# CITY OF COEUR D'ALENE
## HISTORIC PRESERVATION PLAN

DECEMBER 2021
Adopted by City Council on December 21, 2021
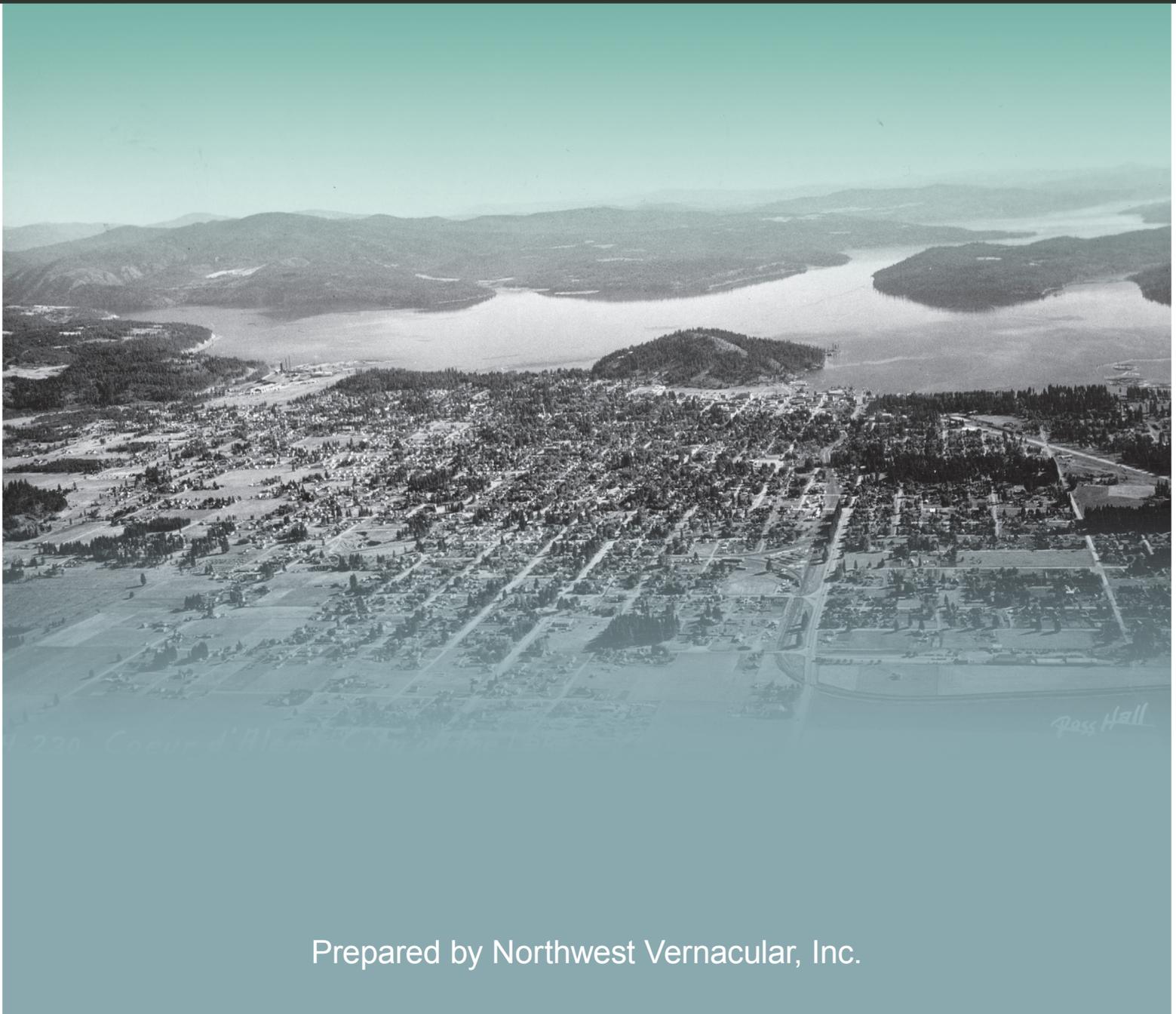
Prepared by Northwest Vernacular, Inc.

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# Glossary of Frequently Used Terms and Acronyms

HPC – City of Coeur d'Alene Historic Preservation Commission

HPP – Historic Preservation Plan

NPS – National Park Service

NRHP – National Register of Historic Places

NWV – Northwest Vernacular

SHPO – State Historic Preservation Office (or Officer)

THPO – Tribal Historic Preservation Office (or Officer)Executive Summary

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# 1. Executive Summary

## 1.1. PLAN PURPOSE

A historic preservation plan is a city planning document intended to analyze the present state of the city's historic preservation program and provide guidance on next steps to guide the program forward. The plan is the result of a collaborative process to identify a vision, goals, and action plan for historic preservation in Coeur d'Alene.

## 1.2. PLAN PROCESS

This historic preservation plan is the result of collaboration between the City of Coeur d'Alene, historic preservation consultants Northwest Vernacular (NWV), Coeur d'Alene's Historic Preservation Commission (HPC), key stakeholders, and the Coeur d'Alene community.

The City of Coeur d'Alene hired Northwest Vernacular in November 2020 followed by an initial introductions and kick-off session via Zoom with the Historic Preservation Commission on December 17, 2020. The consultants began their work by collecting relevant GIS data from the City of Coeur d'Alene, Kootenai County, the Federal Emergency Management Agency (FEMA), and the Idaho State Historic Preservation Office (SHPO) to review development patterns, listed resources, and previous historic resource inventory efforts. They then reviewed the city's historic preservation program, relevant ordinances, and associated planning documents. This functioned as a SWOT (strengths, weaknesses, opportunities, and threats) analysis to inform recommendations. They also briefly summarized the city's history from previously published sources—organizing it within development periods—and identified architectural trends in the city.

The commission and consultants conducted the initial community outreach meeting on January 14, 2021. This public meeting was conducted virtually via Zoom due to the COVID-19 pandemic and utilized online polls to collect attendee comments.

NWV initiated a community survey, created with the online survey tool SurveyMonkey, to understand the community's perception of historic preservation in Coeur d'Alene. The survey remained open from January 11, 2021, to January 31, 2021 and received 244 responses. The survey and an analysis of the responses are included in Appendix A. A "Frequently Asked Questions" one-sheet was included with the city's email and Facebook distribution of the survey. NWV, in consultation with City of Coeur d'Alene staff and the HPC, developed a list of key stakeholders and conducted individual phone and/or email interviews in March and April of 2021 with those individuals.

NWV submitted an initial draft for HPC review in February 2021. After conducting the stakeholder interviews and reviewing the community survey results, NWV incorporated the edits received from the HPC and drafted goals, policies, and proposals for the historic preservation plan. NWV submitted the second draft to the City and HPC for review, who forwarded it on to the SHPO for review. NWV completed SHPO, City, and HPC edits and conducted a final public meeting on August 24, 2021, via Zoom.

## 1.3. BENEFITS OF HISTORIC PRESERVATION

There are numerous benefits to historic preservation, from enhanced quality of life and fostering awareness of a community's heritage to economic advantages and environmental considerations. There are four key areas where historic preservation can benefit a community: social, cultural, environmental, and economic.

**Social**. Historic places are often touchstones for communities. These places are recognized and known entities within their community, whether it's a park that generations have visited with family and friends or a commercial building that has housed a highly regarded legacy small business. Historic places provide an opportunity to learn about our shared past, how we as individuals relate to it and how we can move forward. Retaining historic places allows communities to engage with their past, acknowledging the good, the bad, and the complicated stories in an authentic and meaningful way.

**Cultural**. Many historic places are valuable for their architectural design, connection with important events in history, or association with significant people. Other historic places have ongoing meaning for their expression of a community's culture, whether it's art, history, or religion. Preserving historic places of cultural significance demonstrates the value that differing cultures provide to an entire community.

**Environmental**. As our communities and the world grapple with the effects of climate change and seek environmental sustainability, historic preservation can support these efforts. Reusing historic buildings and structures recognizes the embodied energy inherent to these places and reduces what is taken to the landfill. Rehabilitating a historic building is more labor-intensive than materials-intensive and places value on the craftsmanship of the past.

**Economic.** There are a number of economic benefits to historic preservation. The labor intensiveness of reusing historic buildings creates jobs and historic places are a draw for residents and tourists, encouraging investment in local economies. Historic properties tend to have stable property values allowing them to weather economic crises.

PlaceEconomics, a private sector firm that has studied the economic impacts of historic preservation, recently published a paper, "Twenty Reasons Historic Preservation is Good for Your Community" (2020) to reframe conversations about historic preservation. A synopsis of the 20 reasons follows, but you can read the full study at PlaceEconomics.

- **Jobs**. Labor-intensive rehabilitation creates more jobs than new construction.
- **Downtown revitalization**. It builds upon past investments.
- **Heritage tourism**. Heritage tourists stay longer and spend more money.
- **Property values**. Historic districts tend to have greater valuation stability.
- **Foreclosure patterns**. Properties in historic districts remain in demand, even during economic downturns, so owners are able to sell before they're forced into foreclosure.
- **Strength in up-and-down markets**. Historic properties are more resilient during economic downturns.
- **Small business**. The smaller scale, and often lower rental costs, support a diverse range of businesses.
- **Start-ups and young businesses**. New and small businesses want the quality and character of their goods and services reflected in their location—historic buildings fit the bill.
- **Jobs in knowledge and creative-class sectors**. These employers disproportionately choose to locate in historic districts.
- **Millennials and housing**. 44 percent of millennials want to live in historic, character-rich neighborhoods.
- **Walkability/Bikeability**. Historic neighborhoods are inherently walkable and bikeable.
- **Density at a human scale**. Historic neighborhoods already provide density.
- **Environmental responsibility**. The greenest building is the one already built.
- **Smart Growth**. Historic neighborhoods are the living embodiment of all 10 Smart Growth principles.
- **Neighborhood-level density**. Historic districts provide housing options for a range of household sizes and incomes, which can lead to economic integration within a neighborhood.
- **Housing affordability**. Older housing stock can be part of the solution to the housing affordability crisis.
- **First place of return**. While many cities and areas in the U.S. have been losing population for decades, some of them have begun to grow again after periods of decline—in those cities, the growth has been concentrated in historic neighborhoods.
- **Attractors of growth**. Historic districts are magnets for growth.
- **Allows cities to evolve**. Historic properties and districts manage change while retaining the quality and character of a city and its neighborhoods.
- **Tax generation**. Historic districts are often denser neighborhoods with sustained property values, contributing more revenue to communities in smaller land areas.

## 1.4. STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT) ANALYSIS

The following Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was created after preparing the historic context and reviewing the city's historic resources, historic preservation efforts, and related plans and ordinances.

*Table 1. SWOT Analysis*

| | STRENGTHS | WEAKNESSES |
|---|---|---|
| **INTERNAL** | • Certified Local Government status<br>• An active Historic Preservation Commission<br>• An established relationship with the Coeur d'Alene Tribe<br>• Recent historic resource survey work collecting larger sets of data on historic resources<br>• A robust city GIS system to support the integration of historic preservation data with other data sets<br>• Museum of North Idaho based in the city as a partner for both research, interpretation, and public engagement<br>• Historic Preservation Commission page on the city website as a point of information sharing with the public<br>• Ongoing private investment in commercial and residential buildings in the city<br>• Population and job growth supporting increased density, local businesses, and the value of neighborhood character<br>• National Register listed buildings and a historic district within the city<br>• Local historians providing history of the city's development through published works that can support and guide future research<br>• Proximity of historic areas and buildings to Coeur d'Alene Lake and other natural resources for recreation and tourism<br>• Support of the Kootenai County Historic Preservation Commission support with comparable historic resources | • Lack of a local register and associated design review<br>• High expenditure thresholds for the level of private investment necessary to utilize Federal Historic Rehabilitation Tax Credits<br>• Only one historic district within the city<br>• Minimal historical background on the role of under-represented communities in shaping the City<br>• Lack of neighborhood-wide historic resource survey work that can inform potential historic districts, individual listings, and character-defining features—particularly relative to CoeurHousing (proposed infill and missing middle housing code) and compatible infill<br>• Lack of current tree plotter data accessible in GIS to facilitate the inclusion of tree data within City parks and in the city's tree inventory for neighborhood surveys relative to their historic role<br>• Absence of a state, county, or city financial incentive mechanism to support historic preservation through incentivizing private investment in historic buildings |
| **EXTERNAL** | **OPPORTUNITIES**<br>• Adoption of the historic preservation plan as part of the city's comprehensive plan to better integrate preservation and city policy<br>• Commission participation in SHPO and NAPC training to broaden their understanding and enable them to bring tools back that can help the City<br>• Neighborhood interest in managing change to retain historic character<br>• Completion of the Garden District historic resource survey providing neighborhood-wide resource data<br>• CoeurHousing (proposed infill and missing middle housing code) as a mechanism to support compatible infill, neighborhood character retention, and density supporting local businesses (see Weaknesses and recommendations under policies 3.5.3-a, 3.5.3-d and -e)<br>• Working with the Coeur d'Alene Tribe on best practices for archaeological resource protection and educational program development<br>• Expand the city's historic narrative, incorporating diverse histories in connection with places<br>• Potential interpretive opportunities within the city's existing network of trails and paths<br>• The Idaho Heritage Trust as a technical guidance and grant resource<br>• Develop a funding mechanism to support historic preservation in the city based on historic preservation's benefits for quality of life and heritage tourism<br>• Promote Sherman Avenue (the city's "Main Street") in connection with tourism on the lake and at the resort<br>• Promote N Fourth Street in connection with historic commercial development linking Sherman Avenue and the lake with neighborhoods to the north<br>• Promote N Government Way (south of Harrison Avenue) as an important neighborhood feature<br>• Maintain transparency with the Commission to generate public trust in city historic preservation efforts | **THREATS**<br>• Downtown development pressure<br>• Residential housing development pressure downtown—in neighborhoods to demolish older homes on double lots in order to build two new homes; by the desire to build larger homes in older neighborhoods that are not to the same scale; and through city greenfield development<br>• Construction impacts to archaeological resources and absence of a standard inadvertent discovery plan to mitigate impacts<br>• Energy efficiency and universal access upgrades, and programs that are not set up to work with historic buildings resulting in a loss of integrity rather than supporting long-term building use through compatible upgrades<br>• Diminished integrity of commercial buildings through inappropriate additions and alterations along Sherman Avenue in the downtown core<br>• Cost (or perceived cost) associated with appropriate historic rehabilitation work |

# 1.5. SUMMARY OF GOALS & POLICIES

After reviewing the city's program and related ordinances and communicating with a group of stakeholders, NWV identified a vision statement, mission statement, and four goals to guide ongoing work by the City's historic preservation program.

Vision statement: A thriving Coeur d'Alene that honors its diverse history through identification, education, and recognition while prioritizing community connections. A robust city historic preservation program that is at the forefront of preservation issues within the city, promotes inclusive storytelling, and protects the city's historic and archaeological resources for future generations.

Mission statement: The mission of the City of Coeur d'Alene's historic preservation program is to identify, document, and protect the city's historic and archaeological resources through thoughtful engagement and education with city departments and the general public.

Each of the four goals has at least two policies to support the goal. The goals and policies are:

## Goal 1: Identify and document Coeur d'Alene's historic and cultural resources

The first step in historic preservation is to identify and document. Without knowing what historic and cultural resources are present within the community, a historic preservation program will not be able to effectively advocate for historic preservation, work with stakeholders, and engage the public. Survey work is a key way to accomplish this goal for built environment and cultural landscape resources. But archaeological and traditional cultural resources—which are evaluated and considered in a different way than the built environment—also need to be considered, while protecting the locations of these resources.

- **Policy 1A. Survey the city's historic resources**
- **Policy 1B. Elevate awareness around the value of archaeological resources and the appropriate processes**

## Goal 2: Inform and engage the people of Coeur d'Alene to better integrate historic preservation for the education, pleasure, and welfare of the community

In order for the city's historic preservation program to be dynamic and robust, it needs to be connected with the larger community. This connection with the community should stem from an informed Historic Preservation Commission, city staff, and city council.

- **Policy 2A. Pursue historic preservation and cultural resources continuing education opportunities for the Historic Preservation Commission, city staff, and City Councilors.**
- **Policy 2B. Incorporate historic preservation within city-wide decision-making.**
- **Policy 2C. Create opportunities for collaboration between the city and other heritage-related entities.**

## Goal 3: Protect Coeur d'Alene's historic and cultural resources

As the city and the Historic Preservation Commission identify and document historic and cultural resources, the next step is to protect those resources. While protection can specifically mean local

landmark designation with design review oversight, it can also occur through a more engaged and informed city departments.

- **Policy 3A. Utilize the historic preservation program as one avenue to strengthen the City's relationship with the Coeur d'Alene Tribe.**
- **Policy 3B. Recognize historic buildings, sites, and structures of value in the city**
- **Policy 3C. Expand the city's ability to support historic preservation efforts.**
- **Policy 3D. Support historic property owners.**

## Goal 4: Promote civic pride and community welfare through inclusive and equitable storytelling that strengthens the community's understanding and investment in historic preservation

Preservation can serve a larger purpose than protecting the built environment by communicating community values and character as well as identifying what is important to and in the city. However, preservation must be more inclusive and equitable through identifying, documenting, and protecting historic places that reflect the full story of the community. This requires intentional effort to seek out diverse and underrepresented communities' histories (e.g., stories and histories of people and communities whose contributions to Coeur d' Alene's development are currently not represented in the NRHP) and ensure that city-promoted historic preservation efforts work to fold these histories into the historic narrative surrounding the city. This requires additional effort, as sources for these histories may not be held at traditional research centers, and must be factored into project budgets and schedules.

- **Policy 4A. Ensure that every city-funded or sponsored historic preservation project considers broad storytelling and provides groups the opportunity to tell their own stories**
- **Policy 4B. Collaborate with other organizations working on heritage, arts, and sustainability**

# 2. Historic Context

This historic context chapter is divided into three sections: development periods, historic property types, and architectural styles. The development periods section briefly summarizes Coeur d'Alene's history and organizes it into periods of development. This structure connects specifically with the built environment and helps associate historic resources with development patterns. This section utilizes significance statements from nominations to the National Register of Historic Places as well as published histories, such as Robert Singletary's *Coeur d'Alene Beautiful and Progressive: An Illustrated History of Coeur d'Alene, Idaho, 1879–1990* and Jonathan Mueller's *Private Park Public Park: A Story of Coeur d'Alene and Its First Park*. The historic property types section identifies common and notable historic property types, as well as patterns, within the city. The architectural styles section provides brief summaries of popular or unique architectural styles applied on historic buildings in Coeur d'Alene and includes examples of each to assist individuals with identifying architectural styles.

This historic context is not an exhaustive history of Coeur d'Alene, but rather a brief summary and intended to connect the city's history with patterns of development in the built environment. Key events will be covered, primarily as they relate to the built environment or patterns of development within the city.

## 2.1. DEVELOPMENT PERIODS

Coeur d'Alene's history can be organized into seven development periods. The time periods laid out in Singletary's *Coeur d'Alene Beautiful and Progressive* were largely utilized for this section, with some combined. These periods reflect the enduring stewardship of the region by the Coeur d'Alene Tribe (Schitsu'umsh people) since time immemorial, the arrival of nonnative settlers, U.S. military presence followed by townsite establishment, growth due to a booming mining and timber industries, tourism to the area, the ebbs

and flows with major events like the Great Depression and World War II, and the city's postwar development. The periods are as follows:

- Pre-contact: Schitsu'umsh Stewardship
- Ca. 1760–1877: Early Contact, Missions, and Treaties
- 1878–1900: Fort Establishment and Early Townsite Growth
- 1901–1928: City Growth and Progress
- 1929–1949: Depression and War
- 1950–1979: Postwar Boom and City Expansion
- 1980–Present: Tourism and Residential Growth

Each development period ends with a statement on extant properties within the city that were constructed during that specific period.

*Table 2. Development Periods and Extant Resources*

| DEVELOPMENT PERIODS | ESTIMATED NUMBER OF EXISTING BUILDINGS BASED ON ASSESSOR-ESTIMATED YEAR BUILT DATA |
|---|---|
| 1878–1900 | Over 100 |
| 1901–1928 | Over 1,600 |
| 1929–1949 | Over 1,300 |
| 1950–1979 | Over 4,200 |
| 1980–2021 | Over 12,800 |

## Pre-contact: Schitsu'umsh Stewardship

The land of northern Idaho, eastern Washington, and western Montana has been home to the Schitsu'umsh people since time immemorial. Schitsu'umsh means "the discovered people" or "those who are found here,"[1] which emphasizes the deep-seated connection between their identity and their homeland.

The territory of the Schitsu'umsh extended from the north end of Lake Pend Oreille south to the to the Palouse and North Fork of the Clearwater River, and from the Bitterroot mountain range of Montana west to Steptoe Butte and just east of Spokane Falls.[2] The neighbors of the Schitsu'umsh included the Spokane, Kootenai, and Nez Perce people. They had permanent villages on the shores of the Coeur d'Alene, St. Joe, Clark Fork, and Spokane rivers, and they hunted game animals in the nearby forests, fished the rivers and lakes, and gathered roots and berries. They traveled through their territory along walking trails and utilized pine and cedar-bark canoes over lakes and rivers.[3] The Schitsu'umsh adopted horses, introduced to North America by European explorers, into their lifestyle ca.

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1   Coeur d'Alene Tribe, "History," *Coeur d'Alene Tribe*, https://www.cdatribe-nsn.gov/our-tribe/history/ (accessed January 27, 2021).

2   Coeur d'Alene Tribe, "Ancestral Lands," *Coeur d'Alene Tribe*, https://www.cdatribe-nsn.gov/our-tribe/tribal-lands/ (accessed January 27, 2021).

3   Coeur d'Alene Tribe, "History."

1760.[4] Their language (snchitsu'umshtsn) is part of the Salish family of languages which has tribal variations throughout the Pacific Northwest, to the Pacific Coast and within Washington, Idaho, Montana, and British Columbia.

This period is not reflected in Coeur d'Alene's built environment; however, the natural landscape of the surrounding lakes, rivers, forests, and mountains speak to the lifeways of the Schitsu'umsh.

## Ca. 1760–1877: Early Contact, Missions, and Treaties

Although European and American expansion didn't begin in the Schitsu'umsh territory until the 19th century, the Schitsu'umsh people felt the influence and impact of earlier colonial efforts. The adoption of hors-



Figure 1.    Coeur d'Alene Tribe's Aboriginal Territory
Courtesy Coeur d'Alene Tribe.

es into their lifestyle, for example, came well before the tribe had any interaction with non-Indigenous people. Devastating smallpox epidemics, which swept through the tribe in the 1770s, also demonstrated the long-reaching impact of colonialism and conquest.

Non-indigenous contact in the area increased following American and British expeditions into the Pacific Northwest. The 1804–06 Corps of Volunteers for North West Discovery (Corps of Discovery), led by Meriwether Lewis and William Clark and commissioned by President Thomas Jefferson, traveled through the area in 1806. On May 6, 1806, Clark recorded descriptions of the Schitsu'umsh people (written "Skeets-so-mish") and the lake ("Waytom Lake") in his journal.[5] David Thompson, a British surveyor with the Canadian-based North West Company, first traveled through the area between 1807 and 1811, establishing fur trading posts throughout the watershed of the Columbia River. These explorations launched the American, British, and Canadian fur trade in the region, with people establishing trading posts to support the network. Kullyspel House was established in 1809 on Lake Pend Oreille, near present-day Hope, Idaho, and approximately 60 miles northeast of a Schitsu'umsh village site on Coeur d'Alene Lake. During this period, the Schitsu'umsh were given the nickname "Coeur d'Alene"—meaning "heart of the awl"—by French-Canadian trappers who recognized their shrewd trading practices.[6] The name continues on and is the recognized name of the tribe, the lake, and the city.

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4    Coeur d'Alene Tribe, "Revolutionary Transportation," timeline entry, https://www.cdatribe-nsn.gov/ (accessed January 27, 2021).

5    Rodney Frey and Coeur d'Alene elders and consultants, "Encounter," *Lifelong Learning Online: The Lewis & Clark Rediscovery Project* (2002), https://www.lib.uidaho.edu/digital/L3/ShowOneObjectSiteID50ObjectID435ExpeditionID.html (accessed January 27, 2021).

6    Coeur d'Alene Tribe, "History."
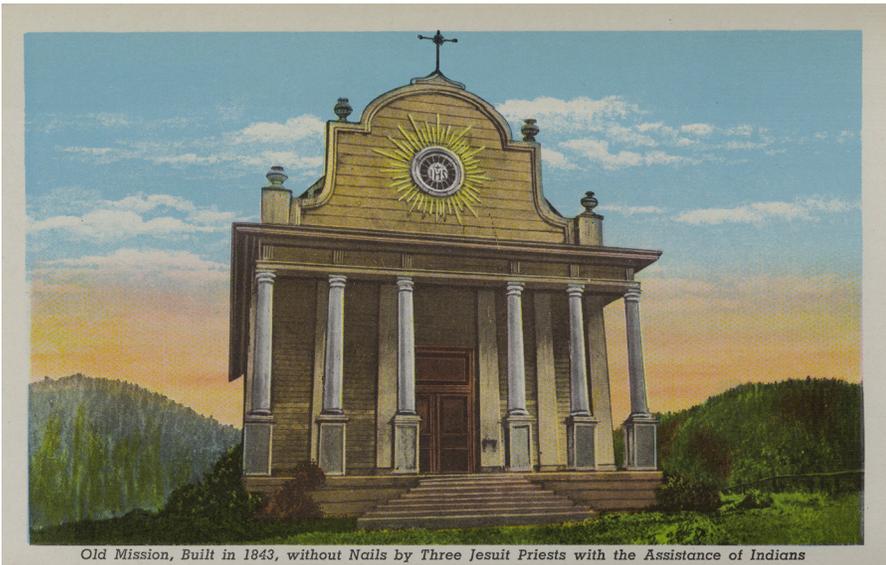
Figure 2. Coeur d'Alene Tribe's Aboriginal Territory

Courtesy Coeur d'Alene Tribe.

*Old Mission, Built in 1843, without Nails by Three Jesuit Priests with the Assistance of Indians*

Jesuit missionaries arrived on Schitsu'umsh land in the mid-1840s and converted a few Schit-su'umsh to Christianity. The missionaries and new converts constructed the Mission of Sacred Heart between 1850 and 1853 at present-day Cataldo (25 miles southeast of Coeur d'Alene). In 1846, the U.S. and Great Britain signed the Oregon Treaty, establishing the 49th parallel as the border be-tween U.S. control to the south and British control to the north. As a result, more non-natives arrived in the region—encroaching upon the Coeur d'Alenes' land and lifeways—and tensions escalated. U.S. military forces arrived in the area to protect U.S. interests and citizens. The Coeur d'Alenes, with support from warriors from the Spokane and Yakama tribes, fought U.S. forces and initially defeated troops led by Lieutenant Colonel Edward Steptoe in 1858.

A treaty was brokered between area tribes and the U.S. government in September 1858, but settle-ment on Coeur d'Alene territory from the United States continued to encroach on the tribe's land and sovereignty. Mullan Road was constructed between 1859 and 1862 by a civilian and army road crew led by Lieutenant John Mullan; Mullan was promoted to Captain in 1862. The completed road connect-ed Fort Benton (in present-day Montana) with Fort Walla Walla (in present-day Washington) and was used by miners and suppliers. Construction of the road increased tensions with area tribes as it cut di-rectly through their land. Remaining segments of the Mullan Road in Kootenai and Benewah counties are listed in the NRHP. In the meantime, Idaho Territory was established in 1863, and Kootenai County was established in 1864; Kootenai County covered much of the panhandle but was still considered largely unorganized into the 1870s.

The U.S. government negotiated a treaty with the Coeur d'Alenes, finalized in 1873, that the tribe would relinquish claims to most of their ancestral territory for compensation and a reservation set aside solely for them. The reservation boundaries were drawn specifically to exclude the Mullan Road. An executive order signed by President Ulysses S. Grant established the first Coeur d'Alene Reservation, which consisted of more than 500,000 acres.[7] The northern boundary of the reservation spanned between Post Falls and the Cataldo Mission (running just south of Coeur d'Alene) and nar-rowed as it extended to the south to the De Smet Mission.

