ARH Archaeology and Architectural History
2025/55	Aegean Estates Subdivision No. 4	Wright, Jeanne	2025	Wright Consulting Services, LLC
2025/44	Baratza Subdivision	Hallam, Linnia	2025	Hallam Historical Consulting, LLC
2025/34	Pivot Pointe Subdivision Cultural Resources Survey, Meridian, Idaho	Mitchell, Kelly	2025	Water, Civil, and Environmental, Inc. (WCE)
2025/156	Addendum to 500 Overland Road Cultural Resource Inventory	Hauer, A. Craig	2025	ARH Archaeology and Architectural History
2024/63	Lake Hazel Rd, Eagle Rd/Cloverdale Rd-Ten Mile Creek Bridge	Perry Bauer, Barbara	2024	TAG - Historical Research and Consulting
2024/438	Rail With Trail Pathway, Meridian	Ross-Hauer, JoEllen	2024	Local Highway Technical Assistance Council (LHTAC)
2024/422	Pebblebrook Subdivision Cultural Resource Investigation	Perry Bauer, Barbara	2024	TAG - Historical Research and Consulting
2024/37	Cultural Resource Inventory for the Northwest Pipeline LLC's 2024 Line 1400/1401 Intermountain Pipe Replacement Project, Ada County, Idaho	Karpinski, Mark	2024	Idaho State Historic Preservation Office (SHPO)

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2023/662	North Main Street Reconnaissance-level Survey	Bauer, Barbara Perry and Elizabeth Jacox	2023	Idaho State Historic Preservation Office (SHPO)
2023/61	Ustick Rd., Ten Mile Rd. to Linder Rd.: A Project Proposed by Ada County Highway District. ECORP Consulting, Inc.	Hallam, Nathan	2022	Army Corps of Engineers (USACE)
2023/570	I-84, Meridian Road Interchange to Eagle Road Interchange. Bionomics Environmental, Inc.	Scuderi, Zoe	2023	Idaho State Historic Preservation Office (SHPO)
2023/405	Cultural Resources Survey of the Legacy SC - A Telecommunication Project, Meridian, Ada County, ID. Trileaf Corporation.	Stout, Sydney, Kaitlen Hitt & Jacob Waters	2023	Federal Communications Commission (FCC)
2023/254	Cultural Resources Survey of the Scentsy SC - A Telecommunication Project, Meridian, Ada County, ID. Trileaf Corporation.	Stout, Sydney, Jacob Waters & Gwyneth Vollman	2023	Federal Communications Commission (FCC)
2022/580	Ustick Rd, Black Cat to Ten Mile Rd. ACHD Project Number:511015	Perry Bauer, Barbara	2022	TAG - Historical Research and Consulting
2022/425	Locust Grove, Victory Rd to Overland Rd and Locust Grove and Victory Road Roundabout. TAG Historical Research & Consulting.	Bauer, Barbara Perry	2021	Army Corps of Engineers (USACE)
2022/41	Prescott Ridge Subdivision Cultural Assessment. Frontier Historical Consultants.	Gray, Dale M. & William P. Statham	2020	Environmental Protection Agency (EPA)
2022/343	Cultural Resource Inventory for Northwest Pipeline LLC's Williams Boise DOT Pipeline Replacement	Burningham, Tessie & Mark Karpinski	2022	Federal Energy Regulatory Commission (FERC)

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	Project and MLV 11-3 Station Project, Ada County, Idaho. Tetra Tech.			
2022/284	Property Assessment of the Proposed Modification of an Existing Wireless Telecommunications Service Facility "SL04250A/SL03UB615 Retain" for T-Mobile West LLC, Meridian, Ada County, Idaho. EnviroWest.	Billat, Scott	2022	Federal Communications Commission (FCC)
2022/223	Class III Cultural Resources Survey for Proposed Telecommunications Site 946174/Treva Way NSB, Meridian, Ada County, ID. Hawthorne Research and Communications, LLC.	Cornelius, MacKensie	2022	Federal Communications Commission (FCC)
2022/184	Cultural Resource Inventory for Northwest Pipeline LLC's Williams Boise DOT Pipeline Replacement Project, Ada County, Idaho. Tetra Tech.	Karpinski, Mark	2022	Federal Energy Regulatory Commission (FERC)
2021/77	Quenzer Farms Subdivision Cultural Assessment. Frontier Historical Consultants.	Gray, Dale M. & William P. Statham	2020	Environmental Protection Agency (EPA)
2020/593	Hill Century Farm North Subdivision Cultural Assessment. Frontier Historical Consultants.	Gray, Dale M. & William P. Statham	2020	Environmental Protection Agency (EPA)
2020/593	Hill Century Farm North Subdivision Cultural Assessment. Frontier Historical Consultants.	Gray, Dale M. & William P. Statham	2020	Environmental Protection Agency (EPA)
2020/521	Prescott Ridge Subdivision Cultural Assessment. Frontier Historical Consultants.	Gray, Dale M. & William P. Statham	2020	Environmental Protection Agency (EPA)
2020/521	Prescott Ridge Subdivision Cultural Assessment. Frontier Historical Consultants.	Gray, Dale M. & William P. Statham	2020	Environmental Protection Agency (EPA)

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2019/91	VillaSport - SWC Ustick Rd & Eagle Rd: A Project Proposed by The Land Group, Inc. Stevens Historical Research Associates.	Hein, HannaLore	2018	Army Corps of Engineers (USACE)
2019/67	Archaeological and Historic Survey Report: ID4301 Amity Cell Tower. HELIX Environemtnal Planning, Inc.	Jerrems, William	2018	Federal Communications Commission (FCC)
2019/661	West Ada School District: Owyhee High School - A Project Proposed by West Ada School District. Stevens Historical Research Associates.	Hein, HannaLore, Jennifer Stevens & Michelle Thompson	2019	Army Corps of Engineers (USACE)
2019/656	Cultural Resource Assessment Meadow Wood (ID 4307) - Proposed Telecommunications Facility Ada County, Idaho. Mesa Field Services.	Simpson, Sean	2019	Federal Communications Commission (FCC)
2019/628	US 20/26 Corridor Preservation Project, Re-Evaluation - 2019 (US-20 Linder to Locust Grove, Eagle).	Martin, Jillian	2019	Idaho Transportation Department (ITD)
2019/628	US 20/26 Corridor Preservation Project, Re-Evaluation - 2019 (US-20 Linder to Locust Grove, Eagle).	Martin, Jillian	2019	Idaho Transportation Department (ITD)
2019/61	Cultural Resources Survey of the BOISE_CALL_CENTER Cell Site, Meridian, Ada County, Idaho. Applied Archaeological Research, Inc.	Finley, Aimee	2018	Federal Communications Commission (FCC)
2019/603	US 20/26 Corridor Preservation Project, Re-Evaluation - 2019 (SH 16 to Linder Road, Ada County).	Martin, Jillian	2019	Idaho Transportation Department (ITD)
2019/603	US 20/26 Corridor Preservation Project, Re-Evaluation - 2019 (SH 16 to Linder Road, Ada County).	Martin, Jillian	2019	Idaho Transportation Department (ITD)

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2019/498	Cultural Resource Assessment for the "Boise Call Center" Telecommunications Facility in Meridian, Idaho. Trileaf.	Orvald, Tucker O. & Kevin McHugh	2019	Federal Communications Commission (FCC)
2019/495	Ada County Historic Resources: A Reconnaissance Survey. Prepared for Ada County Historic Preservation Commission.	Davis, Belinda and Barbara Perry Bauer	1989	
2019/467	Cultural Resource Survey for the "Fairview & Locus Grove" Telecommunication Facility in Meridian, Ada County, Idaho.	Orvald, Tucker O. & Kevin McHugh	2019	Federal Communications Commission (FCC)
2019/353	Meridian Reconnaissance Survey Phase I. Prepared for City of Meridian Historic Preservation Commission.	Peeso, Emily	2005	
2019/319	Warrick Subdivision: Ada County, Idaho. TAG Historical Research & Consulting.	Bauer, Barbara Perry	2019	Environmental Protection Agency (EPA)
2018/835	Archaeological and Historic Survey Report: Spanish Sun ID4302 Monopine Tower. HELIX Environmental Planning, Inc.	Jerrems, William	2018	Federal Communications Commission (FCC)
2018/835	Archaeological and Historic Survey Report: Spanish Sun ID4302 Monopine Tower. HELIX Environmental Planning, Inc.	Jerrems, William	2018	Federal Communications Commission (FCC)
2018/825	US 20/26 Corridor Preservation Project, Addendum - 2018 (US 20/26, Chinden; Locust Grove to Eagle).	Martin, Jillian	2018	Idaho Transportation Department (ITD)
2018/702	Wells Subdivision: Ada County, Idaho.	Bauer, Barbara Perry	2018	Army Corps of Engineers (USACE)