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7    Coeur d'Alene Tribe, "Establishing Reservation," timeline entry, https://www.cdatribe-nsn.gov/ (accessed January 27, 2021).

Remnants of this development period remain within the area around Coeur d'Alene, but not necessarily within the city limits. The former mission at present-day Cataldo—a National Historic Site maintained by the National Park Service—and portions of the historic Mullan Road, listed to the NRHP, reflect this period of early contact and trade as white Euro-Americans increasingly occupied the region.

## 1878–1900: Fort Establishment and Early Townsite Growth

In 1877, General William Tecumseh Sherman camped by Coeur d'Alene Lake while on an inspection tour in response to the Nez Perce Conflict of 1877.[8] Taken with the area, he recommended it, with its location on the Mullan Road, as a site for a fort. It is important to note that the site was a village site for the Coeur d'Alenes, who had long recognized the value and beauty of the location.

Following Sherman's recommendation and congressional action, a 999-acre military post was then established as Camp Coeur d'Alene on April 16, 1878. The name was changed to Fort Coeur d'Alene in 1879. The fort had three primary responsibilities: keeping the peace in northern Idaho, protecting railroad and telegraph crews, and guarding the Canadian border.[9] In 1887, the fort's name was changed once again to Fort Sherman. The remaining buildings from Fort Sherman are individually listed in the NRHP; there were originally four fort buildings listed, but today only three remain (the chapel, McHugh House/Officers' Quarters, and a former powder magazine).



Figure 3.  Fort Sherman, Idaho, undated

Soldiers standing in front of entrance to Fort Sherman. Courtesy City of Coeur d'Alene.

The establishment of the fort encouraged development around the site to support the military post. Up until this point, white settlement was largely scattered with a handful of farms and ranches. The Town of Coeur d'Alene was platted in 1883. The townsite featured 21 blocks with a total of 226 lots—17 blocks with 12 lots each, two blocks with 10 blocks each, and two triangular half-blocks in response to the curving waterfront. The boundary of the initial townsite was Lakeview Street (now Indiana Avenue) on the north, Sixth Street on the west, Tubb's Hill and the lake on the south, and the military reservation to the west. The first buildings within the town were constructed from lumber milled by the sawmill at the fort.[10] Early businesses were largely saloons, brothels, general stores, banks, and lodging houses/hotels. The city's businesses expanded as the population increased, hosting a variety of retail stores (e.g., hardware, clothing), support shops (e.g., bakers, butchers, blacksmiths), and professional services (e.g., architects, doctors, lawyers).

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8    This conflict is often referred to as the "Nez Perce War of 1877," it is perhaps more accurate to understand it as a conflict. Rodney Frey, "Nez Perce Conflict of 1877," Lifelong Learning Online Project (2002), https://www.webpages.uidaho.edu/~rfrey/422NPconflict1877.htm (accessed January 27, 2021).

9    Nancy F. Renk, Idaho State Historical Society, "Fort Sherman Historic District," National Register of Historic Places #79000794, Section 8, Page 1.

10   Jonathan Mueller, *Private Park Public Park: A Story of Coeur d'Alene and Its First Park*, 25.

Silver was discovered in the Coeur d'Alene Mountains in 1884, encouraging growth in nearby Coeur d'Alene. Transportation to and from the mines was critical to shipping raw materials out from the mining district. The Northern Pacific's Spokane Falls & Idaho Railroad line arrived in Coeur d'Alene in 1886 and a narrow-gauge railway operated by Coeur d'Alene Railway and Navigation ran from the Cataldo Mission on the Coeur d'Alene River up to the mining district. Steamboats provided the connection between the narrow-gauge line and the Spokane Falls & Idaho Railroad line. These transportation connections increased access to the developing townsite of Coeur d'Alene and allowed miners, businessmen, and even tourists to more easily travel to the area. The Saginaw Mill, the first sawmill in Coeur d'Alene, was established in 1887 and initiated what would become the city's most prominent industry over the next several decades.



Figure 5. Logs in a creek or river bed ready for transport, undated
Courtesy City of Coeur d'Alene.

The City of Coeur d'Alene was incorporated in 1887, prior to Idaho achieving statehood (1890). City status led to the establishment of municipal services providing for the health and welfare of residents—water, streets, sanitation, law enforcement, electricity, and education, to name a few. In 1888, Daniel Chase (D.C.) Corbin leased the Coeur d'Alene Railway and Navigation line to the Northern Pacific Railroad. This lease intensified competition between the Northern Pacific and the Washington & Idaho Railroad (operated by the Oregon Railway & Navigation Co.) as both railroads sought to extend their rail systems to area mining districts. However, by the early 1890s, Coeur d'Alene Railway and Navigation ceased operations of its railroad and steamboats. In 1884, Tony Tubbs purchased 138

Figure 6.    Early view of Coeur d'Alene's commercial district, undated

Courtesy City of Coeur d'Alene.

acres of land fronting Coeur d'Alene Lake, which was largely undeveloped and consisted of a hill of nearly solid rock. He platted it out for development and had a few early sales, although he frequently failed to mention the land's barriers to development.[11] The hill became known as Tubbs Hill.

According to the Sanborn Fire Insurance Co.'s maps of the city in 1891, buildings were largely wood-frame, with a handful of masonry (brick or tile) buildings. Construction was largely concentrated along Sherman Avenue between Second and Seventh streets, with the main commercial strip on the east side of Sherman Avenue between Third and Fifth streets. The Coeur d'Alene branch of the Northern Pacific Railway ran down Third Street to a planked wharf jutting out into the lake next to the Saginaw Lumber Company's saw planning mill; the Northern Pacific Railroad passenger depot was located at the southeast corner of Coeur d'Alene Avenue and Third Street. A December 1891 fire at the Saginaw Lumber Company destroyed the mill, the city's first and only mill at the time, and a few million board feet of lumber.[12]

Single-family housing, generally one to two stories in height, grew north of the lake and the main commercial strip. The Sanborn maps also indicate a Chinese population, with a Chinese store and two Chinese laundries, within the two blocks bounded by Coeur d'Alene Avenue, Second Street, Sherman Avenue, and Third Street. There were at least two churches present in 1891—a Presbyterian church at the northwest corner of Lakeside Avenue and Sixth Street and a Roman Catholic Church at the southwest corner of Fourth Street and Lakeview Avenue (now Indiana). The advertised brothels were located along the western side of the Northern Pacific tracks between Lakeside and Sherman avenues.

In 1891, the U.S. Government revised the boundaries of the Coeur d'Alene Reservation, pushing the northern border further south, via an Executive Order in 1891. This order removed almost 190,000 acres and more than half of Coeur d'Alene Lake from the reservation.[13] The reservation boundaries were again modified just a few years later. White settlers had founded a town, Harrison, at the mouth of the Coeur d'Alene River; instead of removing the settlers, the federal government moved the reservation boundary line and paid the Tribe $15,000 for the land.

Development in the city through the 1890s continued along similar patterns as observed in the 1891 Sanborn Fire Insurance Co.'s maps, with comparable building types. Key buildings erected during the 1890s included the Coeur d'Alene Inn and an octagonal dance pavilion (on Sherman Avenue between Second and Third streets), the post office, and the Coeur d'Alene Water Works pump station close

11    Katherine Hentges, "Tubbs Hill," *Spokane Historical*, https://spokanehistorical.org/items/show/505 (accessed February 11, 2021).

12    Robert Singletary, *Coeur d'Alene Beautiful and Progressive: An Illustrated History of Coeur d'Alene, Idaho, 1879–1990* (Coeur d'Alene, Idaho: Museum of North Idaho, 2019),19.

13    Rodney Frey and Coeur d'Alene elders and consultants, "Schitsu'umsh and Coeur d'Alene Maps," *Lifelong Learning Online: The Lewis & Clark Rediscovery Project* (2002), https://www.lib.uidaho.edu/digital/L3/ShowOneObjectSiteID50ObjectID435ExpeditionID.html (accessed January 28, 2021).

to the lake. The number of bars and brothels—at least plainly advertised on the Sanborn maps—decreased during this period. Church congregation growth continued during this time, including Presbyterian, Episcopal, Methodist, and Catholic congregations.

The Panic of 1893, an economic depression that swept the nation, affected Coeur d'Alene, which was still struggling from the loss of the Saginaw mill, as well as the decrease in mining transportation through the city. Heavy flooding in 1894 further impaired the once-growing city, and the population began to wane, particularly as Fort Sherman was flooded and operations were relocated to Fort George Wright in Spokane. The U.S. Government eventually abandoned Fort Sherman, the impetus for American settlement at Coeur d'Alene, in 1900.



Figure 7.    Flooded Fort Sherman, 1884
Courtesy City of Coeur d'Alene.

The oldest standing buildings and structures in Coeur d'Alene are connected to this development period. Buildings and sites from this period include the last remaining buildings from Fort Sherman, some residential buildings (like 712 E Foster Avenue, 1895; 917 E Young Avenue, ca. 1884; 113 E Indiana Avenue, ca. 1885; and 318 Sixth Street, 1895), and commercial buildings (like 325 E Sherman Avenue, ca. 1899; and 310 E Sherman Avenue, ca. 1898). The street grid for the downtown core and the role of Sherman Avenue as the city's "main street" was also established during this time period. Extant buildings from this period are largely concentrated just north and south of Sherman Avenue and extend to the north along key arterials like Third and Fourth streets.

## 1901–1928: City Growth and Progress

In 1900, the community remained a small town with a population of just 350, but boomed in the first years of the 20th century, reaching 2,000 by 1904. An emerging and profitable lumber industry in the region, relative to the previous development period, drew people to towns in northern Idaho. Coeur d'Alene was well-positioned on the region's circulation systems to benefit from this activity. Furthermore, the town's prime location on the shores of Coeur d'Alene Lake made it an increasingly popular and easily reached tourist destination, propelling the once-sleepy town into prosperity. This development period reflects two waves of growth and prosperity in the city, bookending a brief lull during the United States' involvement (1917–1918) in World War I.

American lumber companies and financial investors became aware of the vast stands of timber in northern Idaho by the dawn of the 20th century, and by 1910, there were over 50 mills operating in the area, several of which were near Coeur d'Alene. These mills included those operated by the Coeur d'Alene Lumber Company (est. 1900), the Blackwell Lumber Company (est. 1909), and the Lion Lumber Company (est. 1903). Companies purchased large amounts of timberland in the state and began making improvements to support the logging and milling of the timber. The timber boom in northern Idaho helped establish Coeur d'Alene as a key business center in Kootenai County and the larger region. Coeur d'Alene became the county seat in 1908, further cementing its status.

Civic developments in Coeur d'Alene included the purchase by Washington Water Power of a significant portion of Tubbs Hill to establish a water system for the city. They constructed a concrete reservoir for lake water on the property in 1903, the first large-scale construction on Tubbs Hill.[14]

By the 1890s, the Coeur d'Alene (Schit-su'umsh) people had integrated farming into their lifestyle and experienced significant success on their farms.[15] They had successfully farmed potatoes as early as the 1820s and began to incorporate other crops over time. The Allotment Act, or Dawes Severalty Act, was enacted by the U.S. Congress in 1887, but was not completed on the Coeur d'Alene Reservation until 1909. The Allotment Act sought to break up tribal lands by dividing communal land into individual plots of 160 acres in an attempt to emphasize private ownership and enable the sale of surplus land to non-tribal members. The Allotment Act was forced upon the Coeur d'Alenes and dwindled their reservation to 104,000 acres, divided amongst 638 tribal members. The Tribe was not compensated for the remaining 310,000 acres and were pushed further away from the shores of Coeur d'Alene Lake. The Allotment Act also established a policy of equal land inheritance, where each child inherited equal shares of their family's parcel, further subdividing the land over generations into smaller plots that could not support farming.[16]

In 1910, the city's population had ballooned to 10,000. Over 70 new additions were platted in the city between 1900 and 1915, setting up the development and construction of hundreds of homes.[17] One such addition was the Sherman Park Addition (National Register historic district, listed 1992), popular for its proximity to both downtown and the lake. The growing population supported the establishment or enlargement of churches, schools, businesses, and social places. Roosevelt School (105 E Wallace Avenue) was established in 1905 and Central School (602 E Garden) was established ca. 1906. By 1911, the city had five banks, eight churches, a public library, a handful of newspapers (*Coeur d'Alene Evening Press*, *Coeur d'Alene Weekly Press*, *The Journal*, *The Idaho Retribution*, and *The Kootenai Democrat*), eight public schools, and several social and fraternal organizations. The first non-military hospital in the city, Coeur d'Alene Hospital, was founded in 1906 by Dr. John T. Wood and four other doctors. The Coeur d'Alene Hospital utilized two former Fort Sherman barracks buildings and moved them to a new site to form the hospital. A second hospital was established by Dr. John Busy in 1914, Home Hospital at 624 Sherman Avenue.



Figure 8.     Lumber at unknown lumber yard, undated
Courtesy City of Coeur d'Alene.

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14     Hentges, "Tubbs Hill."

15     Rodney Frey and Coeur d'Alene elders and consultants, "Manifest Destiny: Allotment," *Lifelong Learning Online: The Lewis & Clark Rediscovery Project* (2002), https://www.lib.uidaho.edu/digital/L3/ShowOneObjectSiteID50ObjectID816.html (accessed February 16, 2021).

16     Frey and Coeur d'Alene elders and consultants, "Manifest Destiny: Allotment."

17     Singletary, *Coeur d'Alene Beautiful and Progressive*, 49.

Figure 9.    Memorial Field, undated
Courtesy City of Coeur d'Alene.



Figure 10.    Coeur d'Alene College, undated
Courtesy City of Coeur d'Alene.

In the early 1900s, the federal government began disposing of the former fort grounds; that included a gift of a 20-acre parcel to the City of Coeur d'Alene to use as the city cemetery (this parcel included the former fort's cemetery). Also included within this disposition was a 20-acre parcel, fronting the lake, for use as a public park. When the park opened by 1905, known as City Park and Beach, it had a number of key features, including lawns for picnicking and play, a pavilion and bandstand area, a small picnic shelter, boat clubhouse, and a series of tourist camps. The city's electric streetcar, established in 1902, traveled directly through the park and the line's depot and service barns were located at the southeast corner of the park, near the docks extending into the lake.[18] Eventually a baseball diamond and wooden grandstand were constructed in the middle of the park (Memorial Field), relocating baseball from the former fort's parade grounds.

Coeur d'Alene College, a private four-year liberal arts school, was established in 1907 just northwest of the city on property overlooking the Spokane River (where Orchard Ridge Senior Living exists now on Northwest Boulevard). The city had four railway lines providing transportation to and from the city, including an electric Interurban railway connecting Coeur d'Alene and Spokane. The Coeur d'Alene and Spokane Electric Railway Company was incorporated in November 1902 to haul both freight and passengers between the two cities.[19] Steamer service transported mail between Coeur d'Alene and the St. Joe River at the south end of Coeur d'Alene Lake. In the early 1900s, E.D. McDonald and George Reynolds combined their steamboat services to form the White Star Navigation Company. J.C. White, along with J.H. and Harry Spalding, established their steamboat service, the Red Collar Line, around the same time as the White Star Navigation Company. J.C. White eventually bought the controlling interest in the White Star Navigation Company, controlling the steamboat service on the lake. White worked with the Spokane & Coeur d'Alene electric line and the Northern Pacific Railroad to promote tourism in Coeur d'Alene.

The city had a city hall building (City Hall) constructed downtown in 1908 (424 E Sherman Avenue). In 1904, the city established its first park—the 40-acre Blackwell Park—and received its first library,

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18    Jonathan Mueller, *Private Park Public Park: A Story of Coeur d'Alene and Its First Park*, 25.

19    Arthur A. Hart, Idaho State Historical Society, "Inland Empire Electric Railway Substation," National Register of Historic Places #75000633, Section 8.

organized by the Coeur d'Alene Women's Club. The library was taken over by the city in 1909 and relocated to the second floor of City Hall.

A number of new churches were established in the first two decades of the 20th century to support the spiritual needs of the growing city; many existing congregations also enlarged their buildings. Baptist, Seventh-day Adventist, and Lutheran congregations formed during this period, constructing their own buildings or reusing existing buildings. Prominent churches erected during this period include the Methodist Episcopal Church (ca. 1910, Seventh Street and Wallace Avenue) and St. Thomas Catholic Church (1911, 919 E Indiana Avenue).



Figure 11.   Bus and steamer transit, undated Courtesy City of Coeur d'Alene.

While Coeur d'Alene experienced tremendous growth following the initial timber industry boom, the city faced a brief period of decline during U.S. involvement in World War I. Local industry faltered, Coeur d'Alene College halted enrollment and closed in 1917, and the popular Coeur d'Alene Regatta (established in 1913) was canceled for 1917 and 1918. In the midst of this, an influenza pandemic hit the globe, reaching Idaho by mid-September 1918. It appears Coeur d'Alene was briefly shuttered in late 1918 to prevent the spread.[20] The city's population dipped to 6,447 in 1920, down from 10,000 in 1910. However, after the war ended, the city resumed its prewar pattern of growth. The city's population was once again on an upward trend by 1930, with 8,297 residents.

The rise in popularity of the automobile further changed Coeur d'Alene, as primary transportation methods shifted away from rail and steamboat service. In 1912, the only automobile dealerships in Kootenai County were in Coeur d'Alene.[21] Recognizing the increasing importance of automobiles, the Idaho State Legislature established a state highway commission to plan for roads and bridges. Key national and state highways—U.S. Highway 10 and Highway 95—passed through or near Coeur d'Alene, further cementing the city's status in the region and also enhancing tourism opportunities. The use of gasoline-powered trucks spurred on the timber industry, increasing efficiency in transporting logs to the mill site. The timber industry in the area reached an all-time high in 1925, with seven mills operating in or around Coeur d'Alene.[22]

The growth in the city's prime industry propelled growth in other areas, and a wave of new construction occurred during the 1920s. Additions to existing schools and two new school buildings were constructed to relieve the burdened school district. New schools included Harding Elementary School (15th Street between Indiana and Wallace, 1925) and Coeur d'Alene Junior High School (Seventh and Montana, 1928). The Elks' local lodge (No. 1254) constructed a new building in 1923 (418 Lakeside). The former campus for Coeur d'Alene College—which closed in 1917 and had two large brick classrooms, a dining hall, gymnasium, the president's home, and other small buildings—was purchased

20   "City in Brief," *The Coeur d'Alene Press*, December 3, 1918: 4.

21   Singletary, *Coeur d'Alene Beautiful and Progressive*, 75.

22   Singletary, *Coeur d'Alene Beautiful and Progressive*, 79.

Figure 12.   Parade passing in front of the J.C. Penney on Sherman, undated
Courtesy City of Coeur d'Alene.



Figure 13.   4th Street, undated
Courtesy City of Coeur d'Alene.

by the Rocky Mount Lutheran Charities Association in 1920 and converted for use as Coeur d'Alene Homes, a residence for the elderly, which opened in 1921.[23]

Commercial construction during the late teens and into the 1920s included multiple retail stores and even two national department stores: J.C. Penney (213 Sherman Avenue, 1919; moved to 317–319 Sherman in 1927) and Montgomery Ward (southwest corner of Fourth and Lakeside, 1928). Commercial growth began extending north along Fourth Street but remained mostly focused to the portion roughly between Coeur d'Alene and Indiana avenues. Two prominent civic buildings were built in the city in the 1920s: Coeur d'Alene Federal Building (205 N Fourth Street, 1927–28), Kootenai County Courthouse (501 Government Way, 1926).

Due to the significant development of the city during this period, many buildings remain from this time, including numerous high-style civic, commercial, religious, and social buildings such as the Coeur d'Alene Federal Building, City Hall, the county courthouse, many churches, and the Masonic Temple. Prominent residential areas formed during this era include the Sherman Park Addition and the Garden District. Extant buildings from this period cover a larger area than the previous development period but are largely within the area defined presently by the lake and the curving pathway of Interstate 90. There are just a handful of properties north of I-90 that date from this time.

## 1929–1949: Depression and War

This period reflects the changes wrought on Coeur d'Alene from the Great Depression and the United States' involvement in World War II. Local industry declined with the depression but rebounded with defense production. This time featured an emphasis on recreation, with numerous sites and buildings constructed to provide enjoyment for residents and tourists. Flooding also changed the landscape of the city as efforts were made to prevent future issues.

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23   Carl Gidlund, "Coeur d'Alene Homes has long area history," *The Spokesman-Review*, February 3, 2007, https://www.spokesman.com/stories/2007/feb/03/coeur-dalene-homes-has-long-area-history/ (accessed February 11, 2021).

Figure 14.  View down Sherman Avenue, undated

The Wilma is visible in the middle to the left. Courtesy City of Coeur d'Alene.

The stock market crash of 1929, in part due to stocks far exceeding their real value, threw the nation into turmoil and Coeur d'Alene was not exempt from the hardship. The timber industry declined over the next decade with decreased production, mill closures, and lumber company bankruptcies.[24] This decline naturally extended to workers, with nearly 50 percent of the woodworkers in northern Idaho out of their jobs by 1933. An additional blow to the timber industry, and the entire city, came with a major flood in December 1933. Heavy rainfall, melting snowpack, and a violent storm raised the water level of Coeur d'Alene Lake by over 10 feet in less than two weeks and downed trees and telephone and power lines. Streets and buildings were flooded throughout the city and key timber industry infrastructure damaged. Legislation passed in 1936, the Flood Control Act, and subsequent funding passed by Congress in 1938, supported the construction of a floodwall and levee to protect the city from future flooding. Construction on those structures was complete in 1940.[25]

Other businesses in the community faced economic hardship during the depression. Before the depression, Coeur d'Alene had two banks; only one survived by the end of the 1930s. The city's department stores decreased from six to two during the 1930s, and its hotels from eight to four. Coeur d'Alene Hospital, the city's first hospital after the military hospital at Fort Sherman, closed in 1936. However, despite these closures, some businesses and activities flourished. Commercial development extended north along Fourth Street N, with a concentration of neighborhood commercial buildings near Fourth and Roosevelt Avenue E constructed between 1934 and 1949, and over a similar time period along Lakeside Avenue E west of the Coeur d'Alene Federal Building. Movie theaters were popular entertainment venues during the depression and into the war years, and the city had four theaters in operation by 1940: Dream, Liberty, Wilma (formerly Huff), and the Roxy. Both the Wilma (Huff) and Roxy theaters were constructed during the depression years, in 1936 and 1940, respectively. The city's first drive-in theater, the Showboat, opened in 1948 and was owned and operated by the owner of the Roxy Theater.

Other recreational gathering places were constructed during the depression years. City Park remained a prominent and well-used site within the city, and the 1905 dance pavilion was replaced with a civic center in 1937. The Works Progress Administration—a program from President Franklin Roosevelt's New Deal program to put people back to work during the depression—helped build the large log structure, intended to seat 1,800 people, in the midst of City Park. Another recreation project erected during this period was the construction of an amusement pier, classed Playland Pier, near this new

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24    Singletary, *Coeur d'Alene Beautiful and Progressive*, 93.

25    Singletary, *Coeur d'Alene Beautiful and Progressive*, 95.
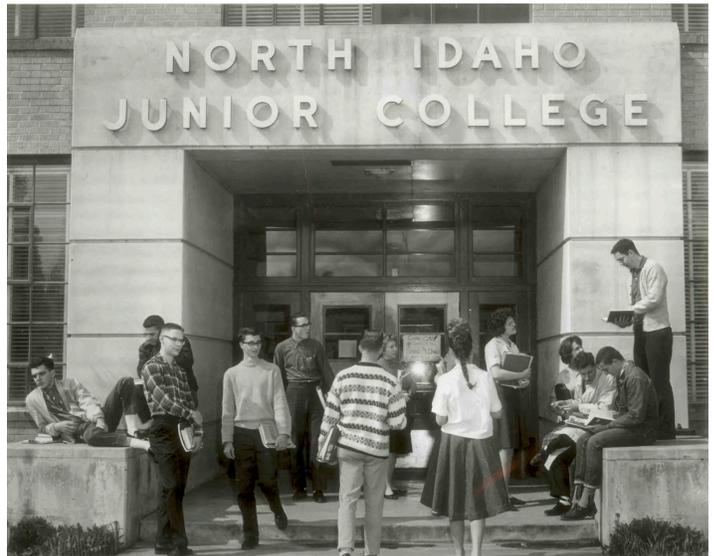
Figure 16.   View of North Idaho Junior College, undated

Courtesy City of Coeur d'Alene.



Figure 15.   Students in front of North Idaho Junior College, undated

Courtesy City of Coeur d'Alene.

civic center in City Park. Earl and Byrd Sommers organized the Coeur d'Alene Lakeside Development Company to work with the city to build the park on a pier extending out in the lake. Construction began in 1941 and it was ready for use in the spring of 1942. The amusement park continued to provide enjoyment for residents and tourists until 1974.

While Kootenai County fairs began in the 1920s, momentum built in the 1930s to establish a permanent home for the county fair. A 4-H fair was held at the county courthouse in 1931 and the 4-H program continued to grow over the next few years, prompting county commissioners to raise funds for a more permanent fair. The City of Coeur d'Alene purchased the former Coeur d'Alene Mill grounds in 1937 (on Front Street where McEuen Park is today). The first building was constructed on the new fairground site in 1938 and several buildings followed. It grew quickly. In 1939, the fair hosted 4,000 people; in 1941 an estimated 24,000 people attended.[26]

In the midst of the city's recreational advancements, Coeur d'Alene received an educational boon—the establishment of Coeur d'Alene Junior College in 1933. The city's first college, the private Coeur d'Alene College, had closed in 1917. The new private junior college opened for classes, utilizing donated space on the third floor of City Hall, in September 1933. Although the college originally struggled financially and with enrollment, the community continued to support it. Then in 1939, the Idaho State Legislature passed a law that allowed the establishment of junior colleges (and for property taxes to support them), reflecting the growing popularity of junior colleges in the nation. With this law in place, the college transitioned from a private institution to a public one and opened as North Idaho Junior College in September 1939. The following year, the college was gifted its own campus on a 32-acre tract of land donated by the Winton Lumber Company at the former gathering place of the Coeur d'Alene Tribe, Hnya '(pqi'nn—pronounced "hin-yap-keehn-un"—on the former Fort Sherman

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26    Singletary, *Coeur d'Alene Beautiful and Progressive*, 100; North Idaho State Fair, "History," *The Fairgrounds: Kootenai County*, https://www.kcfairgrounds.com/ (accessed February 10, 2021).

grounds.[27] The first building, the Mechanical Arts Building, was completed in 1941.

The automobile continued its dominance during this period, which was reflected in the city and surrounding region's development. A WPA project completed in 1937 resulted in the establishment of a bypass (Gibbs Bypass) of US Highway 10 traffic off of Fourth Street to a newly built Northwest Boulevard. This thoroughfare became the western entrance into Coeur d'Alene and encouraged businesses to locate along this new arterial. Other automobile-oriented construction included the Cedar Motel, a motor inn, at 319 US Highway 10. The motel at 2009 E Sherman Avenue (ca. 1940) and the Lakeview Court cabins (ca. 1930, across the street from City Park on Northwest Boulevard), another motor inn development, further demonstrated the increasing popularity of motor tourism.



Figure 17.    Sailors outside of the USO, ca. 1943 Courtesy City of Coeur d'Alene.

As the U.S. entered World War II—following the December 7, 1941, bombing of Pearl Harbor—the federal government established a new military installation, Farragut Naval Training Station, on Lake Pend Oreille. Although not within Coeur d'Alene, the station impacted the entire area while it was in service between 1942 and 1946. Construction of the station employed thousands of people in the region, and the employees and sailors there frequented Coeur d'Alene. The Mullan Park Federal Housing Project was constructed in Coeur d'Alene, at the base of Tubbs Hill along Front Avenue between Third and Seventh streets, in 1943. This housing project featured a series of narrow, rectangular, single-story apartment units. Each building contained either four or six units. These apartments housed Farragut workers and their families. After the war ended and the training station was decommissioned, the site and buildings were converted for use as a technical college, which opened in 1946. However, enrollment never reached the anticipated levels and the college was closed in spring 1948, with much of its equipment donated to North Idaho Junior College.

Many of the places created for recreation during the 1930s continued to be used during the war years but were repurposed. The log structure Civic Center in City Park was converted to use as a United Service Organization (USO), supporting the thousands of sailors stationed at Farragut. A fire in 1945, started by a recruit from Farragut, destroyed the log structure. The community gathering place was still a necessity and a decision was made to convert the large exhibit hall at the fairgrounds to temporary use as a civic center and sports arena, branded Coeur d'Alene Sports Arena. It continued in this use until a new gymnasium/auditorium was constructed on the North Idaho Junior College campus in 1949. Another sports venue was established in the 1940s with the construction of a new grandstand on Memorial Field in 1947.

27    Singletary, *Coeur d'Alene Beautiful and Progressive*, 101-102; Katherine Hentges, "A Gathering Place, The Historical Fort Sherman," *Spokane Historical*, https://spokanehistorical.org/items/show/884#:~:text=The%20beautiful%20plot%20of%20land,a%20gathering%20place%20for%20centuries (accessed February 16, 2021).

The library received a new home during this period, after Mr. and Mrs. Ralph Nelson donated three lots and a large brick house at 700 Lakeside Avenue. The building was remodeled and reopened as the library in 1945. The area's only independent radio station, KVNI, began operations in 1946 in the Desert Hotel building. KVNI moved into its own facilities in the late 1940s, a building on Blackwell Island.

After WWII ended, enrollment at North Idaho Junior College increased rapidly. A building program on the college's new campus was advanced to meet the demand, with an addition to the Mechanical Arts Building.

This period largely followed development patterns of the previous period, as construction continued to fill in the city's additions. Most properties still extant from this time are located within the area defined presently by the lake and the curving pathway of Interstate 90. There are just a handful of properties north of I-90 that date from this period, with the exception of two concentrations of properties near Gilbert Avenue E and 17th Street N.

## 1950–1979: Postwar Boom and City Expansion

Coeur d'Alene continued to grow in the period following the conclusion of World War II, as veterans returned home and started families. Over the next three decades, the population increased significantly, from 12,198 in 1950 to nearly 20,000 in 1980. Development within the city reflected this growth and expanding population—with commercial infill development in the downtown core, additional residential areas platted and constructed, and a number of new schools constructed to support the growing needs of the school district. Timber remained a key driver of the city and region's economy, particularly as modern wood materials like plywood hit the market.

Figure 19.   Crowd gathered outside mid-century restaurant, undated
Courtesy City of Coeur d'Alene.



Figure 20.   Talk of the Town Motel, undated
Courtesy Coeur d'Alene Tribe.

With the rising population, the school district had a shortage of classrooms to educate the city's youngest generation. Over the next two decades, the school district and city established several new schools; their forms reflected new trends in education and their locations reflected the expanding city. These new schools included Borah Elementary in 1951, a new high school in 1954 (Coeur d'Alene High School, 15th and Hastings), Bryan Elementary in 1963, and Canfield Middle School. There were also enlargements of several existing elementary schools funded by a 1953 levy. North Idaho Junior College expanded during this time, with a number of new buildings constructed on the campus, including Edminster Student Union (1961), Kildow Hall (1962), and Shepperd/Gridley Dormitory (1963).[28] In 1971, the college name changed from North Idaho Junior College to North Idaho College. Seiter Hall (1974), the Hedlund building (1976), and the Communications/Arts Building (1979) were all added to the campus in the 1970s.

The city's commercial development extended beyond the downtown core during this period. East Sherman Avenue, called "Miracle Mile" in the 1950s and '60s, became a key commercial arterial in the community and the eastern entrance into Coeur d'Alene. The East Sherman Miracle Mile Businessmen's Association began meeting in 1958, which included about 50 businesses located on East Sherman and Highway 10 between 11th Street and the city limits. The business association sought to promote the business district, which included popular restaurants, such as the Boots and Saddle Café and the Dari Delite (1224 E Sherman Avenue, ca. 1950s), and several new auto-friendly motels, like the Talk of the Town Motel (2100 E Sherman Avenue, ca. 1960), the motels at 1620 (ca. 1954), 1314 (ca. 1955), and 2018 (ca. 1950) E Sherman Avenue, and the former Portal Motel (1519 E Sherman Avenue, ca. 1950s). Notably, the Portal Motel apparently reused buildings from the decommissioned Farragut Naval Training Station.[29] The Coeur d'Alene General Hospital—constructed in 1954 at 7333 N 7th—also relocated several buildings from Farragut to incorporate in its facility.

The construction of new hotels and motels in the city reflected an increase in tourism, demonstrating the city and lake's continuing attraction to visitors. The lake, Tubbs Hill, City Park, and Playland Pier all remained as key attractions within the city. A new hotel, the North Shore Motor Hotel, was constructed

28   North Idaho College, "History & Tradition," *North Idaho College*, https://www.nic.edu/history/ (accessed February 16, 2021).

29   City of Coeur d'Alene and CDA 2030, "Chapter 1, About the Project: Abbreviated History," *East Sherman District Revitalization Plan* (draft, December 2019), 3.

Figure 21.    North Shore Motel, undated
Courtesy Coeur d'Alene Tribe.

by the lake in 1966. An addition in 1973 enlarged the seven-story hotel, which featured a convention center and a top floor restaurant with views of the lake.[30]

Auto tourism was popular throughout the country and motels encouraged tourists to stop and enjoy the sites and amenities in Coeur d'Alene. While White tourists were able to travel freely throughout the country, Black tourists worried about their safety and the availability of accommodations. The Green Book was developed in 1936 to provide restaurant and hotel recommendations; Coeur d'Alene did not have a listing until 1956. Then, the only listing in Coeur d'Alene (and the entirety of Idaho north of Boise) was the Pine Grove Motel on Highway 10, west of town.[31] By 1957, another hotel was listed, the former Hart's Motel at 1830 N Fourth Street.[32] These remained the only Coeur d'Alene establishments listed in the Green Book, which ended publication in 1966.

Highway construction made it easier for motor tourists to get to and from the city, but also changed the landscape of the city and travel through and to the city. The city's downtown business district, originally along Sherman Avenue with small northward growth during the previous development periods, expanded significantly (along Third and Fourth streets and Government Way) and northwest along Northwest Boulevard with development extending south from Interstate 90. The Blue Creek Bay Bridge (U.S. Highway 10) was finished just east of Coeur d'Alene in 1951 and three additional Highway 10 sections were enlarged to four-lane highways beginning in 1957 and continuing into the 1960s.[33] The Coeur d'Alene Belt Line project (part of I-90), completed in 1960, skirted around the north side of the city, with five bypasses providing access to downtown. The city's shopping district began to transition from downtown to the north, along Government Way and Best Avenue. Montgomery Ward relocated from its downtown location at the southwest corner of Fourth and Lakeside out to the Coeur d'Alene Mall, which opened at the northeast corner of Government Way and Best Avenue in 1966.[34]

Following the completion of the I-90 freeway along the north edge of the city and the completion of the Coeur d'Alene Mall, the area north of the freeway essentially opened up for development, includ-

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30    Singletary, *Coeur d'Alene Beautiful and Progressive*, 141.

31    Schomburg Center for Research in Black Culture, Manuscripts, Archives and Rare Books Division, The New York Public Library, "The Negro Travelers' Green Book: Fall 1956," 18, New York Public Library Digital Collections. Accessed February 17, 2021. https://digitalcollections.nypl.org/items/9c454830-83b9-0132-d56a-58d385a7b928.

32    Schomburg Center for Research in Black Culture, Manuscripts, Archives and Rare Books Division, The New York Public Library. "The Negro Travelers' Green Book: 1957," 16,  New York Public Library Digital Collections. Accessed February 17, 2021. https://digitalcollections.nypl.org/items/089a5a60-848f-0132-a7aa-58d385a7b928.

33    Singletary, *Coeur d'Alene Beautiful and Progressive*, 137.

34    Singletary, *Coeur d'Alene Beautiful and Progressive*, 153.

ing residential, commercial, and institutional projects. Sunset Heights emerged as a key subdivision, with businesses, residences, and even a medical center, Kootenai Memorial Hospital (1966).[35] Other key developments included Monte Vista subdivision, with numerous additions within it, which was constructed in the 1970s and 1980s. However, midtown and downtown Coeur d'Alene were not abandoned or ignored with the city's expansion; new projects continued in those areas as well. J.C. Penney remained downtown, constructing a new building on Sherman Avenue in the mid-1960s, and a large shopping plaza, Northview Plaza Shopping Center, along with two grocery stores, were built in midtown.

The school district continued to need additional schools to educate the city's growing number of students. These new schools were sited in locations recognizing the expansion of the city's boundaries and the rise in new developments outside the city's original core. These new schools included a new Coeur d'Alene High School (1970, 4th and Dalton), Canfield Middle School (1975, 15th and Dalton), and Ramsey Elementary (1976, 1351 W Kathleen Avenue). The Museum of North Idaho, founded as the North Idaho Historical Society in 1949, moved into the former Fort Sherman Powder Magazine in July 1973. The museum continued to grow and remodeled a former gas station/feed store for its use in 1979.

## 1980–Present: Tourism and Economic Stabilization

From the 1980s and continued into the present, Coeur d'Alene has been shifting from its early reliance on the timber industry to a more diversified economy, supporting tourism, manufacturing, and other commercial ventures. The national economic recession in the early 1980s drove unemployment up and limited funding for public programs, particularly education. However, completion of the Coeur

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35    Singletary, *Coeur d'Alene Beautiful and Progressive*,154.

d'Alene Resort, a $60 million project, on Coeur d'Alene Lake cemented the city's status as a tourist destination, which in turn supported other businesses within the city.[36]

With limited public funding available for public schools, the Coeur d'Alene School District pursued bond and levy funding during the 1980s. There was significant pushback from portions of the community, with major opposition efforts. A record-setting voter turnout in 1986 passed a levy that relieved some burden on the schools, but overcrowding at the high school resulted in double-shifting until the end of the decade. By the mid-1990s, the district was able to convince voters to approve construction of two new elementary schools (Hayden and Fernan), a middle school (Woodland), and a new high school (Lakes).

Additional prominent building projects during the 1980s and 1990s included a $21 million addition to Kootenai Memorial Hospital, construction of the Interlake Medical Center and North Idaho Cancer Center (1989). The library purchased the former General Telephone Company building at Second Street and Harrison Avenue and moved into their new location in 1987. A new library was built in 2006.

In the midst of the economic depression of the 1980s, a white supremacist hate group, the Aryan Nations, settled in the area. While the organization's compound was located outside the city, north of Hayden Lake, their gatherings extended into Coeur d'Alene, even parading down Sherman Avenue. The Kootenai County Task Force on Human Relations was formed in 1981 to counter the hate spewed by the Aryan Nations. Members of the Keenan family were assaulted outside the compound in July 1998.[37] The Keenan family sued the group with assistance from the Kootenai County Task Force on Human Relations and the Southern Poverty Law Center. The Keenans won the $6.3 million lawsuit in September 2000, which was decided in the federal courthouse in Coeur d'Alene. The court's decision bankrupted the Aryan Nations and awarded the property to the Keenan family. The group's compound was dismantled in 2001, with many buildings donated to the fire department to burn in fire training exercises.

The city's economy came out of the depression by 1990, evident in the expansion of the city's banks and numerous construction projects. The number of banks doubled between 1979 and 1989, with multiple branch locations spreading out in the surrounding communities. A shift in residential construction also occurred during this time, with a significant uptick in apartment, townhouse, and condo construction. There were only 60 apartment buildings and townhouses in the city by the end of 1979. In the next decade, that number nearly doubled. The first condominium in the city, Ridgewood Terrace, was constructed in 1980 at 1001 Emma Avenue.[38]

As development pushed further away from downtown, particularly with the rise of large shopping centers, concern emerged among downtown merchants about the future of the downtown core. Downtown property owners launched a revitalization campaign in 1989 for streetscape and utility improvements. Downtown's proximity to the lake and other popular tourist spots has sustained the historic core, while development continues to push out to the north and west.

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36    Singletary, *Coeur d'Alene Beautiful and Progressive*, 173.

37    Singletary, *Coeur d'Alene Beautiful and Progressive*, 186; Tony Stewart and Christie Wood, "The Verdict that Doomed the Aryan Nations," *The Coeur d'Alene Press*, September 6, 2020, https://cdapress.com/news/2020/sep/06/aryan-nations-trial-20-years-later/; James Dawson, "Slideshow: Rise and Fall of Aryan Nations in North Idaho," *Boise State Public Radio*, October 2, 2017, https://www.boisestatepublicradio.org/news/2017-10-02/slideshow-rise-and-fall-of-aryan-nations-in-north-idaho#stream/0.

38    Singletary, *Coeur d'Alene Beautiful and Progressive*, 179.

## 2.2. HISTORIC PROPERTY TYPES

Historic properties may be buildings, structures, objects, or sites. Types refers to general historic building types—such as commercial or residential—and outlines common historic property types in Coeur d'Alene. Historic property types, for the purposes of this section, are organized by use (the building's primary historic function), with examples of common forms, such as different types of commercial buildings, within the use provided. These forms are dictated by the composure of the building's facade.

### Civic

There are several key historic civic structures in Coeur d'Alene. These buildings are masonry in material, reflecting their importance and prominence within the community. They are typically architect-designed and feature a high level of architectural ornamentation, further highlighting their important status in Coeur d'Alene. They are also large substantial buildings that are two or more stories in height. Key historic civic buildings in Coeur d'Alene include the NRHP-listed Coeur d'Alene Federal Building (1927-28, 205 N Fourth Street), Kootenai County Courthouse (1926, 501 Government Way), and Coeur d'Alene City Hall (1908, 424 E Sherman Avenue).



Figure 23.    Coeur d'Alene City Hall, undated
Courtesy City of Coeur d'Alene.

### Commercial

The earliest commercial district in Coeur d'Alene was located along Sherman Avenue. Early commercial building forms appeared to be primarily wood-frame, one-story structures. As the town grew, one-part and two-part commercial blocks became the most common forms of commercial buildings in town. One-part blocks are typically one story and feature a storefront assembly (bulkhead, storefront windows, transom) and a parapet wall. Examples of one-part block commercial buildings in Coeur d'Alene include 413 Sherman (ca. 1918) and 407 Sherman (ca. 1905).

Two-part blocks are typically two to four stories tall, with the building's facade divided into two distinct zones, separated by a belt course. Historically, the ground floor consist-



Figure 24.    The Coeur d'Alene Press building and the Montgomery Ward building

The Coeur d'Alene Press building is a one-part block and the Montgomery Ward building is a two-part block. Courtesy City of Coeur d'Alene.

ed of public space for commercial tenants, while the upper floors were private spaces for offices, meeting halls, or even living quarters. Examples of two-part block commercial buildings in Coeur d'Alene include: 312 Sherman Avenue (ca. 1908), 423 Sherman (ca. 1910), and 401 Sherman (ca. 1903).

Temple front buildings will resemble the temples of the Classical era with columns or pilasters capped by a heavy entablature, sometimes with a pediment. This building form was often used on financial institutions.

An extremely common form for commercial buildings emerged in the mid-20th century—strip commercial. These buildings are typically one story with a horizontal emphasis. There are no standard architectural styles associated with this form, but they all are designed to accommodate an increasing reliance on automobiles and either feature pull-in parking in front of the building or are set within parking lots. Large-scale shopping centers and malls dominated the city's retail development during the 1980s.

## Educational

Educational buildings in Coeur d'Alene feature a number of forms and architectural styles, reflecting changing trends in education and architecture. The National Register-listed former Roosevelt School (1905) at 105 E Wallace Avenue, now a bed and breakfast, is the oldest extant schoolhouse building in Coeur d'Alene.[39] The two-story brick structure, designed by architect George Williams, was utilized as a school from 1905 until 1976 and remains a significant example of early 20th century school design. The Central School (ca. 1906, 602 E Garden) was an elementary school for years, but now functions as a yoga studio. Both Roosevelt School and Central School buildings reflect prevailing trends in school design in Idaho in the early 20th century. As school districts adopted graded programs, new school buildings were typically two to three stories with hipped roofs.[40] Other early school buildings no longer exist. The first high school, built at Seventh and Wallace in 1903, became a school only for lower grades in 1910, but burned down in 1927. The second high school was constructed in 1910 at Seventh



Figure 25.    Historic view of 401 Sherman (two-part block), undated
Courtesy City of Coeur d'Alene.



Figure 26.    Cove Bowl Cafe, undated
Courtesy City of Coeur d'Alene.



Figure 27.    Roosevelt School, undated
Courtesy City of Coeur d'Alene.

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39    James Ryan, "Roosevelt School," National Register of Historic Places nomination (1976), Smithsonian #76000676, Section 8.

40    Elizabeth Egleston, Idaho State Historical Society, "Public School Buildings in Idaho," National Register of Historic Places Multiple Property Listing (1991), Smithsonian #, Section F, Page 4.
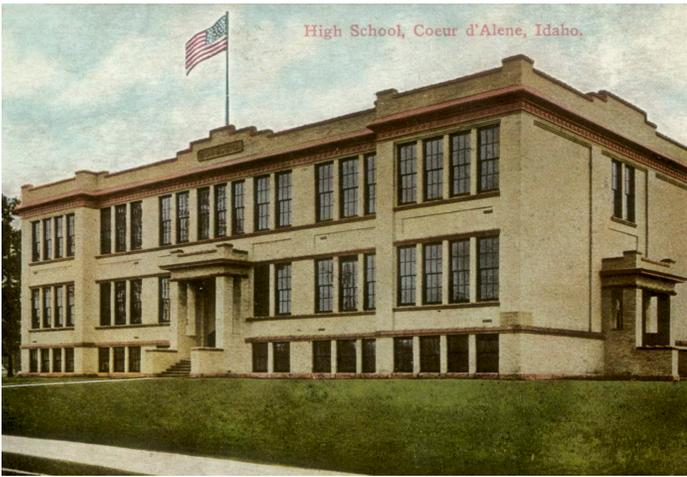
Figure 28.    Former Coeur d'Alene High School
Courtesy Coeur d'Alene Tribe.



Figure 29.    Former Coeur d'Alene Junior High School
Courtesy Coeur d'Alene Tribe.

and Montana; it was used as a high school until 1954, and then a junior high school until 1976. It was demolished after it was used for a while as a community center.[41]

Several public school buildings in Coeur d'Alene were constructed in the post-World War II era and reflect mid-20th century school forms. With the population boom during this era, school construction increased around the country, including in Coeur d'Alene. A few school buildings, although with alterations, remain from this period and include Borah Elementary (1951, 632 E Borah Avenue), Bryan Elementary (1963, 802 E Harrison), and Canfield Middle School (1976, 1800 E Dalton), as well as private school Lake City Academy (ca. 1967, 125 E Locust Avenue). The Sorensen Magnet School of the Arts and Humanities (1940, 310 N 9th Street) elementary school building slightly predates the post-World War II era, but has similar features as the post-war school buildings. Schools from this period are typically one-story, low-slung buildings with large outdoor spaces built in areas that may require students to be driven to and from the campus, rather than within walkable neighborhoods.

The majority of the city's schools are more recent construction, including Dalton Elementary, Fernan STEM Academy (elementary), Ramsey Elementary, Skyway Elementary, Winton Elementary, Lakes Middle School, Woodland Middle School, Coeur d'Alene High School, and Lake City High School. They reflect newer trends in school construction with schools on large parcels with significant dedicated space for parking (particularly at high schools).

## Industrial

Prominent historic industries within Coeur d'Alene and its surrounding areas included mining and timber. Logging occurred in the forests surrounding Coeur d'Alene and sawmills were established on the shores of Coeur d'Alene Lake. Redevelopment has occurred at many of the original mill sites, unsurprisingly given their prime lakefront locations. The industrial building at 418 N Second Avenue (ca. 1940) remains one of the few industrial buildings in downtown (it was identified as a welding shop on the 1954 Sanborn map).

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41    Singletary, *Coeur d'Alene Beautiful and Progressive*, 47.

## Recreational

There are a number of prominent recreational areas in Coeur d'Alene. In addition to the lake itself, Tubbs Hill and City Park & Beach are early sites for recreation in the city. Playland Pier was a popular destination for over three decades (1942–1974), but was closed and eventually dismantled. A fire destroyed the pier in 1975. The carousel from Playland Pier (originally built in 1922) was sold off at one point, but was found in 1986 and has been renovated and installed at a new location near Memorial Plaza and Memorial Field.

## Religious

There are several historic churches in Coeur d'Alene—the NRHP-listed First United Methodist Church (618 Wallace Avenue, 1908), NRHP-listed St. Thomas Catholic Church (919 E Indiana Avenue, 1911), First United Presbyterian Church (521 Lakeside Avenue, 1910), St. Luke's Episcopal Church (501 E Wallace Avenue, ca. 1930), and the Coeur d'Alene Church of Christ (917 N Fourth Street, 1940). While they all have different architectural styles, most are one to two stories, with steeples distinguishing them as religious buildings. While early churches were typically wood-frame buildings, these original structures were most often replaced with more substantial masonry buildings in the first half of the 20th century. As mid-century modern styles and materials gained prominence following the end of World War II, new church buildings were differentiated from their earlier counterparts while still retaining key ecclesiastical elements, like steeples and prominent windows.

## Residential

Single-family residences dominate residential construction in Coeur d'Alene, and the earliest residential buildings remaining in the city are single-family dwellings. Early neighborhoods developed around the downtown core, to the north (Garden District) and the west (Sherman District/Sherman Park Addition, commonly known as Fort Grounds). Subsequent residential developments extended further north and to the west. Post-World War II development occurred primarily to the north and west of downtown and are easily identified on maps, with their curvilinear streets and larger parcels reflecting changing trends in residential planning.

Residences are predominantly wood-frame construction; there are brick houses and apartment buildings, but those buildings are likely wood frame with brick veneer. Common housing forms include bungalows, American foursquares, and workingman's foursquares.



Figure 30.   City Beach, undated
Courtesy City of Coeur d'Alene.



Figure 31.   First United Methodist Church, 1979
Photographed by Ron Wells. Courtesy National Park Service.



Figure 32.   Wood-frame residence, undated
Courtesy City of Coeur d'Alene.

## Social

The first social building in Coeur d'Alene was the Post Hall at Fort Sherman. After the fort was decommissioned, the community established a new meeting hall or "opera house"—the Odd Fellows, Masons, and Knights of Pythias organized as the Fraternity Building Association to build the opera house, which opened in 1897. It unfortunately burned in 1900. The replacement building, at the southeast corner of Coeur d'Alene Avenue and Fourth Street, was erected in 1903, but also fell victim to fire, burning in 1908. Other social buildings, including theaters, clubhouses, and fraternal organizations, were constructed in town. Movie theaters were prime depression- and WWII-era entertainment venues. The masons built a Masonic Temple at 524 E Sherman Avenue between 1909 and 1911 and the Odd Fellows (IOOF) built a temple at 406 Coeur d'Alene Avenue in 1931.

## Transportation

Water, rail, and auto travel have been key shapers of Coeur d'Alene's landscape. Marinas along the lake demonstrate the continuing value of boating in the area, even though the original steamships, which served as a connection between the city and mining supply points, are long gone. The former Northern Pacific Railroad Passenger Depot (1915) at 201 N Third Street, a one-story brick building, remains as a reminder of the early railroad line that allowed the city to flourish by shipping out the key resources of ore and timber. The former Inland Empire Electric Railway Substation (1902), listed in the NRHP, stands at Fort Grounds Drive and Northwest Boulevard. The brick warehouse building is utilitarian but reflects its early 20th century construction, with its segmental arch windows and simple beltcourse and pilasters. After the interurban closed, it remained a transportation hub as trucking became a prominent distribution method.[42]

# 2.3. ARCHITECTURAL STYLES

There are several architectural styles exhibited throughout Coeur d'Alene; the following section provides a brief overview and a couple of extant examples of each style. It includes a time frame within which the trend occurred. While the styles discussed are presented in roughly chronological order, many architectural styles overlap in time periods. The architectural descriptions are largely summarized from Virginia McAlester's *A Field Guide to American Architecture*. Many of the residential style examples are gleaned from the recently (2021) completed survey of the Garden District, as well as the NRHP-listed Sherman Park Addition.[43]

## Vernacular

Vernacular architecture is typically defined as the architecture common to a particular community, utilizing local materials and building practices. According to Eric Mercer in his 1975 *English Vernacular Houses*, "vernacular architecture is the common building of a given time and place." Vernacular buildings usually have simple forms and by the beginning of the 20th century utilized mass-produced building elements—doors, windows, and even hardware—available for order from catalogs. Vernacu-

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42    Arthur A. Hart, Idaho State Historical Society, "Inland Empire Electric Railway Substation," National Register of Historic Places nomination (March 1975), Smithsonian #75000633, Sections 7 and 8.

43    Sharon Boswell, Partners in History, "Coeur d'Alene Downtown Garden District Reconnaissance Survey, Kootenai County, Idaho," prepared for the Kootenai County Historic Preservation Commission (January 2021); Nancy F. Renk, "Sherman Park Addition," National Register of Historic Places #92000418, Sections 7 and 8.

lar house examples in Coeur d'Alene include 506 E Reid Avenue (1913), the additional house on the 506 E Reid parcel (1930), and 602 E Reid Avenue (1925).

## Queen Anne

Queen Anne architecture is known for its use of ornamentation and its complex and asymmetrical rooflines and facades. Queen Anne residences might have a mix of materials or application of materials, such as horizontal boards (clapboards) with shingles used as an accent in simple or decorative courses. Most Queen Anne houses are two- to two-and-a-half-stories tall, but some small one-story cottages do exist. Though the style is known for its elaborate decoration, over the years the ornamentation decreased, resulting in a simpler subset of Queen Anne residence styles known as the Free Classic. Free Classic houses also feature small classical details, like a classical column or pediments with the proportions of Queen Anne residences. Queen Anne and Free Classic examples date from the Fort Establishment and Early Townsite Growth (1878-1900) and City Growth and Progress (1901–1928) development periods. Folk Victorian architecture is related to the Queen Anne style and typically applied to residential buildings. These houses are typically smaller than the Queen Anne houses and are one or one-and-a-half-stories. They may have a few Queen Anne ornamental details but are generally more subdued than the high style and ornate Queen Anne houses.

Examples of Queen Anne houses in Coeur d'Alene include 712 E Foster Avenue (1895) with its decorative bargeboards and prominent porch, and 901 N Seventh Street (1905) with its decorative rake boards, mixed cladding types, and asymmetry. A Free Classic version of Queen Anne architecture includes 522 E Indiana Avenue (1904) with its wraparound front porch supported by simple classical columns with a pediment over the front steps. Eave returns and the paneled beltcourse/frieze provide additional classical elements on the building.

## Second Renaissance Revival

Second Renaissance Revival—also sometimes called Italian Renaissance Revival—is inspired by 14th and 15th century Italian palazzos. The style is primarily employed on commercial and civic buildings. These buildings typically feature rectangular plans and symmetrical facades. Masonry or stone exterior walls are common with cast stone or terra cotta detailing. Other common features include: quoins, rusticated ground levels, elaborate belt courses, arched windows, and flat roofs hidden by highly ornate cornices. An example of Second Renaissance Revival is the L.L. Welch-de-



Figure 33.    522 E Indiana Avenue

Queen Anne example. Courtesy Sharon Boswell.



Figure 34.    712 E Foster Avenue

Queen Anne example. Courtesy Google, Streetview.



Figure 35.    Masonic Temple, 1972

Second Renaissance Revival example. Photographed by Arthur A. Hart. Courtesy National Park Service.

signed Coeur d'Alene Federal Building (1927-28) at 205 N Fourth Street, with its rusticated ground floor, elaborate cornice, arched ground floor windows, and extensive use of quoins. The building also features cast stone details and tile roof, further pushing into the Second Renaissance Revival style. Another example is the NRHP-listed former Masonic Temple (1908) at 524 E Sherman Avenue. The building with its arched windows, rustication, and elaborate beltcourses and cornices falls within the Second Renaissance Revival style.