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2018/629	Cultural Resources Surveys of Three Proposed Canal Easement Exchange Projects in Southwest Boise: Boise Project, Ada County, Idaho.	Huang, Jennifer K.	2018	Bureau of Reclamation (BOR)
2018/414	Class III Cultural Resource Inventory and Visual Impact Assessment for the ROARING WALOWES SC - A Communication Facility Project, Ada County, Idaho. Cannon Heritage Consultants, Inc.	Santarone, Paul, Ron Sladek, Houston Martin & Kenneth P. Cannon	2018	Federal Communications Commission (FCC)
2018/387	Meridian Road, Cherry Lane to Ustick Road. Bionomics Environmental, Inc.	May, Scott	2018	Army Corps of Engineers (USACE)
2018/327	AT&T Mobility, LLC Proposed New Tower Project: Addendum to FCC Form 620 Submission Packet - ID SHPO Format. EBI Consulting.	Davis, Jennifer, James Dietterich & MacKensie Cornelius	2018	Federal Communications Commission (FCC)
2018/269	Cultural Resources Survey of Proposed Box Culvert Installation across Ten Mile Feeder Canal on South Eagle Road: Boise Project, Ada County, Idaho.	Huang, Jennifer K.	2017	Bureau of Reclamation (BOR)
2018/214	2007 City of Meridian Impact Area Re-Survey. Prepared for Meridian Historic Preservation Commission. Madeline Buckendorf Consulting, LLC.	Buckendorf, Madeline	2007	
2018/211	Survey of Rural Properties in Ada County. Prepared for Ada County Historic Preservation Commission. TAG Historic Research & Consulting.	Perry Bauer, Barbara and Elizabeth Jacox	2008	
2018/203	Final Report: SH-16 - I-84 to SH-44 Mitigation. Prepared for Idaho Transportation Department. TAG Historical Research & Consulting.	TAG Historical Research & Consulting	2013	Idaho Transportation Department (ITD)

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2018/136	Canal Easement Exchange on a Portion of the McDonald Lateral	Huang, Jennifer K	2017	Bureau of Reclamation (BOR)
2017/239	Black Cat Trunk Sewer Project. Frontier Historical Consultants.	Gray, Dale M.	2016	Environmental Protection Agency (EPA)
2017/136	Lake Hazel and Locust Grove Water Main Extension. TAG Historical Research & Consulting.	Perry Bauer, Barbara	2017	Environmental Protection Agency (EPA)
2017/1	Kenners Project	Gray, Dale	2016	Environmental Protection Agency (EPA)
2016/464	Cultural Resource Inventory for Northwest Pipeline LLC, Black Cat and Franklin Road Widening Project, Ada County, Idaho. EcoLogic Environmental Consultants, LLC.	Smith, Craig S.	2016	
2016/353	Brinegar Prairie Subdivision, a reconnaissance-level cultural resource survey. PAST, INC.	Getchell, Barbie and John E. Atwood	2016	Army Corps of Engineers (USACE)
2016/238	Kentucky Ridge Estates No. 4 / Biltmore Estates	Gray, Dale M.	2016	Environmental Protection Agency (EPA)
2016/12	Jump Creek Subdivision	Atwood, John E.	2015	Army Corps of Engineers (USACE)
2014/610	Oaks (North and South)/Oakcreek Subdivision No.3 Stormwater Pollution Prevention Plan (SWPPP)	Perry Bauer, Barbara and Elizabeth Jacox	2014	Environmental Protection Agency (EPA)

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2014/610	Oaks (North and South)/Oakcreek Subdivision No.3 Stormwater Pollution Prevention Plan (SWPPP)	Perry Bauer, Barbara and Elizabeth Jacox	2014	Environmental Protection Agency (EPA)
2014/519	Cultural Resource Evaluation and Visual Effects Analysis for the Proposed 'BOI Settlers Park' Telecommunications Project, 201 Ustick Road, Meridian, Ada County, Idaho	Retter, Michael	2014	Federal Communications Commission (FCC)
2013/687	Franklin Road; Black Cat to Ten Mile	Parker, Kimberly and Derek Chisholm	2012	Idaho Transportation Department (ITD)
2011/680	Franklin Road, Ten Mile Road to Linder Road Capacity Expansion Project	Bauer, Barbara Perry	2011	TAG - Historical Research and Consulting
2011/133	T-Mobile Candidate SL02159-A, 477 N. Linder Road, Meridian, ID.	Jerrems, W.	2010	
2009/339	Idaho 16, I-84 to Idaho 44 Environmental Study. TAG, Boise, ID.	Bauer, Barbara Perry	2008	Idaho Transportation Department (ITD)
2000/634	Level 3 Proposed Fiber Optic Line, Idaho Segment. AINW.	Ozbun, T. et al.	2000	
2000/1033	Nampa-Meridian Irrigation District Proposed Fee Title and Rights-of-Way Transfer; Ada and Canyon Counties, Idaho. Ogden Environmental and Energy Services, Boise, ID.	Ogden Environmental and Energy Services	2000	Bureau of Reclamation (BOR)

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1989/5631	CRI, 350.9 Miles of the Pan Alberta Natural Gas Pipeline Looping Route in Idaho & Oregon, Vol. I-IV Western Cultural Resource Management, Inc., Boulder, Colorado.	Reed, William G. and Kate O'Brien Reed	1980	
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Appendix E City Code and Plans Review

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Historic Preservation Program Summary

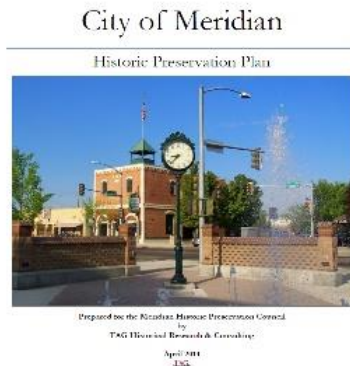
April 18, 2025





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.

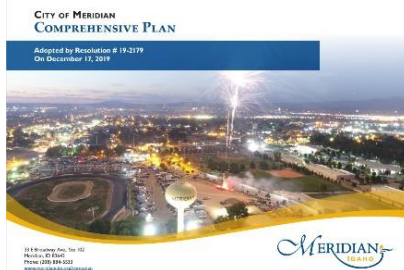


- **Goal 1** Preserve and enhance Meridian's historical, cultural and agricultural heritage.
- **Goal 2** Locate and identify historic and archeological resources significant to Meridian's past.
- **Goal 3** Heighten public awareness of historic preservation in the community and improve preservation 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

Draft Historic Preservation Plan

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.

Draft Historic Preservation Plan



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

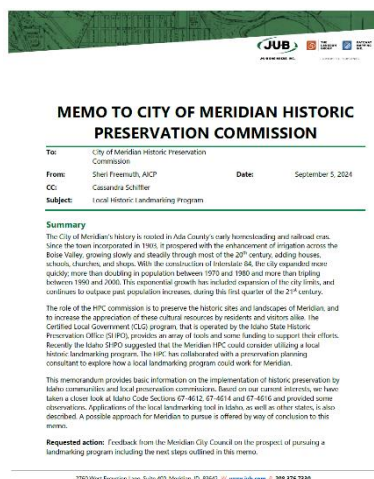
In order to address the possible modification or loss of historic resources, the HPC staff (in the Parks and Recreation Department) coordinates informally with the Meridian Planning Department regarding permit requests or inquiries to the Planning Department regarding historic resources. The Planning 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](#)