## Beaux Arts

The Beaux Arts architectural style gets its name from the French school of architecture, École des Beaux-Arts (School of Fine Arts). Many prominent American architects studied at École des Beaux-Arts. The style was popular in the United States between the 1880s and 1930 and was popularized after the Chicago world's fair in 1893, which launched the City Beautiful Movement. In Idaho, the ornate and opulent architectural style is used on monumental civic buildings. Key features of this style are a flat or low-pitched roofs, symmetrical facades, and masonry walls. Architectural ornamentation can include quoins, paired pilasters or columns, and decorative details like swags, garlands, and shields. Coeur d'Alene examples include the George Williams-designed Coeur d'Alene City Hall (1908) at 424 E Sherman Avenue, and the Julius A. Little-designed Kootenai County Courthouse (1926) at 501 Government Way.[44] The former city hall building has a two-block commercial form, but has ornate capitals, quoins, a prominent balustrade above the entrance, and garlands and swags highlighted in the frieze beneath the cornice. The county courthouse has even more ornamentation, with a heavy cornice with a center cartouche. Terra cotta accents and Palladian windows further define the Beaux Arts exterior of the courthouse.

## Craftsman

The Craftsman architectural style emerged from the Arts and Crafts movement in the early 20th century. The Craftsman style, popularly used on American residences, is identified by low pitched roofs, porches with tapered or squared piers, exposed or decorative structural mem-



Figure 36.    Kootenai County Courthouse, 1974

Beaux Arts example. Photographed by Arthur A. Hart. Courtesy National Park Service.



Figure 37.    City Hall, 1975

Beaux Arts example. Photographed by Arthur A. Hart. Courtesy National Park Service.

44    Don Hibbard, Idaho State Historical Society, "Kootenai County Courthouse," National Register of Historic Places #77000462, Section 8.

bers, broad overhanging eaves, and asymmetrical facades. Wood is the predominant cladding material on Craftsman houses, but brick or river rock may be present at chimneys or porch supports. They are typically one to one-and-a-half stories—the ubiquitous Craftsman bungalow—but larger, high style examples are not un-common. Good examples of Craftsman bungalows include 817 E Wallace Avenue (1912), the architect-designed Craik House at 205 E Park Drive (1906), and 316 Military Drive (ca. 1910).

## Colonial Revival

Colonial Revival takes its inspiration from the architecture con-structed by English colonists during the 17th century. Colonial Revival applies to a number of building types, but it was particular-ly popular for residential construction. Coeur d'Alene has numer-ous residential buildings with Colonial Revival elements. Common characteristics of Colonial Revival houses are symmetrical main fa-cades, classical cornices, highlighted entries (sidelights, transoms, pediments, large porches or porticos), and double-hung windows (may have shutters). There are subtypes within Colonial Revival, including Dutch Colonial Revival (distinguished by gambrel roofs) and Spanish Colonial Revival. Examples of Colonial Revival in-clude the Tinkel House (1908) at 317 Military Drive and the Knight House (ca. 1909) at 303 Park Drive—which both have Colonial Revival elements on a foursquare form. The houses at 713 N Sev-enth Street (1930) and 501 E Foster Avenue (1893) have the more traditional Colonial Revival appearances with side gable roofs and centered front entries beneath pediments.

## Art Deco

Art Deco was a popular style in the first half of the 20th century, particularly during the 1920s and 1930s. The style often has a ver-tical emphasis and geometric ornament like straight lines, zigzags, chevrons, and stylized floral or sunburst motifs. Fluting and reeding are the most common motifs, and often surround doors and win-dows.[45] Colored materials (terra cotta, glass, brick, and tile) and metal were common. The house at 917 E Foster Avenue (1939) is a rare residential example of Art Deco in Coeur d'Alene, and it leans more Streamlined Moderne with its emphasis on clean lines over more ornate patterns.



Figure 38.    316 Military Drive Craftsman bungalow example. Courtesy National Park Service.



Figure 39.    315 Wallace Avenue Colonial Revival example. Courtesy National Park Service.



Figure 40.    917 E Foster Avenue Art Deco example. Courtesy Google, Streetview.

45    DoCoMoMo Us, "Art Deco," *DoCoMoMo Us*, https://www.docomomo-us.org/style/art-deco (accessed February 16, 2021).

## Tudor Revival

The Tudor Revival style is based on the architecture of the 16th century Tudor period of English history. Architectural historian Virginia McAlester notes in *A Field Guide to American Houses* that these examples really only resemble that period in their use of ornamental, false half-timbering. Tudor Revival resembles idealized versions of medieval architecture with cross gables, elliptical arches, arched panels, and half-timbering. Smaller versions of Tudor Revival rarely use half-timbering but may have jerkinheads (clipped gables) and are more modest in size and ornamentation. Tudor Revival examples include the Kirtland Cutter-designed Gray House (521 S 13th Street, ca. 1913) with its extensive half-timbering and leaded glass windows; 701 E Foster Avenue (1929) with its half-timbering details, cross gables, and arches; and 501 E Garden Avenue (1919) with its half timbering, leaded glass windows, and cross gables. More simplified Tudor Revivals—cottages—include 722 E Wallace (1936) and 901 E Pennsylvania (1929). Both of these cottages are smaller in scale, and have key Tudor Revival elements (arches) but are less grand in ornamentation.

Although not the same, the English Cottage style is related to Tudor Revival. It may embrace similar elements to small Tudor Revival, but will have a roof with rolled eaves to resemble the thatched roofs of historic English cottages. An example is the house at 204 Military Drive (ca. 1920).

## Minimal Traditional

The Minimal Traditional style is a transitional one, bridging the period and stylistic differences between the popular period revivals of the 1920s and the modernism of the 1950s and 1960s. Minimal Traditional, most typically applied to single family residences, became popular during the Depression years and continued into the 1940s. Minimal Traditional houses have simplified architectural elements and a compact form; they are typically one story with close eaves, small front porches or a stoop, and often a front-facing gable and large chimney. Two-story examples do exist, but are far less common. Examples of Minimal Traditional houses in Coeur d'Alene include 1017 E Wallace Avenue (1949) and 504 E Foster Avenue (1940)—both houses are one-story with prominent front-facing gables and close eaves.



Figure 41.    Gray House, 1985

Tudor Revival example. Photographed by David Osterberg. Courtesy National Park Service.



Figure 43.    204 Military Drive

English Cottage example. Courtesy National Park Service.



Figure 42.    1017 E Wallace Avenue

Minimal Traditional example. Courtesy Sharon Boswell.

# Ranch

Ranch houses are more of a form than a style—but are often discussed as a style. Ranch houses may have stylistic elements applied to their form, such as decorative bargeboards or diamond-pane windows to give a Ranch a "storybook" appearance. The Ranch form began as early as the 1930s but took off in popularity following the end of World War II. Ranch houses are typically one story with a horizontal emphasis, low pitch roofs, and moderate to broad eave overhangs. Integrated (attached) garages or carports are also a common feature of Ranches—with access from the street—reflecting the shift away from alley-accessed garages. An example of a small Ranch house is 605 N 9th Street (1965), which has broad eaves and a horizontal emphasis. The Ranch at 112 N 10th Street (1957) reflects similar elements but with an attached garage.



Figure 44.    605 E 9th Street

Ranch example. Courtesy Sharon Boswell.

# Brutalism

Brutalist buildings are buildings with visual weight and heft. Concrete is the most popular material for Brutalist buildings, often with a rough-textured surface which clearly show the marks of the formwork used.[46] Brick is another material used. Windows and other openings are treated like voids, with deep recesses. Waffle slab and egg crate type patterns create additional texture on these buildings. The style emerged in the post-WWII era, but gained popularity during the 1960s and 1970s. It was typically utilized on institutional buildings, such as banks or educational buildings. The Wells Fargo bank at 301 E Sherman Avenue (built ca. 1908, remodeled ca. 1980s) and the Edminster Student Union Building (1961, North Idaho College) are examples of brick Brutalism.



Figure 45.    301 E Sherman Avenue

Brutalism example. Courtesy Google, Streetview.

# New Formalism

New Formalism, popular in the 1960s and 1970s, utilized classical architectural vocabulary but with modern building technology. Like Brutalism, New Formalism was often used on bank buildings or educational buildings. The buildings are typically symmetrical and often have colonnades and heavy projecting roofs. Ornament is usually seen in patterned screens or grills, of varying materials.[47]
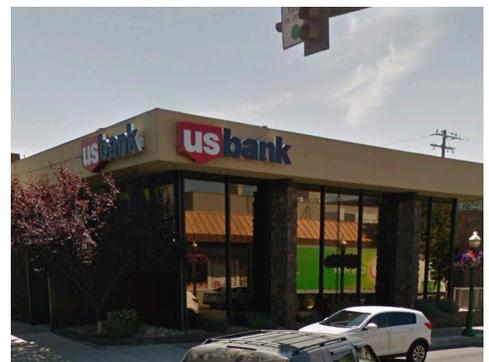


Figure 46.    302 E Sherman Avenue

New Formalism example. Courtesy Google, Streetview.

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46    DoCoMoMo Us, "Brutalist," *DoCoMoMo Us,* https://www.docomomo-us.org/style/brutalist (accessed February 16, 2021).

47    DoCoMoMo Us, "New Formalist," *DoCoMoMo Us* https://www.docomomo-us.org/style/new-formalist (accessed February 16, 2021).

# 3. Current Status of Historic Preservation

The following chapter outlines the current status of historic preservation policy in the City of Coeur d'Alene at various levels. This includes applicable federal and state preservation laws; an overview of the City of Coeur d'Alene's local historic preservation program; a description of survey and inventory work within the city to date; the various historic registers; how the City currently integrates historic preservation; and financial incentives and related programs that can support historic preservation.

Following this review, NWV developed a number of recommendations from each subsection to enhance the city's historic preservation program and provide action items to progress the program forward.

## 3.1. PRESERVATION LAWS

The following section outlines overarching federal and state laws that establish the structure for the city's preservation program, requirements for projects with federal involvement, and the consideration of historic preservation as part of the city's comprehensive plan.

### 3.1.1 Federal

Federal preservation laws establish the responsibility for stewardship of our nation's cultural and architectural heritage and provide the legal framework that supports the state and local implementation of this stewardship. These key applicable federal laws affect historic preservation (note this is not a comprehensive list):

- **The National Historic Preservation Act (NHPA) of 1966** (80 Stat. 915, 16 U.S.C. 470 et seq.) built on two earlier measures to support historic preservation, the Antiquities Act of 1906 and the Historic Sites Act of 1935. The NHPA created the President's Advisory Council on Historic Preservation, the National Register of Historic

Places, and the National Historic Landmarks Program. The NHPA also ordered that the Secretary of the Interior develop and issue Standards for the Treatment of Historic Properties and, under Section 106, required the identification and evaluation of impacts to historic resources as part of federal undertakings to avoid, minimize, or mitigate potential adverse effects. Federal undertakings are projects with federal funding, permitting, or licensing. The NHPA also delegated responsibility to states and federally recognized Indian tribes to establish a historic preservation office and conduct identification, evaluation, and nomination work. Tribal Historic Preservation Officers are officially designated to direct a program on tribal lands. At the city level, the Certified Local Government (CLG) program is one way the state historic preservation offices conduct this important work. Communities that have committed to historic preservation can become CLGs through establishing a preservation ordinance and creating a historic preservation commission. CLG communities can receive technical assistance and grants—there are 39 CLG communities in Idaho. Coeur d'Alene became a CLG in 2019.

- **The U.S. Department of Transportation Act of 1966** (as amended) gathered 31 different federal offices into a single Cabinet-level department. Section 4(f) of the act prohibits the Federal Highway Administration and other U.S. Department of Transportation agencies from "using land from publicly owned parks, recreation areas (including recreational trails), wildlife and waterfowl refuges, or public and private historic properties, unless there is no feasible and prudent alternative to that use and the action includes all possible planning to minimize harm to the property resulting from such a use." (23 CFR Part 774).

*The IHSI is the permanent statewide inventory of architectural and historic properties maintained by the Idaho SHPO and records historic buildings, structures, objects, sites, and districts.*

*A* **survey** *is the process of collecting and recording information on historic resources. There are two types of surveys: reconnaissance-level survey (RLS) and intensive-level survey (ILS).*

*An* **inventory** *is the organized compilation of the survey records.*

*A* r**econnaissance-level survey** *(RLS), is used to identify, document, and report basic data for historic resources. An RLS is the first step in documenting properties and provides local governments and the SHPO with a baseline dataset about individual and potential historic district eligibility within a surveyed area. Information collected for an RLS is primarily limited to physical and architectural data. General research is conducted to provide context for the survey area; individual property research is not necessary with an RLS.*

*An* **intensive-level survey** *(ILS) is often the next step after an RLS and contains a higher level of documentation for each surveyed property. This documentation includes additional research into the history of each individual survey property, including builders, architects, and previous owners and tenants. This survey is often used as the next step towards a potential individual or historic district National Register nomination.*

- **The National Environmental Policy Act (NEPA) of 1969** (83 Stat. 852, 42 U.S.C. 4321 et seq.) provides a framework for evaluating the environmental impact of federally assisted projects with the preparation of an Environmental Impact Statement (EIS).

- **The Archaeological Resource Protection Act (ARPA) of 1979** (16 U.S.C. 470aa–470mm; Public Law 96–95 and amendments to it) provides for "the protection of archaeological resources and sites which are on public lands and Indian lands, and to foster increased cooperation and

exchange of information between governmental authorities, the professional archaeological community, and private individuals" (Sec. 2(4)(b)).

- **The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990** outlines the rights of Native American lineal descendants, Indian tribes, and Native Hawaiian organizations related to the treatment, repatriation, and disposition of Native American human remains, funerary objects, sacred objects, and cultural items. Any local government or institution receiving federal funds must comply with NAGPRA. State and local laws regulate excavations and discoveries, but NAGPRA may apply depending on who controls human remains or cultural items removed from private or state lands as a holding or collection.

### 3.1.2 State

State preservation laws support the statewide coordination and implementation of historic preservation and enable delegation of responsibilities to cities to manage and implement historic preservation at the local level. These are the key applicable Idaho statutes affecting historic preservation, but they are not a comprehensive list:

- Title 67, Chapter 41, establishes the State Historical Society to support and encourage the preservation of cultural and architectural properties statewide.

- Title 67, Chapter 46, enables local governments to establish historic preservation commissions and local historic districts, conduct design review, and generally implement historic preservation at the local level.

- Title 67, Chapter 65, enables local land use planning and the development of comprehensive plans to guide planning and decision-making. It also specifies that the plan must identify, evaluate and consider "special areas" or "special sites"—areas, sites, or structures of historical, archaeological, architectural, ecological, zoological, or scenic significance.

## 3.2. PRESERVATION PROGRAM

The City of Coeur d'Alene adopted its historic preservation ordinance, Ordinance No. 3643 (Council Bill No. 19–1016), on October 15, 2019, which was codified within the Municipal Code as Chapter 2.85 Historic Preservation Code under Title 2, Administration and Personnel.

The City officially became a certified local government (CLG) in 2019 pursuant to Idaho Code (IC 67–4601 to 4619) and the general requirements of the National Park Service (16 U.S.C. 470 et seq.). As a CLG, the city is responsible for maintaining the historic preservation commission; continuing to survey local historic properties; enforcing state or local preservation laws; reviewing National Register nominations; and providing the public with opportunities to participate in historic preservation activities.

All references to the Municipal Code of Coeur d'Alene utilize the *title.chapter.section* numerical format.

### 3.2.1 Commission and Ordinance

A historic preservation commission and historic preservation ordinance and code are essential to support the city and the public in planning and decision-making around historic preservation.

Per Section 2.85.010 the purpose of the City's historic preservation code (HPC):

> "…is to promote the educational, cultural, economic, and general welfare of the public of the City of Coeur d'Alene through the identification, evaluation, and designation of those buildings, sites, districts, areas, structures, and objects that constitute or contain significant elements of historic, architectural, archaeological, and cultural interest reflecting the heritage of the City, the State, and/or the Nation."

The operation of the commission is guided by Section 2.85.040 and the Bylaws of the Commission, adopted on February 27, 2020.

The HPC and bylaws provide the framework for commission operation. The HPC follows the state model ordinance with two main additions to the powers, duties, and responsibilities of the commission:

- Recommend designation of properties as historic and recommend the establishment of historic districts; and
- Take public comment and testimony on issues of historic preservation.

The HPC does not contain a mechanism for local Landmark designation. Without a local register, there is no mechanism for design review or protection from demolition. Absence of this mechanism also reduces the commission's capacity, as part of environmental and development review, to comment on the potential Landmark and/or Landmark District eligibility of resources potentially affected by development.

There is currently no mechanism within the city code for the commission to share knowledge gained through survey work, as well as the City's historic resource inventory with the city's Design Review Commission to quantify neighborhood character based on historic development patterns.

## 3.3. SURVEY AND INVENTORY

An inventory of historic resources is an essential tool for cities to collect, in a single location, data on individual resources (sites, objects, buildings, and structures) within the city to inform planning, decision-making, and interpretation. There are three inventories within the city that relate to historic resources: city inventory of historic resources; inventory of properties with HABS/HAER/HALS recordation; and a tree inventory.

### 3.3.1 City Inventory

Conducting surveys of historic resources is identified in Section 2.85.050(A)1 as a power, duty, and responsibility of the historic preservation commission. The city uses the Idaho Historic Sites Inventory (IHSI) as the city inventory. The Idaho State Historic Preservation Office (SHPO) has published guidelines, "Consulting With the Idaho State Historic Preservation Office: Guidelines and Procedures for Cultural Resource Review and Consultation in Idaho," (2015) to help communities and historic preservation professionals identify, evaluate, and document historic resources in the state.

The IHSI for the City of Coeur d'Alene includes 781 resources recorded through multiple surveys. This amounts to just over 12% of the city's building stock built between 1880 and 1971. Survey data from the 1970s and 1992 stems from work associated with National Register nominations for the buildings.

Source data: base imagery Google Satellite; city boundaries City; surveyed properties SHPO.

**Inset Detail**

**Previous surveys by year**
(not including the Fort Grounds or Garden District RLS)

- ◆ No date
- ● 1970s
- ● 1980s
- ● 1990s
- ● 2000s

**Areas previously surveyed**

- Fort Grounds Survey
- Garden District RLS
- Coeur d'Alene city limits
- City of Impact boundary
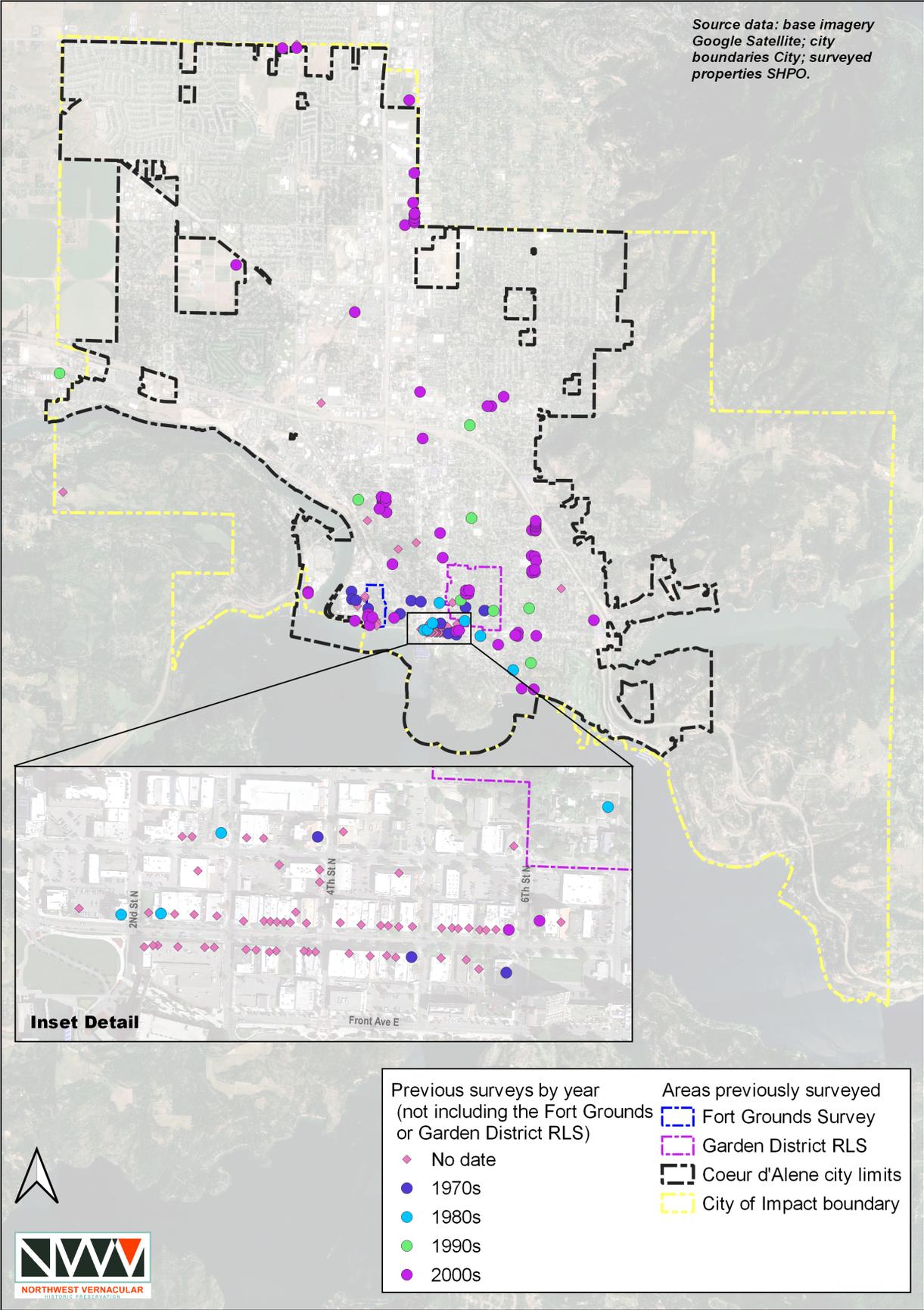
Map 1.    Previous surveys

*Table 3.  Previous Surveys Summary*

| YEAR | DESCRIPTION |
|---|---|
| 1975 | One building, the NRHP-listed Inland Empire Electric Railway Substation. |
| 1976 | One building, the NRHP-listed Roosevelt School. |
| 1977 | Three buildings, the NRHP-listed Kootenai County Courthouse, Coeur d'Alene Federal Building, and the St. Thomas Catholic Church. |
| 1978 | One building, the NRHP-listed Coeur d'Alene Masonic Temple. |
| 1979 | Six buildings, the NRHP-listed Coeur d'Alene City Hall, Fort Sherman Powder Magazine, McHugh House—Officers' Quarters #1, the former McCormick House, Fort Sherman Chapel, and the First United Methodist Church. |
| 1981 | One building, the Northern Pacific Depot. |
| 1982 | One building in downtown, the Blackwell (Spain) house. |
| 1985 | Two buildings in downtown, the P. W. Johnson and Harvey M. Davey houses. |
| 1988 | Two buildings, one downtown, Hudson's Hamburgers and another southeast of downtown, the John P. and Stella Gray house. |
| 1989 | One building downtown, the Coeur d'Alene Bank and Trust Company building. |
| 1991 | One building north of downtown, the James A. Thornton, Sr. house. |
| 1992 | 81 buildings in the NRHP listed Sherman Park Addition historic district. |
| 1999 | Seven school buildings within the city: The Huetter School, Borah Elementary School, Winton School, Central School-Stepping Stones Learning Center, St. Thomas Grade School, Harding School, and Lakeview School. |
| 2000 | Three buildings, houses, north of downtown, Located at 125 W Dalton Avenue, 2714 N 10th Place, and 919 C Street. |
| 2001 | One building, the Star Motel. |
| 2002 | One building, a house at 211 S 11th Street. |
| 2003 | One building, a house along the north edge of the city limits, the Ramsey Road/Prairie Avenue house. |
| 2005 | One park, Coeur d'Alene City Park. |
| 2008 | Nine buildings, a group of houses along 15th Street N, between Spokane Avenue E and just south of Harrison Avenue E, and the Sunset Dairy Barn at Howard Street N and Bosanko Avenue W. |
| 2009 | Two industrial buildings along the Spokane River, the Blackwell Island Powerhouse and a wood building on Blackwell Island. |
| 2010 | Eight buildings, the Jewett House and a group of commercial buildings and houses along Government Way N between Dalton Avenue W and Hanley Avenue W. |
| 2011 | Six buildings, mostly houses: a cluster of four additional houses within the NRHP-listed Sherman Park Addition historic district, a house north of downtown at 102 Homestead Avenue, and a house east of downtown at 2223 Coeur d'Alene Avenue. |
| | The four contributing properties within the Sherman Park Addition (Fort Grounds Neighborhood) NRHP historic district (listed 4/27/1992) were surveyed and recorded in IHSI as ineligible for National Register listing; however, available data did not clarify if this was individually ineligible or if this reflected a recommended change in their contributing status relative to the historic district. However, no updates to the National Register nomination have been made to date to change their contributing status. |

| YEAR | DESCRIPTION |
|---|---|
| 2013 | Two buildings, the Coeur d'Alene Nursery Caretaker's Dwelling and the Stanley Easton Estate. |
| 2014 | Two buildings at the northeast edge of the city, the house at 1820 Prairie Avenue and the Coeur d'Alene Memorial Gardens Cemetery. |
| 2016 | A survey of the Sherman Park Addition (Fort Grounds Neighborhood) NRHP historic district (listed 4/27/1992) and additional areas along the north (between W River Avenue and W Garden Avenue) and south (between W Sherman Court and W Lakeshore Drive) edges of the historic district was conducted to determine the extent and type of changes since the 1992 nomination. This survey was not conducted at either the RLS or ILS level and was not recorded in the IHSI.[48] |
| 2017 | 20 buildings, mostly clustered northeast and east of downtown, including houses, commercial and religious buildings. |
| 2018 | Nine buildings grouped along Lincoln Way N, north of the intersection of Walnut Avenue, and consisting mostly of houses and a commercial building. |
| 2020 | Two buildings, consisting of the Topper Too Drive Inn and a carport. |
| 2021 | 530 buildings surveyed at the reconnaissance level within the Garden District neighborhood with recommendations for a historic district. The survey included 517 residences, with the remainder of the buildings comprised of churches, schools, and commercial buildings. |
| Undated | These consist of the Forest Cemetery; multiple houses, including a cluster south of the NRHP-listed Sherman Park Addition historic district; religious, commercial, and education buildings; and a survey of commercial buildings along Sherman Avenue E, between Seventh Street S and the west side of Second Street S, as well as some additional buildings along Lakeside Avenue E in this same vicinity. |

The following table is extracted from the IHSI data and identifies those buildings that were recommended as potentially individually National Register eligible and are not listed to the National Register.

*Table 4. City Inventory Properties Recommended NRHP Eligible*

| IHSI NO. | PROPERTY NAME | ADDRESS |
|---|---|---|
| 55-18257 | Winton School | 920 LaCrosse Avenue W |
| 55-18258 | Central School-Stepping Stones Learning Center | 602 Garden Avenue E |
| 55-18259 | Harding School | 411 15th Street N |
| 55-18260 | St. Thomas Grade School | 406 10th Street N |
| 55-18302 | House | 1820 Prairie Avenue W |
| 55-18261 | Lakeview School | 1422 Young Avenue E |
| 55-18396 | Coeur d'Alene City Park | bounded by Park Dr, Mullan Road, Northwest Blvd., and Coeur d'Alene Lake |
| 55-18398 | Sunset Dairy Barn | Meadow Ranch Avenue (Sunset Ave., W of Hwy 95) |
| 55-18497 | The Jewett House | 1501 Lakeshore Drive E |
| 55-18506 | House | 2223 Coeur d'Alene Avenue E |
| 55-18510 | Blackwell Island Powerhouse | 1000 Marina Drive S |

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48    City of Coeur d'Alene. *Informational Survey of the Fort Grounds Historic District.* June 2016.

| IHSI NO. | PROPERTY NAME | ADDRESS |
|---|---|---|
| 55-18304 | James A. Thornton, Sr. House | 1302 7th Street N |
| 55-18171 | Teresa M. Graham House | 1221 Lakeshore Drive E |
| 55-18172 | Blackwell (Spain) House | 820 Sherman Avenue E |
| 55-12890 | P.W. Johnson House | 622 Coeur d'Alene Avenue E |
| 55-15709 | Clark's Jewelry | 307 Sherman Avenue E |
| 55-15730 | Potlatch Building | 106 S Sixth St. / 601 Sherman Avenue E |
| 55-18269 | House | 919 C Street N |
| 55-18292 | House | 211 11th Street S |
| 55-18581 | House | 702 Foster Avenue E |
| 55-18582 | House | 624 Foster Avenue E |
| 55-18583 | House | 621 Foster Avenue E |
| 55-18584 | House | 701 Foster Avenue E |
| 55-18570 | Roger's Ice Cream and Burgers | 1224 Sherman Avenue E |
| 55-15721 | Henson Building | 421–423 Sherman Avenue E |
| 55-15773 | Wiggett Building | 119 Fourth Street N |

The following list stems from Table B-1. Recorded Buildings, in the 2021 Coeur d'Alene Downtown Garden District Reconnaissance Survey and is truncated to include only those properties recommended as part of the survey for individual National Register eligibility.

*Table 5. City Inventory Garden District Recommended NRHP Eligible*

| KEY NO. | PARCEL (PID) | ADDRESS |
|---|---|---|
| GD-0063 | C-1800-013-011-A | 607 N 7th Street |
| GD-0017 | C-1800-006-006-C | 621 E Foster Avenue |
| GD-0018 | C-1800-007-001-A | 701 E Foster Avenue |
| GD-0019 | C-1800-007-003-A | 711 E Foster Avenue |
| GD-0048 | C-1800-012-007-A | 501 E Garden Avenue |
| GD-0052 | C-1800-012-012-0 | 523 E Garden Avenue |
| GD-0080 | C-1800-019-007-A | 501 E Wallace Avenue |
| GD-0081 | C-1800-019-009-0 | 511 E Wallace Avenue |
| GD-0161 | C-1800-032-007-A | 703 E Lakeside Avenue |
| GD-0248 | C-6930-028-010-A | 406 N 10th Street |
| GD-0302 | C-6930-035-001-A | 906 E Foster Avenue |
| GD-0324 | C-6930-037-007-B | 815 E Foster Avenue |
| GD-0426 | C-8910-003-005-A | 773 N 11th Street |
| GD-0446 | C-8910-005-007-A | 922 E Saint Maries Avenue |
| GD-0515 | C-8910-015-001-B | 901 E Montana Avenue |
| GD-0063 | C-1800-013-011-A | 607 N 7th Street |
| GD-0017 | C-1800-006-006-C | 621 E Foster Avenue |
| GD-0018 | C-1800-007-001-A | 701 E Foster Avenue |
| GD-0019 | C-1800-007-003-A | 711 E Foster Avenue |

### 3.3.2 HABS/HAER/HALS Inventory

In 1988, Historic American Building Survey documentation was undertaken for the Kootenai County Courthouse documenting the rear facade and the interior west stairwell as part of an elevator addition to the building. This is the only resource documented through the HABS, Historic American Landscapes Survey (HALS), and Historic American Engineering Record (HAER) processes.

*Table 6. HABS Documented Property*

| Call# | HABS ID | Property Name | Address |
|---|---|---|---|
| 28-CODAL-1 | 102 | Kootenai County Courthouse | 501 Government Way |

### 3.3.3 Tree Inventory

The City maintains an inventory of over 47,000 street trees and has been recognized since 1985 as a "Tree City USA." Initially maintained in the City's geographic systems information (GIS) database with updates through at least 2011, the City currently contracts with a vendor to maintain a cloud-based tree inventory. Trees within City parks are not included in the inventory.

The City prepared the booklet, "Historic, Unusual, and Big Trees of Coeur d'Alene Idaho" ca. 2012, identifying and providing a walking guide to 35 "special trees within Coeur d'Alene's city limits; those that have historic significance, are unusual to our area, or are the biggest of their species."[49] Verification of these attributes was done by the City's Urban Forestry Committee. The G.O. Phippeny Park (established 1989) also contains a Tree Identification Area with plaques identifying multiple different tree species.

The city's urban forest is recognized in the 2007 comprehensive plan as an element requiring unique planning.[50]

### 3.3.4 Parks

The city of Coeur d'Alene has 39 city parks, not including cemeteries and associated parking, over half of which were established between the 1980s and 2000s. The following table lists the city's parks, their main use, and estimated year established as a park. The table is sorted alphabetically by name with the oldest parks bolded.

Coeur d'Alene City Park was surveyed in 2005 (IHSI 55-18396) and recommended as potentially eligible for listing to the National Register.

*Table 7. City Parks*

| NAME | USE | ADDRESS | ACRES | YEAR EST. |
|---|---|---|---|---|
| **3rd Street Dock** | **Dock** | **208 S Third Street** | **0.1** | **1950** |
| Bluegrass Park | Park | 6071 N Courcelles Parkway | 11.0 | 1998 |
| **Bryan Field** | **Sports Park** | **1135 N 10th Street** | **1.9** | **1957** |

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49   City of Coeur d'Alene. Undated. *Historic, Unusual, and Big Trees of Coeur d'Alene Idaho.* Published after 2012.

50   City of Coeur d'Alene. 2007. *Coeur d'Alene Comprehensive Plan,* 25.

| NAME | USE | ADDRESS | ACRES | YEAR EST. |
|---|---|---|---|---|
| Canfield Mtn Trails | Nature Park | 2305 E Mountain Vista Drive | 23.8 | 2007 |
| Canfield Sports Complex | Sports Park | 5370 N 15th Street | 15.6 | 2003 |
| CDA Soccer Complex | Sports Park | 6701 N Courcelles Parkway | 9.8 | 2002 |
| Central Bark Dog Park | Park | 3889 W Nez Perce Road | 1.8 | 2010 |
| Cherry Hill Park | Park | 1525 E Hazel Avenue | 29.3 | 2005 |
| **City Park** | **Park** | **415 W Mullan Road** | **16.5** | **1904** |
| East Tubbs | Park | 982 E Lakeshore Drive | 2.0 | 1999 |
| Fernan Natural Park | Natural Park | 2751 E Potlatch Hill Road | 55.1 | 2009 |
| First Street Dock | Dock | Off First and Sherman | 0.0 | Unknown |
| Hubbard St Park | Park | 802 Hubbard Street | 0.4 | 1990 |
| **Independence Point** | **Beach** | **105 Northwest Boulevard** | **4.0** | **1976** |
| Jenny Stokes Field | Sports Park | 3880 N Ramsey Road | 4.0 | 1996 |
| **Jewett House (built 1917)** | **Historical Building** | **1501 E Lakeshore Drive** | **1.8** | **Ca. 1978** |
| Johnson Mill River Park | Park | 4340 W Shoreview Lane | 1.2 | 2006 |
| Landings Park | Park | 3849 W Long Meadow Drive | 10.0 | 2009 |
| Legacy Place Park | Park | 1201 W Joy Avenue | 0.8 | 2008 |
| **McEuen Park (inclusive the associated McEuen Parking)** | **Park** | **420 E Front Avenue** | **18.1 (3.2)** | **1956** |
| **Memorial Field** | **Sports Park** | **501 W Mullan Road** | **3.3** | **1922** |
| North Pines Park | Park | 1015 E Lunceford Lane | 3.5 | 2007 |
| Northshire Park | Park | 3889 W Nez Perce Road | 3.3 | 1987 |
| Person Field | Sports Park | 400 W Short Avenue | 7.0 | 1956 |
| Phippeny Park | Park | 827 N Eighth Street | 2.3 | 1989 |
| Ramsey Park | Sports Park | 3525 N Ramsey Road | 28.5 | 1993 |
| Riverstone Park | Park | 1805 W Tilford Lane | 10.9 | 2007 |
| Riverstone Pocket | Park | 2301 W Suzanne Road | 0.3 | 2015 |
| Rotary Park | Park | Sherman and Coeur d'Alene Lake Drive | 0.7 | Unknown |
| **Sanders/12th Street** | **Beach** | **1112 E LAKESHORE Drive** | **1.2** | **Ca. 1978** |
| Shadduck Lane Park | Park | 1875 E Shadduck Lane | 5.7 | 2003 |
| Skateboard/BMX Park | Sports Park | 480 W Garden Avenue | 0.8 | 1995 |
| **Sunset Field** | **Sports Park** | **1355 E Best Avenue** | **5.0** | **1965** |
| Sunshine Meadows | Park | 2625 W Larix Court | 2.5 | 2008 |
| **Tubbs Hill** | **Nature Park** | **210 S Third Street** | **162.0** | **1936** |
| Veterans Centennial Natural Park | Natural Park | 3013 E Fernan Hill Road | 16.8 | 1990 |
| Veterans Memorial Park | Park | 304 E Front Avenue | 1.9 | 2001 |
| Winton Park | Park | 810 W Lacrosse Avenue | 6.3 | 1981 |

### 3.3.5 Archaeological Resources

The Idaho SHPO maintains the Archaeological Survey of Idaho (ASI) inventory of archaeological properties within the state. This information is confidential and not accessible to non-archaeologists due to the potential risk to these resources. Ground-disturbing activities have the potential to inadvertently damage these resources, and as such are important to consider in the overall context of historic preservation and cultural resources.

The City of Coeur d'Alene is within the traditional cultural and historical boundaries of the Coeur d'Alene Tribe, but not within the Coeur d'Alene Reservation. The tribe officially designated a Tribal Historic Preservation Officer (THPO) to direct their cultural resources program based on the historic preservation plan submitted to the National Park Service.

Section 106 of the National Historic Preservation Act provides a mechanism for review and consideration of potential impacts to archaeological resources and THPO consultation; however, this only applies to projects undertaken by a federal agency, using federal funds, or requiring a federal license or permit (collectively these are referred to as a federal nexus).

Under State law, Title 67, Chapters 41, 46, and 65 enable local governments to implement historic preservation at the local level, including mechanisms supporting the consideration and protection of archaeological resources. For more information on archaeology, refer to the Idaho SHPO webpage.

Municipal and private projects in the City of Coeur d'Alene that do not have a federal nexus do not have a review mechanism or inadvertent discovery plan requirement for ground disturbing activities.

### 3.3.6 Cemeteries

Cemeteries within the city, in addition to being the final resting place of the community's ancestors, can provide important genealogical information and yield information on the city's cultural heritage.

The state's Cemetery Maintenance District Law, Title 27, provides for local cemetery maintenance boards and the duty of maintenance. The City's Municipal Code, Chapter 4.10, codifies the regulation and supervision of city cemeteries. The Cemetery Division within the City's Parks and Recreation Department manages operations for city cemeteries.

There are two city cemeteries and at least four private cemeteries, two of which are within the city limits, with the other two within the city impact area in unincorporated Kootenai County; they're directly adjacent to the city limits.[51] See "Table 8. City Cemeteries" below. There are no known abandoned cemeteries that are no longer in use and/or without a responsible entity.

The city developed the "Forest Cemetery Walking Tour," which provides a brief history of the Forest Cemetery and identifies resting places of notable persons with brief biographies on why they are significant. Forest Cemetery is the only cemetery that has been surveyed (IHSI 55-11308); however, the date of the survey, level (RLS/ILS), and eligibility recommendation is not known. For more information on cemetery preservation, visit the Washington State Department of Archaeology and Historic Preservation's cemetery preservation guidance page. (Cemetery Preservation Guidance | Washington State Department of Archaeology & Historic Preservation (DAHP))

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51     Privately managed cemeteries include Saint Thomas Cemetery; Bestland Cemetery; Coeur d'Alene Memorial Gardens; and Pleasant View Cemetery.

*Table 8. City Cemeteries*

| NAME | OWNERSHIP |
|------|-----------|
| Riverview Cemetery | City |
| Forest Cemetery | City |
| Coeur d'Alene memorial gardens | Private |
| Pleasant View Cemetery | Private |
| Bestland Cemetery | Private |
| St Thomas Cemetery | Private |

### 3.3.7 Hillside Landmarks

In 2003, the City Council passed the Hillside Overlay Ordinance (Ordinance 3091) to protect hillsides and preserve them as visual assets for the city. The 2007 Comprehensive Plan recognized Best Hill, Canfield Mountain, and Tubbs Hill as unique features for the city with Lakeview Hill, Blackwell Hill, and the slopes above Fernan Lake contributing to the city's setting and visual character.[52]

These areas are predominantly landscapes, with development managed through zoning, and natural features managed through the Parks Department's 2012 Natural Open Space Management Plan.

### 3.3.8 Trails and Heritage Markers

The City maintains pedestrian and bicycle paths throughout Coeur d'Alene, as well as hiking trails in several of the Hillside Overlay areas. They provide an opportunity for public education and interpretation relative to historic resources, particularly where these align with historic circulation patterns (such as trails following former railroad grades or along the Spokane River) or pass through spaces or by buildings that are historically significant. Historic circulation rights-of-way can also provide a basis for establishing new trails within the city to support both recreation and historic preservation. Heritage markers identifying former buildings and sites are used along the Centennial Trail within and just outside the city.

Examples of existing trails include the Centennial, Prairie, Atlas, and Kathleen trails. The North Idaho Centennial Trail Foundation assists with maintenance and capital improvement of both the Centennial and Prairie trails. Continued research into the setting and historic sites along the trails to build on existing interpretive markers can continue to identify stories and significant places visible for interpretation from the trail in order to both enrich trail user experience and promote a broader awareness for the city's history.

## 3.4. HISTORIC REGISTERS

Historic registers are important planning and public education tools. They document properties that form Coeur d'Alene's built environment heritage with their architectural integrity and significant architectural and historical associations, and for which, there is public benefit in their preservation.

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52    City of Coeur d'Alene. 2007. *Coeur d'Alene Comprehensive Plan,* 34.

### 3.4.1 Local Register

The City currently does not have a local register. Chapter 2.85, the Historic Preservation Code, does not provide a mechanism for local designation. Such a mechanism typically includes the designation criteria (what a property needs to have to be designated), public process steps for the evaluation and designation, and applicable controls. The National Register does not function as a local register as its administration and listing process are separate from municipal processes. And listing in the NRHP is intended as an honorific designation, rather than a regulatory designation with design review.

The City of Caldwell's mechanism establishing a local register provides an excellent example. The city's local historic districts (Section 02-17-07) and historic landmarks (02-17-08) allows the city to designate historic districts and individual landmarks, establishes a process for this, provides protection from demolition, and provides a mechanism for reviewing new construction within a historic district (Section 02-17-11-04). The specifics are available in the City of Caldwell's code.

The City of Pocatello provides an example of establishing a local register through historic preservation overlay zones, with similar process elements to those in Caldwell's. The specifics are available in the City of Pocatello's code.

### 3.4.2 National Register

The National Register of Historic Places (NRHP), authorized through the National Historic Preservation Act, 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."

Since the first listing to the NRHP in the city in 1975 with the Inland Empire Electric Railway Substation, there have been 10 individual buildings, one historic district, five buildings, and a farmstead listed. The five buildings are part of the Fort Sherman Buildings nomination (not a historic district); one building has been demolished. Most buildings listed have been around the city's downtown core.

*Table 9.  Individually National Register Listed Properties*

| NPS REF# | PROPERTY NAME | LISTED DATE | NOTES | LOCATION | LEVEL OF SIGNIFICANCE |
|---|---|---|---|---|---|
| 79000792 | Coeur d'Alene City Hall | 8/3/1979 | | Fifth and Sherman Streets | Local |
| 77000461 | Coeur d'Alene Federal Building | 12/16/1977 | | Fourth and Lakeside | State |
| 78001071 | Coeur d'Alene Masonic Temple | 5/22/1978 | | 525 Sherman Avenue | State |
| 85001126 | Davey, Harvey M., House | 5/23/1985 | | 315 Wallace Avenue | Local |
| 79000793 | First United Methodist Church | 6/18/1979 | | 618 Wallace Avenue | State |

| NPS REF# | PROPERTY NAME | LISTED DATE | NOTES | LOCATION | LEVEL OF SIGNIFICANCE |
|---|---|---|---|---|---|
| 79000794 | Fort Sherman Buildings | 10/25/1979 | Five buildings listed as individual parcels and not as a historic district.[53] The McCormick House has been demolished. | North Idaho Junior College campus | State |
| 88000272 | Gray, John P. and Stella, House | 3/31/1988 | | 521 S 13th Street | Local |
| 75000633 | Inland Empire Electric Railway Substation | 6/27/1975 | | Mullan Road and Northwest Boulevard | State |
| 77000462 | Kootenai County Courthouse | 12/23/1977 | | 501 Government Way | State |
| 09001163 | Mooney-Dahlberg Farmstead | 12/30/2009 | | 5803 Riverview Drive, outside of the city limits but within the city's area of impact. | Local |
| 85002100 | Prairie School II | 9/12/1985 | Listed under the Kootenai County Rural Schools TR multiple property listing | Prairie Avenue, outside of the city limits but within the city's area of impact. | Local |
| 76000676 | Roosevelt School | 7/30/1976 | | First and Wallace Streets | State |
| 92000418 | Sherman Park Addition historic district | 4/27/1992 | | Bounded by Garden Avenue, Hubbard Street, Lakeshore Drive and Park Drive | Local |
| 77000463 | St. Thomas Catholic Church | 10/5/1977 | | 919 Indiana Avenue | State |

"Table 10. National Register Multiple Property Submissions" identifies NRHP multiple property sub-missions (MPS) applicable geographically to the city. An MPS facilitates the designation of individual properties by providing an overall context statement and the registration requirements for listing. An MPS focuses on a single theme and then identifies the property types that convey the historical or architectural significance of that theme.

The city is within the geographic area of the National Register of Historic Places Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing; however, based on development

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53    U.S. Department of the Interior, *Fort Sherman Buildings National Register of Historic Places Nomination*, Telephone Report within the nomination record, April 7, 1983.

Legend:
- ■ Individually NRHP listed
- ▭ Sherman Park Addition NRHP historic district
- ⌐ Coeur d'Alene city limits
- ⌐ City of Impact boundary

Source data: base imagery Google Satellite; city boundaries City; listed properties SHPO.

Prairie School II

Mooney-Dahlberg Farmstead

Inset Detail:
- Fort Sherman Powder Magazine
- McHugh House - Officers' Quarters #1
- McCormick House (non-extant)
- Fort Sherman Chapel
- Roosevelt School
- Harvey M. Davey House
- Kootenai County Courthouse
- Inland Empire Electric Railway Substation
- First United Methodist Church
- St. Thomas Catholic Church
- Coeur d'Alene Federal Building
- Coeur d'Alene City Hall
- Coeur d'Alene Masonic Temple
- John P. and Stella Gray House

NORTHWEST VERNACULAR
HISTORIC PRESERVATION

Map 2.   National Register-listed properties

patterns, the city's core residential neighborhoods developed in relation to the downtown commercial core, rather than as extended subdivisions. As survey work extends outward to subsequent development, the evaluation of residential areas surveyed should consider, for both documentation standards and eligibility evaluation, the above-referenced multiple property listing and the 2002 National Register Bulletin, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places."

*Table 10.  National Register Multiple Property Submissions*

| NPS REF# | MULTIPLE PROPERTY SUBMISSION NAME |
|---|---|
| 64500189 | County Courthouses in Idaho MPS |
| 64500190 | Drive-In Theaters in Idaho MPS |
| 64000164 | Kootenai County Rural Schools TR |
| 64500192 | Metal Truss Highway Bridges of Idaho MPS |
| 64500193 | Motion Picture Theater Buildings in Idaho MPS |
| 64500195 | Pegram Truss Railroad Bridges of Idaho MPS |
| 64500196 | Public School Buildings in Idaho MPS |
| 64501173 | The Grange in Idaho MPS |
| 64000170 | Tourtellotte and Hummel Architecture TR |
| 64000171 | Tourtellotte and Hummel Architecture TR (AD) |
| 64500197 | US Post Offices in Idaho 1900–1941 MPS |

# 3.5.  CITY INTEGRATION

The integration of historic preservation into city policy, and cooperation among the various city departments, is essential to the consistent application of Chapter 2.85 and the long-term preservation of the city of Coeur d'Alene's heritage.

## 3.5.1 Comprehensive Plan

The comprehensive plan provides an important mechanism for integrating historic preservation with city planning and decision-making goals and policies to ensure coordination.

Prepared in 2007, the current City of Coeur d'Alene Comprehensive Plan is a policy document authorized under Title 67, Chapter 65 of Idaho Statutes that guides future growth and land use decisions within the city.[54]

At the time of preparing this historic preservation plan, the Envision Coeur d'Alene collaboration, between the city and CDA 2030 (a nonprofit community visioning organization for greater Coeur d'Alene), was underway to develop the 2020–2040 comprehensive plan for the city and to validate the community's vision and develop an implementation plan for CDA 2030. NWV review focused on the "Envision Coeur d'Alene Draft Policy Framework" and CDA 2030's 2017 Implementation Plan. Objectives and data from the 2007-2027 Comprehensive Plan were utilized to inform recommendations in both this section and in section 3.3, Survey and Inventory.

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54    First comprehensive plan completed in 1965, updated in 1977 and 1995. CDA 2030 formed in 2013 to begin the process for the 2020-2040 comprehensive plan.

An October 12, 2020 memorandum from the City to the Envision Coeur d'Alene Project Management team conveyed the draft policy framework developed from initial community outreach, focus groups and individuals representing the community and the Leadership Committee.

The preservation plan supports broad direction and community priorities identified within the draft policy framework. Historic preservation connects with the following draft goals and associated objectives, organized by guiding principles established within the policy framework for the City's comprehensive plan update, Envision Coeur d'Alene:

Community and Identity[55]

Under the guiding principle, "Community & Identity," historic preservation values a high quality of life (Goal CI 2) and diversity and inclusivity (Goal CI 4). Historic preservation can be a means to promote equity and inclusion through the research and documentation of the contributions made by historically underrepresented groups in shaping the character of the city (Objective CI 4.3). Thoughtful historic preservation policy does not benefit the wealthy alone; it can and should support a range of income levels and help property owners, renters, and business owners (Goal CI 3, Objective CI 3.1). Historic preservation provides a pathway to both recognize the city's cultural and economic connections to the Coeur d'Alene Tribe and to actively support the stewardship of archaeological resources and traditional places. Furthermore, historic preservation works best when citizens are well-informed and included in the program (Goal CI 1).

Growth and Development

Under the guiding principle, "Growth & Development," historic preservation can directly support the retention of the visual and historic qualities and spaces valued by residents while supporting employment and housing growth (Goals GD 1 and 4). Historic development patterns within the city's older neighborhoods often contain mixed-use and small-scale neighborhood commercial uses and a range of housing forms, street trees, and developed infrastructure providing greater density, walkability, and affordability (Objectives GD 1.1 and 1.2). Investment through rehabilitation of historic buildings in commercial districts leads to local job creation, and supports local business growth (Objective GD 1.6). Survey and nomination work supports the recognition of neighborhood and district identities and informs compatible infill development (Objective GD 1.5).

Jobs and Economy

Under the guiding principle, "Jobs & Economy," historic preservation, through financial incentives that support private funding and the labor-intensive aspect of rehabilitation work, supports local investment and skilled jobs in the trades (Goal JE 1). The integration of historic preservation in city policy, where it can inform compatible new and infill development, supports the management of growth and development that contributes to the city's qualities. In turn, that attracts and retains businesses and workers (Goal JE 1). The adaptive reuse of historic buildings can provide affordable sites and reutilize existing infrastructure to support the startup and expansion of businesses (Objective JE 1.2).

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55    City of Coeur d'Alene, *Draft Policy Framework*.

## 3.5.2 Subarea and Corridor Plans

There are multiple subarea and corridor plans within the city addressing localized planning and revital-
ization needs for specific areas from at least the 1980s through the present. These generally focus on
supporting economic development (such as the 2019 East Sherman District Revitalization Plan) and
guiding redevelopment (such as the 2018 Atlas Site Master Plan).

## 3.5.3 Land Use and Zoning

Zoning provides an important tool supporting the continuation of historic uses and compatible new
uses within historic buildings, as well as compatible new development within historic districts. Through
the support of historic and compatible uses, zoning can indirectly support the retention of historic prop-
erties.

The city's first zoning ordinance (number 843) was enacted by City Council in 1946. The zoning ordi-
nance has since been updated and expanded multiple times, with the current zoning code under Title
17. In addition, the city uses Infill Overlay Districts (Section 17.07.900) and associated design stan-
dards and guidelines to govern how land is developed.

The Infill Overlay Districts (Section 17.07.900) are intended to protect neighborhood character through
compatible new development. It's important to note that these districts are intended to regulate new
construction only. They do not identify neighborhood character relative to historic development pat-
terns, architectural styles characteristic of the city, period of significance, or which resources contribute
to the historic neighborhood character. These overlay districts do not provide protection from demoli-
tion for potentially historic contributing resources or provide guidance on compatible (U.S. Secretary
of the Interior's Standards for Rehabilitation compliance) repair and adaptive reuse work on potentially
historic contributing resources.

The Infill Overlay Districts include the following:

- Downtown Overlay; Northside (DO-N): Section 17.07.910(A)1.: "The intent of this district is to
  create a transition between the downtown core and purely residential areas to the north. Infill
  development is encouraged, including urban housing (e.g., townhouses, courtyard housing) with a
  height limit that is compatible with lower scaled development."

- Downtown Overlay; Eastside (DO-E): Section 17.07.910(A)1.; "The intent of this district is to create
  a transition between the downtown core and residential areas to the east. Infill development is en-
  couraged, including urban housing (e.g., townhouses, courtyard housing, cottages) with a height
  limit that is compatible with lower scaled development."

- Midtown Overlay (MO): Section 17.07.910(A)1.: "The intent of this district is to create a lively, neigh-
  borhood business district with a mixture of uses, including retail, services, and residential. Store-
  fronts would be relatively continuous along the street within the core of the district. Housing would
  be encouraged both above and behind commercial uses."

If approved as envisioned, the Coeur Housing Code currently under development by the Coeur Hous-
ing Committee and the City's planning staff will provide infill housing code for the city seeking to return
"missing middle housing" density while retaining neighborhood architectural character. Middle housing
includes building types other than single family homes and apartments, such as duplexes, triplexes,
fourplexes, and cottage clusters. As with the Infill Overlay Districts, this code faces the same issue of

how to quantify neighborhood character relative to historic development patterns. The code's approach is to address infill on a case-by-case basis without data on what defines the neighborhood's character.

The NWV assessment of the existing Zoning Code, building permit review process, and proposed infill housing code is as follows:

- Current zoning code does not provide design guidelines for use in this design review that extend city-wide to provide applicants (e.g., builders and architects) with an understanding of what is expected, what standards will be acceptable, and to provide consistency in review. NWV recommends evaluating the existing standards infill overlay districts for compatibility with historic neighborhoods.

- The building permit process does not provide a mechanism for quantifying what is the neighborhood character and what design elements must be included on the infill to be compatible to not diminish a neighborhood's integrity of setting, feeling, and association relative to potential NRHP historic district eligibility. NWV identified a potential opportunity in the examples of design guidelines listed below to evaluate neighborhood character and design elements for development within specified areas using data collected through historic resource survey work.

- Replacement of existing housing stock with new development presents a potential affordability issue and increase to property values within a neighborhood affecting existing residents. The rate of development is market-driven without any limiters, raising the potential for a highly desirable neighborhood to be disproportionately affected by rapid development and the potential for loss of contributing buildings, relative to potential NRHP historic district eligibility, due to demolition and new construction.

- Exclusion of existing single family areas rather than managing change in a compatible manner. Exclusion can further enhance false narratives that historic preservation is exclusionary or anti-progress. NWV recommends not excluding the proposed Coeur Housing code from listed or designated historic districts (neighborhoods) and utilizing the U.S. Secretary of the Interior's Standards to guide compatible middle housing infill within established neighborhoods and historic districts in a manner that both increases density and reinforces the historic character that contributes to the neighborhood's sense of place. Coeur Housing has the potential to be a mechanism to support compatible infill, neighborhood character retention, and density supporting local businesses.