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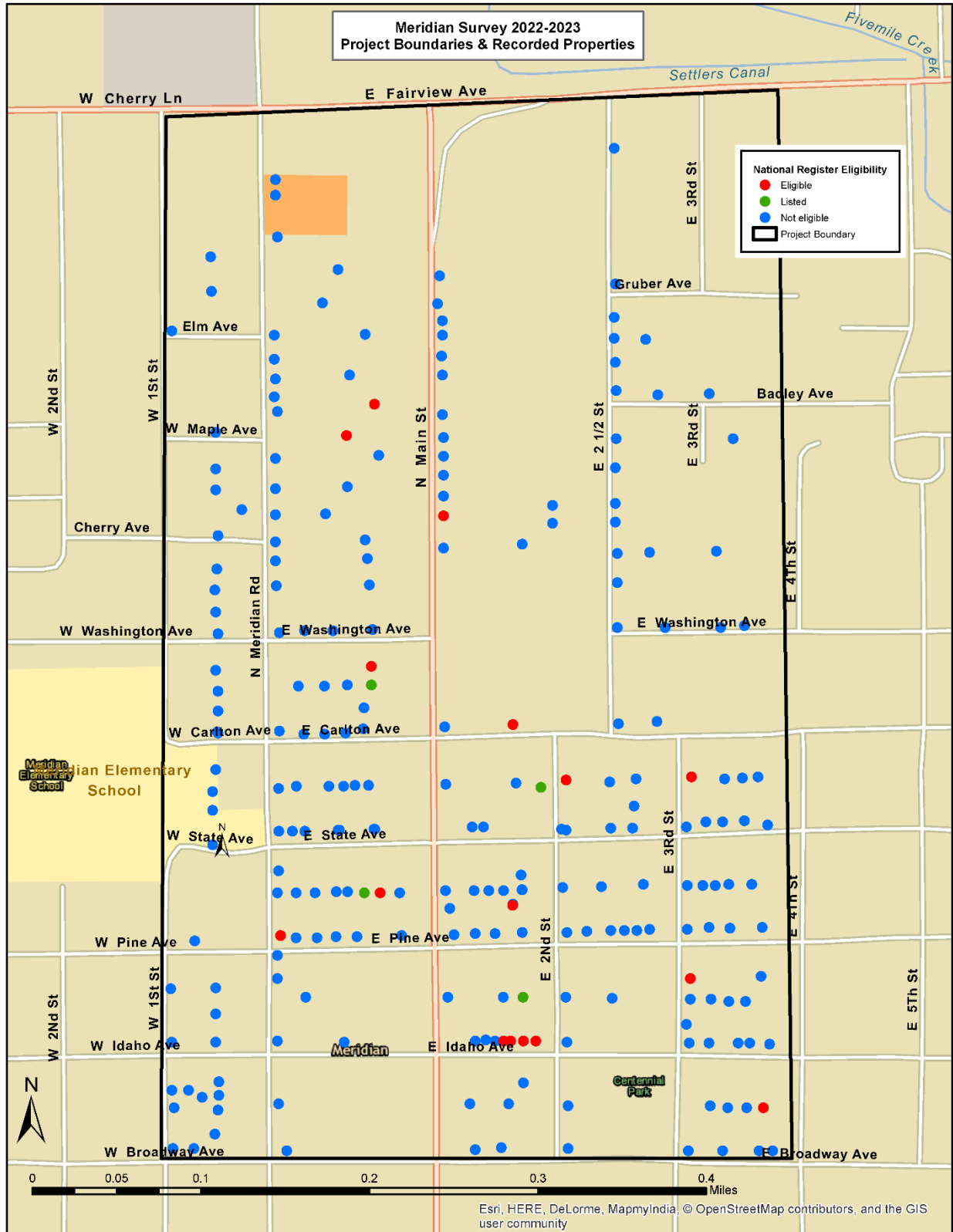


Settlers Make the Desert Bloom ([Video of Meridian History | City of Meridian](#))

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).

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