Examples of design guidelines in other cities follow next. Both Boise and Missoula stand out for their use of overlay zones to address historic preservation and compatible design objectives. Boise is notable for the use of overlay zones to protect semi-rural agricultural landscapes within the city limits. The adaptive reuse and neighborhood character overlays utilized by Missoula seem the most closely aligned with the needs and concerns identified in Coeur d'Alene, and provide clear mechanisms for historic preservation commission/officer engagement and the use of data collected through survey work.

- **Wenatchee, WA**: The city developed residential design guidelines specifically to address denser residential infill development. Character areas are established based on zoning districts. The one residential historic district is excluded so that new development within the historic district follows the certificate of appropriateness process.
  - » [City of Wenatchee Residential Design Guidelines (wenatcheewa.gov)](wenatcheewa.gov)
- **Los Angeles, CA**: The city's local historic districts program (HPOZs) provides an overlay zone mechanism for both identifying and protecting the distinctive architectural and cultural resources

of the city's neighborhoods. These tie back to a neighborhood historic resource survey, which informs a preservation plan specific to that neighborhood. This in turn is supported by a citywide historic preservation overlay zone establishing design guidelines based on the historic resources survey. This zone, in addition to having a certificate of appropriateness process, also has a certificate of compatibility process for new construction so that new construction does not diminish the essential form and integrity of neighborhoods which are designated historic districts.

> » [Local Historic Districts (HPOZs) | Los Angeles City Planning (lacity.org)](#)

- **Boise, ID**: The city uses an array of overlay districts including historic, neighborhood, and design. The city's mechanism for designating historic districts and landmarks is within the overlay and specific plan districts chapter of the municipal code and provides designation criteria and the process for providing recommendations to the Planning and Zoning Commission for the designation of historic districts and historic landmarks. The city has multiple residential historic districts with a single set of design guidelines for these historic districts. The guidelines include a chapter on new construction including some information on multiple family infill. Neighborhood overlay districts are also used to support the preservation of semi-rural agricultural character within specific areas within the city. Design overlay districts provide specific guidance on development character along corridors.

  > » [Residential Design Guidelines for Historic Districts](#)
  > » [Historic Preservation Districts and Landmarks](#)

- **City of Missoula, MO**: The city utilizes overlay districts to both provide targeted building code and zoning incentives for adaptive reuse projects, and to establish a process for design review to maintain neighborhood and/or historic district character. The adaptive reuse overlay districts can apply to a single or to multiple parcels, and utilize the historic preservation commission and historic preservation officer review to determine if a project qualifies. The neighborhood specific character overlays provide a mechanism to protect the physical character of neighborhoods, but to be established require that a neighborhood exhibit "unique development and building patterns" and possess "urban design, architectural or other physical development characteristics that create an identifiable setting, character and association." These are all attributes that could be identified through survey work.

  > » [Adaptive reuse overlays](#)
  > » [Neighborhood overlays](#)

Coeur d'Alene's Commercial Design Guidelines (C17 and C-17L) prepared in 2010 provide guidance on site planning and design guidance for commercial zones for new construction, but do not address historic resources.

## 3.5.4 Building Code

Building code provides an important tool supporting both life safety and the retention of historic buildings. Title 15 Buildings and Construction provides the city's building regulations and Section 15.08.005 adopts as the Existing Building Code the 2015 International Existing Building Code (IEBC).

A building permit is required per Section 15.08.010 to "[…] install, place, set, erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure […]."

Since the city does not have a local register, there is no Historic Preservation Commission design review required. Work undertaken on National Register listed properties would be reviewed under the International Existing Building Code (IEBC), just like any other property in the city requiring a building permit.

### 3.5.5 Municipal Properties

The city's management of historic municipal properties serves as an important example to the community of best practices and shared responsibility for the stewardship of the City of Coeur d'Alene's heritage. The commission is authorized through Section 2.85.050(A).3. to "recommend methods and procedures necessary to preserve, restore, maintain, and operate historic properties under the ownership or control of the City."

## 3.6. INCENTIVES AND TOOLS

Incentives and tools supporting historic preservation would provide pathways for the city and commission to work with and support property owners, business owners, and residents in the preservation of the city of Coeur d'Alene's heritage. The availability of incentives and tools recognize that there is a community benefit to the retention of character through the preservation of historic properties. The design review and controls that are typically involved in using incentives recognize the need to protect the public investment. These generally all leverage the limited public funds available to encourage and support private investment.

### 3.6.1 Federal Rehabilitation Tax Credit (Historic Preservation)

The Federal Rehabilitation Tax Credit (Historic Preservation) is a 20% tax credit and is a useful tool to support the repair and rehabilitation of historic income producing buildings. The main limitation to its use in communities is the substantial rehabilitation expenditure threshold of spending more than 100% of the adjusted basis of just the building, excluding the land.

To date, there has not been a project within the city that utilized this incentive. This is attributed in part due to the high cost of the threshold expenditures, which are based on building values, and the low number of NRHP-listed commercial buildings in the city. The Kootenai County Assessor market value improvement valuation provides a rough estimation of the expenditure amount necessary to qualify for the program. For commercial buildings along Sherman Avenue in the downtown core, this ranges from just over $100,000 for smaller single story buildings, to well over one million for the larger multiple story commercial buildings.

Eligibility requirements for the program:

- The building must be individually listed in the National Register or certified as contributing to the significance of a registered historic district.
- Must meet the substantial rehabilitation test in which the cost exceeds the greater of $5,000 or the building's adjusted basis. The National Park Service provides the following formula to help determine if your project will be substantial:
  - » A - B - C + D = adjusted basis
    - · A = purchase price of the property (building and land)

- B = the cost of the land at the time of purchase
- C = depreciation taken for an income-producing property
- D = cost of any capital improvements made since purchase

- Work must comply with the Secretary of the Interior's Standards for Rehabilitation.
- The property must be income producing and remain such for at least five years.

The tax credit is 20% of the total qualified rehabilitation expenditures and is claimed as part of the Federal income tax filing generally once the project is complete and the building placed in service.

## 3.6.2 Idaho Heritage Trust

The Idaho Heritage Trust is an invaluable source for technical guidance on preserving and working with the city's historic buildings and for grant funding to support technical workshops and specific brick and mortar type projects within the city. (http://idahoheritage.org/)

Over the past 28 years, the Idaho Heritage Trust has provided the following grants to properties in Coeur d'Alene:

- Fort Sherman Chapel, 1992, 1993, 2015
- Coeur d'Alene Cultural Center, Empire Electric Railway Substation, 1993
- Museum of North Idaho, Rathdrum Photo Reproduction & Preservation Project, 2002
- Museum of North Idaho – Corliss Steam Engine, 2012
- Coeur d'Alene Fire Department, 2007
- Kootenai County Courthouse Window, 2008
- Meadowbrook Hall, 2009

## 3.6.3 Energy Efficiency

Historic preservation benefits from increased energy efficiency that reduces operating costs, improves occupant comfort levels, and supports the long-term retention and active use of historic buildings. Historic buildings often incorporate efficient design elements, such as operable windows and skylights and central boilers that support steam and hot water radiators. Part of making energy efficiency upgrades to historic buildings is integrating improvements in a manner that does not diminish the architectural integrity of the building by removing original, often efficient, elements, such as wood windows. The City does not have a mechanism for integrating historic preservation and sustainable practices.

Examples of sustainability programs in the region:

- **Boise, ID:** The livability program started in 2015 and includes the goal of shaping Boise as an environmentally sustainable community. (Livability Report | City of Boise) This is further reinforced through the inclusion of energy efficiency concepts in design guidelines for residential historic districts. (Residential Design Guidelines | Boise).
- **Washington State Department of Archaeology and Historic Preservation**: program guidance on the integration of historic preservation and sustainability, quantifying the benefits, and how to undertake compatible upgrades to historic buildings. (Sustainability | Washington State Department of Archaeology & Historic Preservation (DAHP))

### 3.6.4 Grant Program

Coeur d'Alene currently does not have a grant program specific to designated historic properties. Grant programs are in use by multiple cities in Idaho and provide a mechanism supporting investment in the city's historic commercial buildings supporting the role of downtown as a destination for both residents and visitors.

Funding mechanisms for the grants vary. For example, preservation grants through 4Culture in King County, WA, receive funding primarily through the lodging taxes. This is like Idaho's 2% travel and convention tax which supports tourism and travel to Idaho and directly benefits from visitors drawn to the state for heritage tourism and historic place destination such as Coeur d'Alene (Travel & Convention Tax - Idaho State Tax Commission) The grant programs in Pocatello and Idaho Falls were funded through Housing and Urban Development (HUD) Community Development Block Grants. The Caldwell program uses, in part, a local improvement district (LID) for the purpose of building facade improvements.

The following are examples of historic preservation grants in other cities and counties in the region. Current funding data was not available on their websites. If any of these programs look interesting to the City, NWV recommends reaching out the programs and having a more detailed conversation.

- **Nampa, ID**: provides design assistance and construction reimbursement for downtown businesses of up to 50% (maximum $40,000) of the cost of facade restoration as a five-year forgivable loan. For more information see Nampa's Facade Program and the National Main Street Center's blog.
- **Pocatello, ID**: funded originally through Community Development Block Grant Program funding and administered by the City's Planning & Development Services Department. The program provides a sign and awning grant; an intrusive element removal grant; and a facade improvement loan. For more information see Pocatello's Facade Improvement Program.
- **Idaho Falls, ID**: the program provides sign grants for new signs and restoring signs; awning and canopy grant; and facade improvements. For more information see the Idaho Falls program.
- **Caldwell, ID**: programs include a Local Business Improvement District program (the city pays 100% and the owner pays back 35% to the city over a 10-year period with no interest); Commercial Building Improvement grants (up to $20,000); and the Hire and Reimburse program (city pays 35% of total project costs and the owner pays the rest). For more information see Caldwell's Urban Renewal program and Caldwell's program funding.
- **Yakima, WA**: The Downtown Association of Yakima has been operating this program since 2015 providing matching grants (50/50) to building owners in downtown Yakima. For more information see Yakima's Facade Improvement program.
- **King County, WA**: Landmarks Capital and Preservation Special Projects grants through 4Culture. The capital grant supports physical repair and rehabilitation work for designated historic properties. The special projects grant supports a wider range of projects including planning, designation, education, and survey work. For more information see 4Culture's Landmarks Capital grant and 4Culture's Preservation Special Projects grant.

### 3.6.5 Property Tax Reduction

Kootenai County currently does not have a property tax relief mechanism for owners of historic properties. Both Washington and Oregon utilize statewide property tax reduction programs associated

with preservation work on designated historic properties. The state of Washington's Special Tax Valuation program established in 1985 by the Washington State Legislature provides the more robust and user-friendly program that must be adopted at the local level for property owners to participate. The Washington State Department of Archaeology and Historic Preservation reports that, "Since 2000 when data tracking began, over 600 properties in Washington state totaling over $1.03 billion dollars have been completed using Special Valuation."[56] (Special Valuation Flyer)

Montgomery County in Maryland operates a program (established in 1984) providing a tax credit for county property taxes based on qualified exterior rehabilitation work to eligible historic properties. The tax credit is 25 percent of the taxpayer's qualified expenses based on the 2013 update to the program through Montgomery County Council Bill 14-13E. (Tax Credit Program - Montgomery Planning)

Utilizing a property tax reduction program takes a long-term view towards the stability and increase of property values and tax revenue. The Washington state program requires a property to be a designated historic property (either on a local listing or the National Register, depending on municipality) and to be subject to design review controls to prevent demolition or substantial alteration during the period of the property tax reduction. The program enables money spent on the rehabilitation or repair of a designated historic property to be deducted from its assessed value (combined land and building values), and then property taxes are calculated on the remainder. This tax reduction runs for a period of 10 years. This is like the reduction process in the county's existing Homeowner's Exemption Program. To qualify for the program, the improvements must be substantial (at least 25% of the assessed value of just the building, excluding the land within a 24-month period), and meet the Secretary of the Interior's Standards for Rehabilitation.

This program helps to offset increases in property value due to improvements and encourages the ongoing repair and maintenance of historic properties. This program can be combined with the Federal Rehabilitation Tax Credits to provide an added incentive for commercial building owners. For more information see the Special Tax Valuation program.

## 3.6.6 Main Street Program

The City of Coeur d'Alene is involved in the Idaho Main Street Program. The National Main Street Center was a program formed by the National Trust for Historic Preservation in 1980; it became its own subsidiary in 2013. The Idaho Main Street program was established in 2012 and provides technical assistance and advocacy to program members; it's funded at the local level. The Coeur d'Alene Downtown Association (DTA) utilizes the Main Street program's Four-Point Approach and qualifies as an Affiliate Program within the Idaho Main Street Program. There may be grant funding and technical services are available.

The success of the Downtown Walla Walla Foundation and the Wenatchee Downtown Association are both good examples of supporting preservation and economic activity in their respective downtown neighborhoods.

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56    Washington State Department of Archaeology and Historic Preservation, "Special Valuation Flyer," accessed on January 21, 2021, URL: https://dahp.wa.gov/sites/default/files/SV_flyer.pdf.

# 4. Goals, Policies, and Proposals

Coeur d'Alene is a city known for its stunning natural resources and outdoor recreation opportunities. Coeur d'Alene has an opportunity to elevate the status of its diverse historic and cultural resources to shape a future that is inclusive, equitable, and vibrant for long-time residents, new community members, and visitors. This chapter features a vision statement, mission statement, and four goals to guide ongoing work by the City's historic preservation program.

- A **vision statement** captures what community members value about their community's heritage and the long-term role they want historic preservation to have in shaping the character and growth of their community.
- A **mission statement** is directly connected to the vision statement, describing how the City's historic preservation program will work to support the City in achieving the vision.
- **Goals** are broadly-based statements intended to set forth the general principles that express priorities of community value and guide public policy to directly support the mission and achieving the long-term vision.
- **Policies** are guidelines to integrate historic preservation into City decision-making in order to reach the goals by supporting coordinated development.
- **Proposals** are the possible of courses of action available to the City, HPC, and stakeholders to implement policies and achieve the goals.

## 4.1. VISION STATEMENT

A thriving Coeur d'Alene that honors its diverse history through identification, education, and recognition, while prioritizing community connections. A robust and complementary city historic preservation program that focuses on preservation, promotes inclusive storytelling, and protects the city's historic and archaeological resources for future generations.

## 4.2. MISSION STATEMENT

The mission of the City of Coeur d'Alene's historic preservation program is to identify, document, and protect the city's historic and archaeological resources while fostering civic pride through education, preservation, and thoughtful engagement with the city and its citizens.

## 4.3. GOALS

The following goals support the vision and mission of Coeur d'Alene's historic preservation program and will guide the program moving forward:

- **Goal 1: Identify and document Coeur d'Alene's historic and cultural resources**
- **Goal 2: Inform and engage the people of Coeur d'Alene to better integrate historic preservation for the education, pleasure, and welfare of the community**
- **Goal 3: Protect Coeur d'Alene's historic and cultural resources**
- **Goal 4: Promote civic pride and community welfare through inclusive and equitable storytelling that strengthens the community's understanding and investment in historic preservation**

Historic preservation can and should play a larger role within the city to help communicate community character and identify what is important to the local citizenry. Identifying and documenting the city's history—while actively seeking out diverse, lesser known stories and forgotten places—can engage a broader spectrum of the population and reinforce a shared community identity.

Under each goal are related policies for the city to adopt. Specific proposals to support those policies then follow. These proposals include the specific recommendations NWV generated after reviewing the city's municipal code related to historic preservation, as well as recommendations created after reviewing the community survey results and holding meetings with stakeholders.

## Goal 1: Identify and document Coeur d'Alene's historic and cultural resources

The first step in historic preservation is to identify and document. Without knowing what historic and cultural resources are present within the community, a historic preservation program will not be able to effectively advocate for historic preservation, work with stakeholders, or engage the public. Surveys of the built environment and cultural landscape resources is a key way to accomplish this goal. Additionally, archaeological and traditional cultural resources—which are evaluated and considered in a different way than the built environment—also need to be evaluated, with a focus on protecting the locations of these resources.

### Policy 1A. Survey the city's historic resources

Survey work is the primary way to develop an inventory of historic resources by identifying and documenting historic resources that exist within the city. As time marches forward, more resources meet the 50-year age threshold every year. Establishing a regular pattern of survey work will keep the city and Historic Preservation Commission well-informed of the city's historic resources, as well as identify opportunities and threats affecting those resources. Survey work that documents resources currently threatened by developmental changes, and that expands the narrative around the city's history, should

be prioritized. Proposals under this policy are excellent candidates for CLG grant funding and/or Section 106 mitigation projects.

## Proposals

- Develop a list of municipal properties that are 50 years or older. Conduct a reconnaissance-level survey of these properties to determine which might be NRHP eligible. See recommendation 3.5.5-a.

- Conduct a reconnaissance level survey (Downtown Core District and the Downtown North) to update previous survey data and collect data on buildings not previously surveyed. See recommendation 3.3.1-b.

- Conduct a reconnaissance level survey of the Forest Heights Subdivision. See recommendation 3.3.1-c.

- Conduct a reconnaissance level survey of Government Way N as a designed feature. See recommendation 3.3.1-d.

- Conduct a reconnaissance level survey of Fourth Avenue N within the boundary of the Midtown (MO) Infill Overlay. See recommendation 3.3.1-e.

- Conduct a reconnaissance level survey (Residential East) of substantial portions of O'Brien's first (1902), second (1902), third (1903) additions, and Boughton and Kelso addition (1903). See recommendation 3.3.1-g.

- Conduct a reconnaissance level survey (Residential North) of the residential area from the south side of Reid Avenue E, north to the south side of Harrison Avenue E, and from the east side of Fourth Street N east to the west side of Eighth Street N. See recommendation 3.3.1-h.

- Conduct a reconnaissance level survey (Residential Southeast) of the Coeur d'Alene (1900), Lakeshore (1907), Kaesmeyer (1907) additions, and the Mauser Subdivision of Lakeshore addition (1953). See recommendation 3.3.1-j.

- Work with the owners of the Coeur d'Alene Nursery lands (4788 N Atlas Road, U.S. Forest Service) to conduct a cultural landscape assessment. See recommendation 3.3.1-k.

- Conduct outreach to the Kootenai County Historic Preservation Commission to determine if there is interest in a cultural landscape assessment of the Rathdrum Prairie. See recommendation 3.3.1-l.

- Survey at the intensive level the building at 418 Second Street N. See recommendation 3.3.1-a.

- Conduct a reconnaissance level survey of City parks that have not been previously surveyed and expand the tree inventory to include trees within all City parks. See recommendations 3.3.3-a. and 3.3.4-a.

*Policy 1B. Elevate awareness around the value of archaeological resources and the appropriate processes*

It can be easier to understand why the historic built environment has value because we can see it every day, but archaeological resources have value, too. These resources underscore that the history of Coeur d'Alene is long and diverse and they deserve protection and consideration.

- Work with the Coeur d'Alene Tribe THPO and the Idaho SHPO to identify areas of high likelihood for archaeological resources and traditional cultural properties within the city and develop policies to avoid and protect these resources so that they are not damaged. See recommendation 3.3.5-c.

- Adopt a standard inadvertent discovery plan (IDP) for use on projects requiring a Ground Disturbance Permit under Chapter 15.40 Ground Disturbance where soil is to be moved or removed. See recommendation 3.3.5-b.

- Work with the Coeur d'Alene Tribe THPO and the SHPO to provide training for City public works staff and field crews related to archaeological deposits. See recommendation 3.3.5-b.

- Support property owners in developing site stewardship plans to provide specific guidance and recommendations for landowners having archaeological sites on their property. See recommendation 3.3.5-e.

## Goal 2. Inform and engage the people of Coeur d'Alene to better integrate historic preservation for the education, pleasure, and welfare of the community

In order for the city's historic preservation program to be dynamic and robust, it needs to be connected with the larger community. This connection with the community should stem from an informed Historic Preservation Commission, city staff, and city council.

### Policy 2A. Pursue historic preservation and cultural resources continuing education opportunities for the Historic Preservation Commission, city staff, and City Councilors.

There are a variety of continuing education workshops and training seminars available to historic preservation commissions and commissioners—along with city staff and City Councilors—should be provided these opportunities and encouraged to attend. Regular training will strengthen the Commission's knowledge around preservation and commission best practices and provide connection with preservation experts.

### Proposals

- Develop a packet or binder for all incoming commission members outlining the basics of historic preservation, how to deliberate in meetings, and the standards for decision-making. See recommendation 3.2.1-l.

- Provide an annual continuing education opportunity for the Historic Preservation Commission and encourage staff and interested City Councilors to attend. Opportunities are available with the Idaho SHPO, National Alliance of Preservation Commission (NAPC), and the Coeur d'Alene Tribe. See recommendations 3.2.1-j, 3.2.1-k, and 3.2.1-m.

- Contact the Coeur d'Alene Tribal Historic Preservation Office (THPO) to participate in one of the Tribe's Cultural Resource Awareness Training programs. The Coeur d'Alene Tribe offers this as a free service and should be repeated on a regular basis.

### Policy 2B. Incorporate historic preservation within city-wide decision-making.

Historic preservation works best when it is integrated and considered within larger city decision-making. Historic preservation is not just about preserving that which is old; it can provide opportunities to

address issues of sustainability, equitable storytelling, placemaking, and community vitality and resiliency.

## Proposals

- Adopt the Historic Preservation Plan as an element of the city's comprehensive plan. See recommendations 3.1.2-a and 3.5.1-a.
- Ask City Council to declare May as "Historic Preservation Month" which is a nationwide effort.
- Update the city's Historic Preservation Code to provide clarification on definitions and process. See recommendations 3.2.1-a, 3.2.1-b, 3.2.1-c, 3.2.1-d, 3.2.1-e, 3.2.1-f, 3.2.1-g, and 3.2.1-h.
- Update language in other areas of the city's municipal code to support historic preservation. See recommendations 3.5.3-b, 3.5.3-c, 3.5.4-d.
- Update the city's website to expand the information on the Historic Preservation Commission and historic preservation and provide links to key preservation-related resources. See recommendations 3.2.1-n and 3.6.3-a.
- Update the economic analysis section in the Comprehensive Plan to address the role of heritage tourism and the relationship with the city's historic buildings. See recommendation 3.5.1-b.
- Update other relevant sections in the Comprehensive Plan that can connect with historic preservation and fully integrate historic preservation in the next comprehensive plan update.
- Include historic resource survey work as part of preparing future subarea and corridor plans. This will provide data specific to historic resources, eligibility, and character-defining features to inform planning decisions around neighborhood and visual character, available incentives, and compatible development. See recommendation 3.5.2-a.
- Determine which pathway works best for the city relative to managing infill development and preserving neighborhood character. See recommendation 3.5.3-a.
- Examine how historic preservation can best work with Coeur Housing. See recommendations 3.5.5-d and 3.5.5-e.
- Work with the City's Cemetery Division to determine if there is interest in evaluating the Forest and Riverview cemeteries for National Register listing. See recommendation 3.3.6-a.

### Policy 2C. Create opportunities for collaboration between the city and other heritage-related entities

A collaborative approach can bring new perspectives, engage more parts of the community, and spread out the work and resources across multiple stakeholders to build stable, long-term partnerships.

## Proposals

- Work with the Coeur d'Alene Tribe to link to their history on the City's website. See recommendation 3.3.5-g.
- Work with the Coeur d'Alene Tribe THPO, the SHPO, and local museums and historical societies to develop educational programs around what is archaeology and traditional cultural properties. See recommendation 3.3.5-f.
- Work with the Coeur d'Alene Tribe to address and document how tribal history intertwines with Coeur d'Alene's history. See recommendation 3.3.5-h.

- Encourage property owners to consider the use of the federal rehabilitation tax credits and their integration with grants and energy incentive rebates in planning for substantial rehabilitation work on their buildings and to consult with the Idaho Historic Preservation Office on the potential use of this program. See recommendation 3.6.1-c.

- Continue to work with the Idaho Heritage Trust as a source for technical guidance on preserving and working with the city's historic buildings and for grant funding to support technical workshops and specific brick and mortar type projects within the city. See recommendation 3.6.2-a.

- During the month of May (Preservation Month) host or sponsor at least one historic preservation-related event or activity. Consider partnering with another organization (such as the Coeur d'Alene Tribe, Human Rights Consortium, Coeur d'Alene Schools), city commission, or the City Library supporting the work they are already doing. Examples include trivia nights with a history theme, an architectural history walk, or coloring pages of historic places in the city.

- Work with other departments of the City to establish an annual calendar of community events hosted or sponsored by the City. This will provide an opportunity to pursue connections with other organizations (e.g., Coeur d'Alene Tribe, Museum of North Idaho) and request their participation early on in planning.

## Goal 3: Protect Coeur d'Alene's historic and cultural resources

As the city and the Historic Preservation Commission identify and document historic and cultural resources, the next step is to protect those resources. While protection can specifically mean local landmark designation with design review oversight, it can also occur through a more engaged and informed city departments.

*Policy 3A. Utilize the historic preservation program as one avenue to strengthen the City's relationship with the Coeur d'Alene Tribe.*

The City has an established relationship with the Coeur d'Alene Tribe, but more work can be done to strengthen the connection. The landscape of the lake and city have always been significant to the Tribe, regardless of city boundaries.

### Proposals

- Change language in Section 2.85.050.A(7) to convey the commission's intent to work with the Coeur d'Alene Tribe. See recommendation 3.2.1-i.

- Preserve and protect identified archaeological resources. Adopt a policy where if new development does not allow for the preservation of archaeological resources in place, they should be documented according to federal, state, and local standards and regulations. See recommendation 3.3.5-a.

- Work with the Coeur d'Alene Tribe to understand if there are any traditional cultural or archaeological aspects of these areas that should inform management and to support interpretive efforts around Tubbs Hill and Blackwell Hill. See recommendation 3.3.7-a.

- Consider adding a "welcome" sign at the gateways to the city printed in the Coeur d'Alene Language (snchitsu'umshtsn).

- Reference Coeur d'Alene tribal history in any new historic markers (as appropriate, based on the sign content).

- Develop a resource guide of who to contact within the Coeur d'Alene Tribe for different needs to streamline communication while still respecting the Tribe's sovereignty and hierarchy. Work with the Tribe to establish this guide.

## Policy 3B. Recognize historic buildings, sites, and structures of value in the city

Whether local landmark designation is the right fit for Coeur d'Alene or not, work can be done to propel the city's historic preservation program forward and encourage preservation within the city and listing of resources to the National Register of Historic Places.

### Proposals

- Determine if there is public support for establishing a local Landmark designation process that does not require owner consent for designation, includes exterior design review requirements for alterations and protection from demolition. See recommendation 3.4.1-a.

- Implement a Landmark Tree program in addition to or as part of the Grandscale Tree designation through the Urban Forestry program to support and continue the identification, evaluation, protection, and maintenance of significant trees within the City as demonstrated in "Historic, Unusual, and Big Trees of Coeur d'Alene Idaho." This program could consider additional aspects of historical significance beyond just the scale of the tree. See recommendation 3.3.3-b.

- Conduct outreach to owners of potentially NRHP-eligible properties to encourage designation. See recommendations 3.4.2-a, 3.4.2-b, and 3.4.2-d.

- Work with the School District and private school entities to support NRHP listing for school buildings recommended as NRHP eligible in the 1999 survey. See recommendation 3.4.2-c.

- Pursue NRHP listing for municipal properties that are eligible. See recommendation 3.5.5-a.

- Consider funding the preparation of a Multiple Property Documentation (MPD) form in conjunction with or subsequent to historic context statement preparation. An MPD is a natural next step for a historic context statement as it utilizes the information gathered in the historic context and assigns registration requirements to allow for individual properties to more easily pursue National Register of Historic Places designation. Work with the Idaho SHPO on best practices and sequencing. This proposal is an excellent candidate for CLG grant funding and/or Section 106 mitigation.

## Policy 3C. Expand the city's ability to support historic preservation efforts.

Recognizing the community value of historic preservation through incentives supporting historic preservation efforts can be a pathway to protect Coeur d'Alene's historic and cultural resources.

### Proposals

- Identify a potential funding mechanism to support a historic preservation grant in the city and establish a city historic preservation grant program. See recommendations 3.6.4-a and 3.6.4-b.

- Work through the City to conduct outreach to the Kootenai County Assessor to discuss if property tax reduction type of program or a similar version might be a useful tool for supporting property owner investment in their properties, if designated as a historic property in the National Register or Local Register (once one is formed). See recommendation 3.6.5-a.

- Provide incentives for the retention and continued use and/or adaptive reuse of historic resources within the infill overlay district. See recommendation 3.5.5-c.

- Encourage people to attend and bring up questions during public comment at HPC meetings. If items mentioned during public comment merit HPC discussion, consider them during "Commission Comments" in the meeting's agenda and potentially include them as a future agenda item.

- Work with the building department to provide guidance on the identification of character-defining features and spaces per National Park Service preservation briefs 17 and 18. See recommendation 3.5.4-a.

- Update capital repair plans for municipal-owned NRHP eligible buildings. As part of planned repairs, prioritize the retention of original materials. See recommendation 3.5.5-c.

- Seek FEMA grants for seismic upgrades for municipal-owned NRHP buildings where needed. See recommendation 3.5.5-d.

- Conduct outreach to interested property owners, conduct public workshops with an energy engineer from Avista Utilities to discuss energy audits, and walk through buildings and provide ideas on energy conservation through HVAC, insulation, window, and lighting upgrades. See recommendation 3.6.3-b.

- Conduct workshops with interested property owners to assess and develop treatment approaches for the repair and weatherization of historic wood windows to assist property owners in planning for this work. See recommendation 3.6.3-c.

- Determine if there are any industrial and manufacturing businesses operating from historic buildings within the city that would meet the requirements for participation in the Boise State University Energy Efficiency Research Institute. See recommendation 3.6.3-d.

## Policy 3D. Support historic property owners.

Property owners are key stakeholders in working with the City to both maintain historic resources and retain them in active use.

### Proposals

- Conduct public outreach to gauge the level of interest in and for what types of technical guidance would be useful to inform grant applications, which could also inform CLG grant applications. See recommendation 3.6.2-b.

- Conduct a building assessment survey supporting a facade conservation grant program along Sherman Avenue E, between Second Street and Sixth Street. This same type of survey should also be undertaken for the neighborhood commercial strip along Fourth Street N generally between Roosevelt Avenue E and Boise Avenue E. Recommendation 3.6.4-c.

- Conduct outreach to owners of the private cemeteries to determine if there is interest in evaluating the cemeteries for National Register listing and if there is need of technical or financial assistance. See recommendation 3.3.6-b.

- Consider creating a Cost Comparison calculator, which compares the life-span costs of repair/replace in-kind/modern replacement projects. These tools help property owners—as well as the City—have a better understanding of whether it is more cost effective to repair historic materials or to replace them. Fort Collins, Colorado, has a Cost Calculator example. This tool takes into account the longevity of materials for projects. Development of a cost calculator is a good candidate for CLG grant funds and would be useful in evaluating and justifying costs if the City were to develop a local grant program. See recommendation 3.6.4-b.

## Goal 4: Promote civic pride and community welfare through inclusive and equitable storytelling that strengthens the community's understanding and investment in historic preservation

Preservation can serve a larger purpose than protecting the built environment by communicating community values and character as well as identifying what is important to and in the city. However, preservation must be more accessible, inclusive, and equitable through identifying, documenting, and protecting historic places that reflect the full story of the community. This requires intentional effort to seek out diverse and underrepresented communities' histories (e.g., stories and histories of people and communities whose contributions to Coeur d'Alene's development are currently not represented in the NRHP) and ensure that city-promoted historic preservation efforts work to fold these histories into the historic narrative surrounding the city. This requires additional effort, as sources for these histories may not be held at traditional research centers, and must be factored into project budgets and schedules.

*Policy 4A. Ensure that every city-funded or sponsored historic preservation project considers broad storytelling and provides groups the opportunity to tell their own stories*

When the city is pursuing historic preservation activities (e.g., survey work, a Historic Preservation Month event), include elements of broad storytelling in the projects from the beginning. This may require Requests for Proposals (RFPs) to ask project applicants how they will incorporate these histories and increase public outreach and funding to ensure these stories are told and can pay individuals for their contributions. Proposals under this policy are excellent candidates for CLG grant funding, Section 106 mitigation, and/or Underrepresented Community grant funding from the National Park Service.

### Proposals

- Develop city-wide historic context statements for various areas of history in the city. Historic context statements are documents that establish a framework for identifying and evaluating historic resources within the city. Historic context statements are not an entire history of the city, but establish thematic, temporal and geographic parameters for discussing the city's history in relationship to its built environment. For example, a historic context statement could focus on a particular residential neighborhood (Garden District), a specific building or property type (Commercial Development), or specific social, racial, or ethnic group. Read the National Park Service's National Register White Paper, "The Components of a Historic Context," for more information.

- Work with the Coeur d'Alene Tribe to develop a land acknowledgement that can proceed city public meetings and events. Compensate them for their labor in helping to prepare the land acknowledgement. Start with the Historic Preservation Commission and seek to expand it to other commissions and committees, particularly City Council. This could be a written statement read by the chair, included as an item on each meeting agenda, and/or a spoken land acknowledgement recited by a tribal member in both the Coeur d'Alene Language (snchitsu'umshtsn) and English. A land acknowledgement is a first step in showing respect to Native people and their history and can be an incremental step to reframing the relationship with the Tribe.

- Pursue inclusivity at city-funded and/or owned memorials. For example, include the Coeur d'Alene Tribe's flag in City Park.

- Prioritize projects that expand the narrative around the city's history, whether that's a survey project that includes additional research into diverse histories or a Preservation Month activity that includes more than one historic perspective.

- Support the work of the Human Rights Consortium and Kootenai County Task Force on Human Relations and consider partnering in research and documentation of more inclusive histories.
- Pursue grant funding and partnerships to support other organizations (e.g., Museum of North Idaho, Human Rights Consortium, Kootenai County Task Force on Human Relations, and North Idaho Pride) to hire researchers to research and document inclusive stories. MNI is located on property currently owned by the City of Coeur d'Alene and the museum's operations expansion is prime for partnership/funding with the City.

### *Policy 4B. Collaborate with other organizations working on heritage, arts, and sustainability*

Historic preservation as its practiced today is a much broader field than when it first started to protect high architectural style buildings, seeking the preservation and interpretation of a wider and more diverse range of historic and cultural resources. As the city seeks to build its historic preservation program, identifying and working with organizations already working on key elements related to historic preservation will promote the program, increase accessibility, and demonstrate the city's support for local organizations.

### Proposals

- Work with the Museum of North Idaho to support community engagement and outreach to under-represented communities and increase accessibility to information and education.
- Work with the Museum of North Idaho, Human Rights Consortium, Kootenai County Task Force on Human Relations, and Coeur d'Alene Tribe to research and identify diverse histories in order to inform grant applications supporting survey and documentation work for these histories. See recommendation 3.3.1-m.
- Consider a collaboration with the Arts Commission on an annual program or Historic Preservation Month (May) activity.
- Include relevant pieces in the City's Public Art collection in walking tours. For example, "The Idaho Lumberjack" offers an opportunity to discuss the prominence of the timber industry in Coeur d'Alene as well as impacts on the natural environment. Similarly, the Suffragist sculpture recognizes the right of women to vote. There are several existing sculptures done by the same artist.
- Encourage more artwork in the City interpreting history in coordination with the City's Arts Commission, Museum of North Idaho, and Coeur d'Alene Tribe.

# 5. Recommendations

The following recommendations outline actions to consider in support of historic preservation citywide. Numbers preceding each recommendation correspond to the applicable section under Chapter 3. Current Status of Historic Preservation.

## R3.1 Preservation Laws

3.1.2-a. Adopt the Historic Preservation Plan as an element of the city's comprehensive plan to support compliance with Title 67, Chapter 67–6508.k., which refers to planning duties.

## R3.2 Preservation Program

### Commission and Ordinance Recommendations

The following recommendations support updates to the Historic Preservation Code. New recommended language is underlined, while language to be deleted is struck through.

3.2.1-a. Change language in Section 2.85.010, since the Historic Preservation Code does not provide a mechanism for designation and the National Register of Historic Places is a separate listing process that should not be mixed with a City designation process.

- The purpose of this chapter is to promote the educational, cultural, economic, and general welfare of the public of the City of Coeur d'Alene through the identification, evaluation, and public education regarding designation of those buildings, sites, districts, areas, structures, and objects that constitute or contain significant elements of historic, architectural, archaeological, and cultural interest reflecting the heritage of the city of Coeur d'Alene, the state of Washington, and/or the United States.

3.2.1-b. Add definitions and replace the historic property definition in Section 2.85.020 for clarity. Combining National Register-listed and locally designated properties into a single category creates confusion and regulatory problems. Differ-

ent registers must always remain separate and be identified by name so all parties involved in working with these properties are communicating clearly.

Note that in the existing definition for historic property, ascribing the qualifier "that is significant in…" implies an evaluation and affirmation of eligibility that pertains to the definition of "designated."

The revised definitions below are based on Section 106 of the National Historic Preservation Act (36 CFR Part 800 subsection 800.16) to create a common reference point for how resources are evaluated and designated. The revisions highlight the property's age qualification, and tie it to its ability to convey its architectural and historical significance as measured through the National Register of Historic Places criteria. This is compatible with the definitions used in Section 13.32.040 for Historic Structure. The definitions from this section were not directly reused as they are tailored towards federal regulatory responsibility requirements.

The city's historic preservation code (Chapter 2.85) currently does not have a mechanism for designating a property under that chapter. Should the City establish a local register, then the recommended terminology for that register is Landmark and Landmark District to maintain for the public the clear separation between the two registers.

NWV recommends the following additions to the definition section:

- **National Register Listed Property.** Any prehistoric or historic district, site, building, structure, or object included in the National Register of Historic Places maintained by the U.S. Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe and that meet the National Register criteria.

- **National Register Eligible Property.** Any prehistoric or historic district, site, building, structure, or object eligible for inclusion in the National Register of Historic Places maintained by the U.S. Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe and that meet the National Register criteria. The property must be at least 50 years old or of exceptional significance.

If the City establishes a local register, NWV recommends the following additions to the definition section:

- **Landmark.** Any prehistoric or historic site, building, structure, or object included in the Coeur d'Alene Register of Historic Places.

- **Landmark District.** Any prehistoric or historic district included in the Coeur d'Alene Register of Historic Places.

NWV recommends the following modifications to the definition of "historic property:"

- **Historic Property.** Any site, building, structure, or object that is 50 years or older. The use of "historic" preceding resource, district, site, building, structure, object, sign, or park carries this same meaning. ~~Any building, structure, district, area, or site that is significant in the history, architecture, archaeology or culture of this community, the City, the State, or the Nation.~~

3.2.1-c. Delete language in Section 2.85.020; the term "designated historic property" should be removed since the City does not have a local designation process and it is redundant relative to the Na-

tional Register of Historic Places (see 3.2.1-b above). If a local register is established, then language would be added to that effect.

3.2.1-d. Add clarifying language in Section 2.85.020.

- **Historic Preservation.** The identification, evaluation, recordation, documentation, curation, acquisition, management, protection, restoration, rehabilitation, stabilization, maintenance, interpretation, conservation, and <u>public</u> education <u>related to</u>of buildings, structures, objects, districts, areas, and sites significant in the history, architecture, archaeology or culture of this community, the city, the state, or the nation.

3.2.1-e. Add a definition for "historic resources inventory" in Section 2.85.020 to avoid the City duplicating and/or having a different dataset from the SHPO. Utilizing the SHPO database offloads the logistical overhead from the City. The City should enter into a data-sharing agreement with the SHPO to receive a Geographic Information System point layer for the IHSI each time data is updated within the city limits for use in planning, education, and interpretive purposes by the City. The commission should in turn provide updates to the SHPO on any property status changes (such as demolition).

- **Historic Resources Inventory:** The record of buildings, structures, objects, and sites recorded in the Idaho Historic Sites Inventory (IHSI) within the City of Coeur d'Alene.

3.2.1-f. Additional definitions to consider for inclusion in Section 2.85.020. Definitions are important for fostering consistent language.

- **Building:** A structure constructed for habitation. This includes both residential and nonresidential buildings, main and accessory buildings.
- **Contributing:** A historic property listed to the National Register of Historic Places as part of a historic district and meeting the requirements identified in the nomination for conveying the architectural and or historical associations for which the district was listed.
- **District:** A geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.
- **Exceptional Significance:** The quality of historic significance achieved outside the usual norms of age, association, or rarity.
- **National Register of Historic Places:** The national listing of properties significant to our cultural history because of their documented importance to our history, architectural history, engineering, or cultural heritage.
- **Non Contributing:** A property listed to the National Register of Historic Places as part of a historic district that either was constructed outside the district's period of significance or does not meet the requirements identified in the nomination for conveying the architectural and or historical associations for which the district was listed.
- **Object:** A construction that is of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.
- **Historic Significance:** The physical association of a building, structure, site, object, or district with historic events, trends, persons, architecture, or method of construction, or that have yielded or may yield information important in prehistory or history.
- **Site:** A place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupation or activities that may be marked by physical remains; or it may

be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may be the location of ruined or now non-extant buildings or structures or the location itself possesses historic cultural or archaeological significance.

- **Structure:** A work made up of interdependent and interrelated parts in a definite pattern of organization.

3.2.1-g. Change language in Section 2.85.050.A(1) to tie surveys of local historic properties through the Historic Resources Inventory to the SHPO ASI inventory and IHSI so that there is clarity in where the inventory resides and the commission's role in maintaining the Coeur d'Alene-specific data within the statewide inventory.

- Conduct historic resource surveys within the City ~~of local historic properties~~ to maintain the Historic Resources Inventory.

3.2.1-h. Deletion of Section 2.85.050.A(5), since the Historic Preservation Code (HPC) does not establish a mechanism for a City of Coeur d'Alene Landmarks; this line duplicates 2.85.050.A(12).

- Recommend designation of properties as historic and recommend the establishment of historic districts.

3.2.1-i. Change language in Section 2.85.050.A(7) to convey the commission's intent to work with the Coeur d'Alene Tribe.

- Cooperate with the federal, tribal, state, and local governments in the pursuance of the objectives of historic preservation.

The following recommendations support continuing education for the commission.

3.2.1-j. Participate in historic preservation workshops and training provided by the Idaho State Historic Preservation Office to work with members from other historic preservation commissions within the state.

3.2.1-k. Become a member of the National Alliance of Preservation Commissions (NAPC). [National Alliance of Preservation Commissions (napcommissions.org)](https://napcommissions.org) Apply for a grant from the Idaho State Historic Preservation Office to bring NAPC's CAMP training program to Coeur d'Alene and/or send HPC members to the NAPC's FORUM conference. These commissioners will then brief the full commission and interested public on the training and best practices learned through the program.

3.2.1-l. Develop a packet or binder for all incoming commission members outlining the basics of historic preservation, how to deliberate in meetings, and the standards for decision-making.

3.2.1-m. Hold an annual or biannual workshop with SHPO staff and potentially neighboring CLGs to train the commission on proper meeting procedures, the preservation ordinance, and appropriate use of the standards for decision-making.

3.2.1-n. Update the city's website to expand the information on the commission and historic preservation under [https://www.cdaid.org/5754](https://www.cdaid.org/5754).

- The Historic Preservation Commission is a council-appointed nine member volunteer board that promotes the educational, cultural, economic, and general welfare of the public of the City of Coeur d'Alene through the identification~,~ evaluation, and public education related to those buildings, sites, districts, areas, structures, and objects that constitute or contain significant elements

of historic, architectural, archaeological, and cultural interest reflecting the heritage of the city, the state, and/or the nation.

- Update the list of commission duties to match recommendations stated in the previous section for the Historic Preservation Code.

- Under Resources include the following links:
    - » Idaho State Historic Preservation Office: https://history.idaho.gov/shpo/
    - » Preservation Briefs, National Park Service https://www.nps.gov/tps/how-to-preserve/briefs.htm
    - » Preservation Tech Notes, National Park Service https://www.nps.gov/tps/how-to-preserve/tech-notes.htm
    - » Energy Efficiency in Historic Buildings, National Park Service https://www.nps.gov/tps/sustainability.htm
    - » Idaho Heritage Trust http://idahoheritage.org/
    - » Federal Historic Rehabilitation Tax Credit https://www.nps.gov/tps/tax-incentives/before-you-apply.htm

## R3.3 Survey and Inventory

### City Inventory Recommendations

The following survey recommendations stem from a review of Assessor year built data, previous survey and National Register-listed property data, subdivisions and year recorded, building uses, and land use overlays, including proposed Coeur Housing Areas, Downtown Core District, and Infill Overlay areas. All historic resource surveys must be led or conducted by professionals meeting the Secretary of the Interior's Professional Qualifications Standards for Architectural History.

3.3.1-a. Survey at the intensive level the building at 418 Second Street N (southeast corner of the intersection of Second Street N and Wallace Avenue E) and in use by Allied Weldery. Built ca. 1924, this is a unique industrial building within the city and its retention should be encouraged. Its inventory will help identify NRHP eligibility and by extension HTC eligibility.

3.3.1-b. Conduct a reconnaissance level survey (**Downtown Core District and the Downtown North**) to update previous survey data and collect data on buildings not previously surveyed. This area will face high levels of redevelopment pressure as the city grows. This area is within the 1886 Coeur d'Alene and Kings Addition. This Downtown North area is adjacent the Downtown Core District and partially within the Downtown North (DO-N) Infill Overlay and will be under intense commercial and housing development pressure. The Downtown North area functions as a transition area between the commercial core and surrounding residential areas, and is partially within the Coeur d'Alene Urban Renewal District. The intent of the survey is to identify potential individually NRHP eligible buildings, and inform compatibility for new development based on the area's past development patterns. This area contains approximately 165 buildings built prior to 1949, and 25 buildings built between 1950 and 1971.

3.3.1-c. Conduct a reconnaissance level survey of the **Forest Heights** Subdivision recorded in 1905. Note that the east portion along Government Way N is included in the Government Way N survey area, but could instead be included as part of this survey. Important visual features exist south of

Forest Cemetery, along Northwest Boulevard, and across from the Education Area. These features reside within the former fort development area. This area appears to be a predominately working class neighborhood. Most houses were built between 1900 and 1929. Due to alterations, there may not be a historic district potential; however, the survey data will be helpful in guiding compatible development. The area is walking distance from downtown, located within the Coeur Housing T1-A area, and the Coeur d'Alene Urban Renewal District abuts the west edge of the area along Northwest Boulevard and Lincoln Way, which increases development pressure in this residential area across from the Education Area and. The area contains approximately 126 buildings (81%) built prior to 1949, seven buildings built between 1950 and 1971, and 22 buildings built within the last 50 years.

3.3.1-d. Conduct a reconnaissance level survey of **Government Way N** as a designed feature south to Garden Avenue W and north to Harrison Avenue including tree planting history. Include buildings fronting the corridor from Garden Avenue north to Elm Avenue E (development north of Elm Avenue E stems predominately from the last 50 years). The area contains approximately 57 buildings (83%) built prior to 1949, five buildings built between 1950 and 1971, and seven buildings built within the last 50 years.

3.3.1-e. Conduct a reconnaissance level survey of **Fourth Avenue N** within the boundary of the Midtown (MO) Infill Overlay to identify potential individually National Register eligible buildings, and inform compatibility for new development. The concentration of commercial buildings along Fourth Avenue N between Roosevelt Avenue E and Montana Avenue E is an important lower scaled character element within the area relative to shaping long-term growth and development for the corridor. The area contains approximately 53 buildings (48%) built prior to 1949, 34 buildings built between 1950 and 1971, and 23 buildings built within the last 50 years.

3.3.1-g. Conduct a reconnaissance level survey (**Residential East**) of substantial portions of O'Brien's first (1902), second (1902), third (1903) additions, and Boughton and Kelso addition (1903). The area focuses on the residential areas along and south of Sherman Avenue E. Buildings along Sherman Avenue E are included due to the concentration of substantial residential buildings fronting the avenue, particularly west of 11th Street S. The portion west of 11th Street S is within the Downtown East (DO-E) Infill Overlay which includes infill urban housing. The intent of this survey is to identify potentially individually NRHP eligible buildings, inform compatibility relative to infill development, and determine if this is potential for a NRHP historic district. The area contains approximately 100 buildings (74%) built prior to 1949, 17 buildings built between 1950 and 1971, and 18 buildings built within the last 50 years.

3.3.1-h. Conduct a reconnaissance-level survey (**Residential North**) of the residential area from the south side of Reid Avenue E, north to the south side of Harrison Avenue E, and from the east side of Fourth Street N east to the west side of Eighth Street N. This area was largely platted through the Reids Subdivision and Reids Acre Tracts in 1903, as well as the North Park Addition also in 1903. The area contains approximately 149 buildings (76%) built prior to 1949, 21 buildings built between 1950 and 1971 and about 25 buildings built within the last 50 years.

3.3.1-j. Conduct a reconnaissance level survey (**Residential Southeast**) of the Coeur d'Alene (1900), Lakeshore (1907), Kaesmeyer (1907) additions, and the Mauser Subdivision of Lakeshore addition (1953). This could also be split into three smaller survey areas based on the Coeur d'Alene, Lakeshore, and Kaesmeyer plats. Due to the extent of recent infill development within this area, the intent of the survey is to identify potentially individually NRHP eligible buildings and character-defining features of the area to inform compatible infill development. This area is partially within the Downtown East (DO-E) Infill Overlay which includes infill urban housing. The area contains approximately 249 build-

ings (43%) built prior to 1949, 94 buildings built between 1950 and 1971, and 232 buildings built within the last 50 years.

3.3.1-k. Work with the owners of the Coeur d'Alene Nursery lands (4788 N Atlas Road, U.S. Forest Service) to conduct a cultural landscape assessment of the entire grounds to evaluate its National Register eligibility and support a nomination, if determined eligible.

3.3.1-l. Conduct outreach to the Kootenai County Historic Preservation Commission to determine if there is interest in a cultural landscape assessment of the Rathdrum Prairie. There are portions of the prairie remaining in agricultural use within the City's impact area (east of Huetter Road N) and along Prairie Avenue W. These would benefit from a broader evaluation of the overall prairie, changes through agricultural use and development (residential and commercial), and what the historic significance is of any remaining elements. This work could also support Parks Department natural space and trail goals.

3.3.1-m. Work with the Museum of North Idaho to conduct research and community group outreach to identify and document the stories and histories of people and communities whose contributions to Coeur d'Alene's development are currently not represented in the NRHP to inform grant applications supporting the survey and documentation work for these histories. This is work the museum is seeking funding to pursue.

### *Tree Inventory Recommendations*

3.3.3-a. Expand the tree inventory to include trees within all City parks and if this data is already available in tree plotter, then make this data available through the city's GIS system. This should be coordinated with inventory and evaluation work for the city's parks relative to their historic significance.

3.3.3-b. Implement a Landmark Tree program or expand on the existing Grandscale Tree designation through the Urban Forestry program to support and continue the identification, evaluation, protection, and maintenance of significant trees within the City as demonstrated in "Historic, Unusual, and Big Trees of Coeur d'Alene Idaho." This could be through a signage program or a protection program and would include historical significance factors beyond just tree scale.

- An example of a signage program is the City of Tacoma's work in Wright Park Arboretum - Metro Parks Tacoma.
- An example of a protection mechanism is the City of Olympia's Landmark Tree Protection program (City of Olympia Municipal Code Chapter 16.56). Conduct public education to raise awareness for the importance of these trees within the city and the registration process.

### *Parks Recommendations*

3.3.4-a. Conduct a reconnaissance level survey of City parks that have not been previously surveyed. Confirm dates established to determine which parks are 50 years or older. For all parks, including those that were established within the last 50 years, identify if there are any resources that are 50 years or older within each park; some of the more recent parks may have older resources that predate the park establishment but are now part of the park. The intent of this survey is to provide the Parks Department with planning data to support their ongoing management of these resources. The historic context for the survey should include a history of the Parks Department and the development and role of parks and street trees within the city.

Utilize "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes" (1996) to inform landscape terminology used and the classification of organizational elements and character-defining features of each landscape. Refer to the National Park Service's Technical Preservation Services guidance on how to preserve cultural landscapes and National Register Bulletin No. 18 "How to Evaluate and Nominate Designed Historic Landscapes."

### *Archaeological Resources Recommendations*

The following recommendations stem from guidance from the SHPO related to archaeological resources. The intent is to better provide for the identification and protection of archaeological resources, during both public and private projects, through education and increased awareness.

3.3.5-a. Preserve and protect identified archaeological resources. Adopt a policy where if new development does not allow for the preservation of archaeological resources in place, they should be documented according to federal, state, and local standards and regulations.

3.3.5-b. Adopt a standard inadvertent discovery plan (IDP) for use on projects requiring a Ground Disturbance Permit, under Chapter 15.40 Ground Disturbance, where soil is to be moved or removed. Work with the Idaho SHPO, Coeur d'Alene Tribe THPO, and Kootenai County to develop this plan. Cities currently utilizing inadvertent discover plans include the City of Meridian and the City of Mullan. Refer to the SHPO's IDP template in the appendix for preliminary language. IDPs are important as they establish the protocol to follow in the event of a discovery. This should be a foundational step to codify protocols that may already be in use on projects subject to Section 106 review and to extend these protocols to non-Section 106 projects. Refer to the City of Olympia Municipal Code Chapter 18.12.120 for an example.

3.3.5-c. Work with the Coeur d'Alene Tribe THPO and the Idaho SHPO to identify areas of high likelihood for archaeological resources and traditional cultural properties within the city and develop policies to avoid and protect these resources so that they are not damaged. This information can help shape policies and actions based on risk level for different areas to focus resources on monitoring and pre-construction surveys to areas with a high risk.

3.3.5-d. Work with the Coeur d'Alene Tribe THPO and the SHPO to provide training for City public works staff and field crews on how to recognize archaeological deposits in the field, and the proper policies and procedures to follow when deposits are identified.

3.3.5-e. Support property owners in developing site stewardship plans to provide specific guidance and recommendations for landowners having archaeological sites on their property. How to preserve, protect and interpret sites. This depends on owner participation. The city should lead this process, potentially with Tubbs Hill or Coeur d'Alene City Park, in consultation with the THPO and SHPO and to provide an example for private property owners. For additional information: Site Stewardship | Washington State Department of Archaeology & Historic Preservation (DAHP).

3.3.5-f. Work with the Coeur d'Alene Tribe THPO, the SHPO, and local museums and historical societies to develop educational programs around what is archaeology and traditional cultural properties. This should include why these properties are important, display development, and building an understanding for archaeological resources and traditional cultural properties within the community. Greater awareness and appreciation for the resources helps support policies and actions protecting and stewarding these resources.

3.3.5-g. Work with the Coeur d'Alene Tribe to include or obtain permission to link to their history on the City's website to support broader public awareness for and understanding of tribal identity and the cultural importance of archaeological resources.

3.3.5-h.  Work with the Coeur d'Alene Tribe to address and document how tribal history intertwines with Coeur d'Alene's history. Pursue grant funding to pay tribal members for their contributions.

### *Cemeteries Recommendations*

3.3.6-a. Work with the City's Cemetery Division to determine if there is interest in evaluating the Forest and Riverview cemeteries for National Register listing. If there is, support the division in pursuing this documentation. If not, support the division in the continued development of public education and interpretive materials. Refer to National Register Bulletin 41 "Guidelines for Evaluating and Registering Cemeteries and Burial Places" (1992) prepared by the National Park Service.

3.3.6-b. Conduct outreach to owners of the private cemeteries to determine if there is interest in evaluating the cemeteries for National Register listing and if there is a need of technical or financial assistance in maintaining historic aspects of the cemeteries. Financial assistance, such as grants, typically will require National Register listing in order to qualify.

### *Hillside Landmarks Recommendations*

3.3.7-a. Work with the Coeur d'Alene Tribe to understand if there are any traditional cultural or archaeological aspects of these areas that should inform management and to support interpretive efforts around Tubbs Hill. This evaluation should extend to Blackwell Hill across the Spokane River, due to anticipated development.

### *Trails and Heritage Marker Recommendations*

3.3.8-a. Work with the Parks Department's Trail Division to identify potential interpretive opportunities within the city's existing network of trails and paths, and within city parks. Examples of potential interpretive overlap with trails includes the Prairie Line Trail in Tacoma, Washington. The Prairie Line Trail is an urban green space that runs along a former railroad grade in Tacoma, Washington, and features public art and historic signage. Visit www.prairielinetrail.org.

## R3.4 Historic Registers

### *Local Register Recommendations*

3.4.1-a. Determine if there is public support for establishing a local Landmark designation process that does not require owner consent for designation, includes exterior design review requirements for alterations and protection from demolition. If there is interest, we recommend adding this mechanism and using Landmark for an individual resource and Landmark District for multiple resources to provide a clear distinction through terminology from the National Register of Historic Places, which is an entirely separate process.

The final decision regarding designation should be made by City Council, with a recommendation from the Historic Preservation Commission. Ensuring that Council retains their power to make a decision that is in the best interest of the community is important, even if that decision is contrary to a property owner's objections, such as in the case of a property owner wanting to demolish or substantially change an iconic local building against the wishes of the broader community.

Refer to the [National Trust article on owner consent](#) for additional information.

### *National Register Recommendations*

3.4.2-a. Conduct outreach and encourage the property owner to pursue NRHP listing for the Northern Pacific Depot (IHSI 55-4156) at Third Street N and Lakeside Avenue E. The previous survey recorded was unable to determine NRHP eligibility. The building appears to have high level of exterior integrity and is an important visual anchor for this corner amidst surrounding new commercial development. NRHP listing will establish eligibility for use of HTCs as a financial incentive for any future work.

3.4.2-b. Conduct outreach and encourage the property owner to pursue NRHP listing for the I.O.O.F. building at 406 Coeur d'Alene Avenue E, built ca. 1931. The building is an important visual landmark along the avenue. NRHP listing will establish eligibility for use of HTCs as a financial incentive for any future work.

3.4.2-c. Work with the School District and private school entities to support NRHP listing for school buildings recommended as NRHP eligible in the 1999 survey. The Public School Buildings in Idaho MPS could facilitate listing of public schools. Schools identified as NRHP eligible in the 1999 survey include Winton School, Central School-Stepping Stones Learning Center, St. Thomas Grade School, Harding School, and Lakeview School.

3.4.2-d. Conduct outreach to owners of the buildings identified in Tables 3.1 and 3.2 (see 3.4.2-c above regarding school buildings on this list) to determine if there is interest in pursuing NRHP nominations. These buildings were identified as part of previous survey work as potentially individually NRHP eligible.

## R3.5 City Integration

### *Comprehensive Plan Recommendations*

The following recommendations support updates to the comprehensive plan and the plan's continued role in guiding decision-making within the city:

3.5.1-a. Adopt the Historic Preservation Plan by reference to be included in the city's comprehensive plan to support compliance with Title 67 Chapter 67-6508.k., which addresses planning duties. As part of this, the comprehensive plan's community history section in Chapter 2 should be removed and reference the history in the historic preservation plan.

3.5.1-b. Update the economic analysis to address the role of heritage tourism and the relationship with the city's historic buildings. This provides an opportunity to quantify the economic benefit to the city of historic preservation in retaining the city's historic buildings.

### *Subarea and Corridor Plans Recommendations*

3.5.2-a. Include historic resource survey work as part of preparing future subarea and corridor plans. This will provide data specific to historic resources, eligibility, and character-defining features to inform planning decisions around neighborhood and visual character, available incentives, and compatible development.

*Land Use and Zoning Recommendations*

The management of historic resources within the city should be accomplished through the historic preservation ordinance.

3.5.3-a. Determine which pathway works best for the city relative to managing infill development and preserving neighborhood character, including the proposed Coeur Housing Code for infill housing. All historic resource surveys must be led or conducted by professionals meeting the Secretary of the Interior's Professional Qualifications Standards for Architectural History.

- Alternative 1 (recommended): establish historic overlay zones to either or both manage infill development so that it occurs in a manner compatible with each neighborhood and to protect existing historic resources. Historic overlay zones should supersede any existing infill overlay zones and/or as part of establishing a historic overlay zone any existing overlay zones should be identified and evaluated for conflicting purpose and these resolved with priority given to the historic overlay zone. Where historic resource survey work has been completed for all or most of the neighborhood, the guidance on compatibility should draw from the information collected through the survey.

  » **Los Angeles**' local historic districts program (HPOZs) provides a mechanism for both identifying and protecting the distinctive architectural and cultural resources of the city's neighborhoods. These tie back to a neighborhood historic resource survey which informs a preservation plan specific to that neighborhood. This in turn is supported by a citywide historic preservation overlay zone establishing design guidelines based on the historic resources survey. This zone, in addition to having a certificate of appropriateness process, also has a certificate of compatibility process for new construction so that new construction does not diminish the essential form and integrity of neighborhoods which are designated historic districts.

    · [Local Historic Districts (HPOZs) | Los Angeles City Planning (lacity.org)](#)
    · [Los Angeles Historic Preservation Overlay Zone](#)

  » **Pocatello** uses historic preservation overlay zones for historic districts, individual landmarks, and development within the original townsite. A certificate of appropriateness is required for changes to existing buildings and new construction with review by the historic preservation commission. The Original Townsite Overlay within the city provides guidance on compatible new development specific to Pocatello's original townsite.

    · [Historic Preservation Overlay](#)
    · [Original Townsite Overlay](#)

- Alternative 2: establish city-wide design guidelines for Coeur Housing with a mechanism for adopting updates specific to individual neighborhoods to refine design guidance as historic resource survey work is completed. Utilize the City of Wenatchee's design guidelines as a model. Character areas are established based on zoning districts, infill overlay districts, and surveys for potential historic districts, such as the Garden District. Design guidelines provide applicants with an understanding of what is expected, what standards will be acceptable, and to provide consistency in review. This would only address infill development and not changes to existing buildings.

  » [City of Wenatchee Residential Design Guidelines (wenatcheewa.gov)](#)

- Alternative 3: Establish a local register (Landmarks and Landmark Districts, see recommendation 3.4.1-a.) with design review by the Historic Preservation Commission to provide the basis for

managing both infill construction and alterations to Landmark designated properties. This would require a historic resource survey for each neighborhood that seeks designation as a Landmark District. Based on the findings, and if there is sufficient integrity and majority owner consent, then a Landmark District could be established by City Council. Design guidelines for each neighborhood based on the historic resource survey data would need to be adopted to for use in design review specific to that neighborhood. New construction as well as alterations to existing buildings would then be subject to review by the Historic Preservation Commission. Refer to Section 3.4.1 Local Register for local register ordnance examples from Caldwell and Pocatello.

> » Boise's historic districts provide an example of this approach. The city has at least ten historic districts designated at the local level for which a Certificate of Appropriateness is required for exterior alterations, demolition, new construction, and additions. [Historic Preservation | City of Boise](#)

3.5.3-b. Include in Section 17.07.905 the following definition for "Infill."

- Infill: Construction of a new building on a <u>vacant</u> site within an existing neighborhood.

3.5.3-c. Clean up terminology use in the infill overlay district development regulations and design guideline language in Section I. Unique Historic Features, as the use of historic and landmark in the context of the city's current historic preservation code (Chapter 2.85) is confusing as their usage appears to be at odds with the specific meaning these terms carry (https://www.cdaid.org/Files/Planning/InfillStandards.pdf). Examples from the infill overlay district language: "Unique Historic Features," "New Landmark Signs," "Historic Signs/Structures," and "Landmark Structures." NWV recommends the term "landmark" not be used until such time as the City has adopted a local register of historic places.

3.5.4-d. Review and update the infill overlay district language based on the findings from the Reconnaissance Level Surveys of each of the infill overlay districts conducted per Recommendation 3.3.1-a. The key question around neighborhood protection is how do you know what to protect? This should be answered through survey (identification and evaluation) and nomination work to provide a consistent and transparent standard.

3.5.5-c. Provide incentives for the retention and continued use and/or adaptive reuse of historic resources within the infill overlay district. This is particularly important for larger single family houses in the proposed T-1A and T-2A Coeur Housing zones that could be converted to or retained as affordable multifamily housing.

3.5.5-d. Remove Historic Areas from Coeur Housing; there is no base data to support this designation from previous survey work. Preliminary comparisons with assessor property data and subdivisions does not clearly tie the areas to historic development patterns. The radiating approach outward of base housing areas makes more sense relative to concentrating density closer to the city core and extending outward. Look at neighborhood character on an underlying plat basis and conduct survey work to identify character-defining features and resources, determine if there is a potential historic district, pursue designation, and utilize character-defining feature data from survey work to inform what compatibility means within that subdivision based on historic development patterns and existing resources.

3.5.5-e. Consider modifying the extent of the proposed Coeur Housing zones:

- T-1A: modify to more closely follow the extent of the Downtown Core District and DC-zoned parcels. The current zone extent picks up substantial parts of some of the city's older residential

neighborhoods (R-12 zoned parcels). These residential areas on the edge of the Downtown Core District should be changed to T-1B similar to the area northeast of downtown.

*Building Code Recommendations*

3.5.4-a. Work with the building department to provide guidance on the identification of character-defining features and spaces per National Park Service preservation briefs 17 and 18. Pre-application meetings between building permit applicants and building officials and Project Review Meetings are typically the venue where the proposed scope of work comes together with the building codes that apply and how the project will comply. Typically, applicants seeking flexibility in code compliance for a National Register-listed building will identify the character-defining spaces and features for the code officials. This frequently happens with original wood windows and providing alternative means to meet energy code requirements without having to replace the original windows or requesting windows and wall openings for buildings with zero setbacks from property lines. The commission does not have a role in these conversations, but by providing early guidance to the building officials can support them in their work with permit applicants.

- Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- Preservation Brief 18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements

*City-owned Property Recommendations*

The following recommendations support city stewardship of city-owned historic buildings.

3.5.5-a. Develop a list of municipal properties that are 50 years or older. Conduct a reconnaissance-level survey of these properties to determine which might be NRHP eligible.

3.5.5-b. Pursue NRHP listing for those properties that are eligible.

3.5.5-c. Update capital repair plans for NRHP eligible buildings. As part of planned repairs, prioritize the retention of original materials.

3.5.5-d. Seek FEMA grants for seismic upgrades for National Register buildings where needed.

# R3.6 Incentives

*Federal HTC Recommendations*

The following recommendations support the use of financial incentives to support historic preservation.

3.6.1-c. Continue to encourage property owners to consider the use of the federal rehabilitation tax credits and their integration with grants and energy incentive rebates in planning for substantial rehabilitation work on their buildings and to consult with the Idaho Historic Preservation Office on the potential use of this program.

Energy incentives are eligible for inclusion if the rebate money received from the energy provider can be used however the recipient wants and are treated as gross income and considered taxable. If non-taxable grants were received (such as facade conservation or Idaho Heritage Trust), these can be used for the purpose of meeting the substantial rehabilitation test, but not included in the qualified

rehabilitation expenditures claimed by the owner per Chapter 20, 20-3 of the U.S. Internal Revenue Service audit guide for Rehabilitation Tax Credits.

### *Idaho Heritage Trust Recommendations*

3.6.2-a. Continue to work with the Idaho Heritage Trust as a source for technical guidance on preserving and working with the city's historic buildings and for grant funding to support technical workshops and specific brick and mortar type projects within the city.

3.6.2-b. Conduct public outreach to gauge the level of interest in and for what types of technical guidance would be useful to inform grant applications. Conduct outreach to both neighborhood groups and the downtown commercial core as interests may be different.

### *Energy Efficiency Recommendations*

The following recommendations support the use of energy efficiency incentives to support historic preservation.

3.6.3-a. Include a link on the city website to the U.S. National Park Service Technical Preservation Services online guide to help property owners work through energy upgrades to their buildings. This online guide includes links to applicable preservation briefs and technical notes, Weatherizing and Improving the Energy Efficiency of Historic Buildings.

3.6.3-b. Conduct outreach to interested property owners, conduct public workshops with an energy engineer from Avista Utilities to discuss energy audits, and walk through buildings and provide ideas on energy conservation through HVAC, insulation, window, and lighting upgrades. Note that replacing original wood sash windows is not the best method for improving energy performance, as it results in a loss of architectural integrity and new windows are not repairable. Weather stripping, retrofitting, and/or the use of interior or exterior operable storm windows all provide a better pathway for window upgrading that does not diminish architectural integrity. Find more information at Avista.

3.6.3-c. Conduct workshops with interested property owners to assess and develop treatment approaches for the repair and weatherization of historic wood windows to assist property owners in planning for this work. Windows are a significant visual feature of buildings and often the target of deferred maintenance and then replacement with a new window. The old growth wood in the historic windows is an important asset to retain, due to the length of its serviceable life. These workshops should include assessments to identify repair and upgrade needs, and offer guidance on how to undertake this work. Often property owners work on their buildings themselves, so technical training can make this type of work accessible and affordable.

3.6.3-d. Determine if there are any industrial and manufacturing businesses operating from historic buildings within the city that would meet the requirements for participation in the Boise State University Energy Efficiency Research Institute.

### *Grant Program Recommendations*

3.6.4-a. Identify a potential funding mechanism to support a historic preservation grant in the city. The following list provides potential considerations. The type of work that could be funded through a historic preservation grant program may not be a typical application for these programs, but will directly support the goals and interests of both programs.

- Idaho Regional Travel and Convention Grant Program could potentially support facade restoration and work that strengthens the scenic and tourism assets of the city. More information is available at Idaho Regional Travel and Convention.

- Idaho Department of Commerce's Idaho Community Block Grant program provides funding for capital work projects that support economic development. This could potentially include sprinkler connections for buildings supporting upper floor occupancy, facade and window repairs, and restoration at downtown commercial buildings to support continued use. More information is available at Idaho Department of Commerce's Idaho Community Block Grant.

- Idaho Main Street program can provide assistance in the form of technical services, networking, training and information. The Idaho Main Street program can provide direct fee-for–service technical assistance to cities and towns, in conjunction with state and citywide Main Street programs. Statewide and citywide coordination programs also provide these types of assistance. Examples of training include developing vision and mission statements, comprehensive work plans, and board training. More information is available at the Idaho Main Street program.

3.6.4-b. Establish a city historic preservation grant program. Based on the range of historic property types within the city, a general grant program rather than a facade conservation grant program for commercial buildings is recommended. A historic preservation grant program communicates that there is an economic and community benefit for the retention of the city's historic commercial building character; supports the reinvestment of money into local trades and craftspeople working on historic buildings; that it is expensive to remove intrusive elements and undertake restoration of missing features; and that the community funds invested need to be protected, typically through local designation or a controls agreement restricting exterior alterations and demolition.

Eligibility must be tied to designation on a City of Coeur d'Alene historic register. This will require establishment of this register and the associated design review mechanisms. This provides a consistent and transparent process for eligibility and design review, protection of the community investment from demolition, and an incentive for local designation. Design review for preservation and restoration work must go through the commission.

The goal of this grant program is two-fold. One is to maintain and enhance the historic character of Coeur d'Alene. The second is to bring buildings back to potential individual NRHP eligibility so that property owners of commercial buildings could utilize the federal rehabilitation tax credits for work. Grant funds can count towards meeting threshold expenditures for the federal rehabilitation tax credit program. For projects that seek to regain NRHP eligibility, this will require close coordination with the SHPO to evaluate what existed at the start of the project, eligibility and work being done, but it is possible.

3.6.4-c. Conduct a building assessment survey supporting a facade conservation grant program along Sherman Avenue E, between Second Street and Sixth Street. This same type of survey should also be undertaken for the neighborhood commercial strip along Fourth Street N generally between Roosevelt Avenue E and Boise Avenue E.

The intent of this survey is to document what historic facade features remain and any repair work needed, what has been added that is not historic (intrusive), and what is missing (based on drawings or historic photographs). The survey should include an analysis with review by the SHPO of what the potential National Register eligibility impacts would be for individual buildings and relative to a potential historic district, if the restoration work were undertaken.

This provides two pathways forward. The first is data informing individual property owners relative to both the potential use of federal rehabilitation tax credit use; work that could be done on their building that they could pursue grants for through the facade conservation grant program; and what original features exist that should be protected during tenant improvements (such as a new tenant wanting to paint an unpainted original brick facade). The second is looking at the collective potential historic district to inform property owners and the city if there is a pathway towards a potential NRHP historic district; what it would take to get there; and if there is value in the City pursuing larger-scale funding mechanisms to support this work.

### Property Tax Reduction Recommendations

3.6.5-a. Work through the City to conduct outreach to the Kootenai County Assessor to discuss if this type of program or a similar version might be a useful tool for supporting property owner investment in their properties to support long-term tax base stability, if designated as a historic property in the National Register or Local Register (once one is formed). If there is interest, then determine the next steps in coordination with the Assessor to create this program.

### Main Street Recommendations

3.6.6-a. Integrate the Coeur d'Alene Downtown Association as a stakeholder within historic preservation advocacy and outreach within the Business Improvement District. The Downtown Association can provide direct outreach to current and prospective building and business owners to inform them of potential financial incentives associated with historic preservation.

# 6. Action Plan

The following chapter outlines an implementation plan for the proposals outlined Chapter 4: Goals, Policies, and Proposals. This chapter divides the proposals into ongoing, short term, mid-term, and long term activities over a 15-year period starting in 2022 (2022-2037). The proposals are sequenced in order to help city staff and the HPC prioritize activities and build upon previous work.

- **Ongoing**: these proposals will continue each year and reflect ongoing efforts rather than specific tasks to accomplish.
- **Short term**: between 2022 and 2027. This phase focuses on public education and outreach, code updates, and updating the inventory with survey work from recent years.
- **Mid-term**: between 2028 and 2032. This phase builds on education and outreach and begins additional inventory work and policy updates.
- **Long term**: between 2033 and 2037. This phase continues education, outreach, and inventory work and finalizes policy and program updates.

These are recommendations on priorities and may be adjusted by staff and the HPC as they see fit.

*Table 11.  Action Plan for Proposals (Ongoing)*

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Include historic resource survey work as part of preparing future subarea and corridor plans. This will provide data specific to historic resources, eligibility, and character-defining features to inform planning decisions around neighborhood and visual character, available incentives, and compatible development. See recommendation 3.5.2-a. | Goal 2, Policy 2B | City Staff, City Council |
| Determine which pathway works best for the city relative to managing infill development and preserving neighborhood character. See recommendation 3.5.3-a. | Goal 2, Policy 2B | City Staff, HPC, City Council |
| Work with the Coeur d'Alene Tribe THPO, the SHPO, and local museums and historical societies to develop educational programs around what is archaeology and traditional cultural properties. See recommendation 3.3.5-f. | Goal 2, Policy 2C | City Staff, HPC, Consultant |
| Work with the Coeur d'Alene Tribe to address and document how tribal history intertwines with Coeur d'Alene's history. See recommendation 3.3.5-h. | Goal 2, Policy 2C | City Staff, HPC |
| Encourage property owners to consider the use of the federal rehabilitation tax credits and their integration with grants and energy incentive rebates in planning for substantial rehabilitation work on their buildings and to consult with the Idaho Historic Preservation Office on the potential use of this program. See recommendation 3.6.1-c. | Goal 2, Policy 2C | City Staff, HPC, City Council |
| Continue to work with the Idaho Heritage Trust as a source for technical guidance on preserving and working with the city's historic buildings and for grant funding to support technical workshops and specific brick and mortar type projects within the city. See recommendation 3.6.2-a. | Goal 2, Policy 2C | City Staff, HPC |
| Reference Coeur d'Alene tribal history in any new historic markers (as appropriate, based on the sign content). | Goal 3, Policy 3A | City Staff, HPC |
| Conduct outreach to owners of potentially NRHP-eligible properties to encourage designation. See recommendations 3.4.2-a, 3.4.2-b, and 3.4.2-d. | Goal 3, Policy 3B | City Staff, HPC |
| Encourage people to attend and bring up questions during public comment at HPC meetings. If items mentioned during public comment merit HPC discussion, consider them during "Commission Comments" in the meeting's agenda and potentially include them as a future agenda item. | Goal 3, Policy 3C | City Staff, HPC, City Council |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Conduct workshops with interested property owners to assess and develop treatment approaches for the repair and weatherization of historic wood windows to assist property owners in planning for this work. See recommendation 3.6.3-c. | Goal 3, Policy 3C | City Staff, HPC, Consultant |
| Conduct public outreach to gauge the level of interest in and for what types of technical guidance would be useful to inform grant applications, which could also inform CLG grant applications. See recommendation 3.6.2-b. | Goal 3, Policy 3D | City Staff, HPC |
| Pursue inclusivity at city-funded and/or owned memorials. For example, include the Coeur d'Alene Tribe's flag in City Park. | Goal 4, Policy 4A | City Staff, HPC, City Council |
| Prioritize projects that expand the narrative around the city's history, whether that's a survey project that includes additional research into diverse histories or a Preservation Month activity that includes more than one historic perspective. | Goal 4, Policy 4A | City Staff, HPC |
| Support the work of the Human Rights Consortium and Kootenai County Task Force on Human Relations and consider partnering in research and documentation of more inclusive histories. | Goal 4, Policy 4A | City Staff, HPC |
| Pursue grant funding and partnerships to support other organizations (e.g., the Museum of North Idaho, Human Rights Consortium, Kootenai County Task Force on Human Relations, and North Idaho Pride) to hire researchers to research and document inclusive stories. MNI is located on property currently owned by the City of Coeur d'Alene and the museum's operations expansion is prime for partnership/funding with the City. | Goal 4, Policy 4A | City Staff, HPC, Museum of North Idaho, Human Rights Consortium, Kootenai County Task Force on Human Relations, and Coeur d'Alene Tribe |
| Work with the Museum of North Idaho to support community engagement and outreach to underrepresented communities and increase accessibility to information and education. | Goal 4, Policy 4B | City Staff, HPC, Museum of North Idaho |
| Work with other organizations (e.g., the Museum of North Idaho, Human Rights Consortium, Kootenai County Task Force on Human Relations, and Coeur d'Alene Tribe) to research and identify diverse histories in order to inform grant applications supporting survey and documentation work for these histories. See recommendation 3.3.1-m. | Goal 4, Policy 4B | City Staff, HPC, Museum of North Idaho, Human Rights Consortium, Kootenai County Task Force on Human Relations, and Coeur d'Alene Tribe |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Encourage more artwork in the City interpreting history in coordination with the City's Arts Commission, Museum of North Idaho, and Coeur d'Alene Tribe. | Goal 4, Policy 4B | City Staff, HPC, Arts Commission, Museum of North Idaho, Coeur d'Alene Tribe |

*Table 12. Action Plan for Proposals (Short Term)*

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Adopt a standard inadvertent discovery plan (IDP) for use on projects requiring a Ground Disturbance Permit under Chapter 15.40 Ground Disturbance where soil is to be moved or removed. See recommendation 3.3.5-b. | Goal 1, Policy 1B | City Staff, City Council, Coeur d'Alene Tribe |
| Work with the Coeur d'Alene Tribe THPO and the SHPO to provide training for City public works staff and field crews related to archaeological deposits. See recommendation 3.3.5-d. | Goal 1, Policy 1B | City Staff, Coeur d'Alene Tribe, SHPO |
| Develop a packet or binder for all incoming commission members outlining the basics of historic preservation, how to deliberate in meetings, and the standards for decision-making. See recommendation 3.2.1-l. | Goal 2, Policy 2A | City Staff |
| Contact the Coeur d'Alene Tribal Historic Preservation Office (THPO) to participate in one of the Tribe's Cultural Resource Awareness Training programs. The Coeur d'Alene Tribe offers this as a free service and should be repeated on a regular basis. | Goal 2, Policy 2A | City Staff, HPC, Coeur d'Alene Tribe |
| Adopt the Historic Preservation Plan as an element of the city's comprehensive plan. See recommendations 3.1.2-a and 3.5.1-a. | Goal 2, Policy 2B | City Staff, City Council |
| Ask City Council to declare May as "Historic Preservation Month" which is a nationwide effort. | Goal 2, Policy 2B | City Staff, City Council |
| Update the city's Historic Preservation Code to provide clarification on definitions and process. See recommendations 3.2.1-a, 3.2.1-b, 3.2.1-c, 3.2.1-d, 3.2.1-e, 3.2.1-f, 3.2.1-g, and 3.2.1-h. | Goal 2, Policy 2B | City Staff, City Council |
| Update language in other areas of the city's municipal code to support historic preservation. See recommendations 3.5.3-b, 3.5.3-c, 3.5.4-d. | Goal 2, Policy 2B | City Staff, City Council |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Update the city's website to expand the information on the Historic Preservation Commission and historic preservation and provide links to key preservation-related resources. See recommendations 3.2.1-n and 3.6.3-a. | Goal 2, Policy 2B | City Staff |
| Update the economic analysis section in the Comprehensive Plan to address the role of heritage tourism and the relationship with the city's historic buildings. See recommendation 3.5.1-b. | Goal 2, Policy 2B | City Staff, City Council |
| Update other relevant sections in the Comprehensive Plan that can connect with historic preservation and fully integrate historic preservation in the next comprehensive plan update. | Goal 2, Policy 2B | City Staff, City Council |
| Examine how historic preservation can best work with Coeur Housing. See recommendations 3.5.5-d and 3.5.5-e. | Goal 2, Policy 2B | City Staff, HPC, City Council |
| During the month of May (Preservation Month) host or sponsor at least one historic preservation-related event or activity. Consider partnering with another organization (such as the Coeur d'Alene Tribe, Human Rights Consortium, Coeur d'Alene Schools), city commission, or the City Library supporting the work they are already doing. Examples include trivia nights with a history theme, an architectural history walk, or coloring pages of historic places in the city. | Goal 2, Policy 2C | City Staff, HPC, City Council |
| Change language in Section 2.85.050.A(7) to convey the commission's intent to work with the Coeur d'Alene Tribe. See recommendation 3.2.1-i. | Goal 3, Policy 3A | City Staff, HPC, City Council |
| Develop a resource guide of who to contact within the Coeur d'Alene Tribe for different needs to streamline communication while still respecting the Tribe's sovereignty and hierarchy. Work with the Tribe to establish this guide. | Goal 3, Policy 3A | City Staff, Coeur d'Alene Tribe |
| Work with the building department to provide guidance on the identification of character-defining features and spaces per National Park Service preservation briefs 17 and 18. See recommendation 3.5.4-a. | Goal 3, Policy 3C | City Staff, HPC |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Work with the Coeur d'Alene Tribe to develop a land acknowledgement that can proceed city public meetings and events. Compensate them for their labor in helping to prepare the land acknowledgement. Start with the Historic Preservation Commission and seek to expand it to other commissions and committees, particularly City Council. This could be a written statement read by the chair, included as an item on each meeting agenda, and/or a spoken land acknowledgement recited by a tribal member in both the Coeur d'Alene Language (snchitsu'umshtsn) and English. A land acknowledgement is a first step in showing respect to Native people and their history and can be an incremental step to reframing the relationship with the Tribe. | Goal 4, Policy 4A | City Staff, HPC, City Council, Coeur d'Alene Tribe |
| Conduct a reconnaissance level survey of the Forest Heights Subdivision. See recommendation 3.3.1-c. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Conduct a reconnaissance level survey of Government Way N as a designed feature. See recommendation 3.3.1-d. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Evaluate the benefit of creating historic overlay districts or different standards and protections for historic districts or neighborhoods with the Historic Preservation Commission and Planning Commission. | Goal 3, Policy 3B | City Staff, HPC, City Council, Planning Commission |

*Table 13.  Action Plan for Proposals (Mid-term)*

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Develop a list of municipal properties that are 50 years or older. Conduct a reconnaissance-level survey of these properties to determine which might be NRHP eligible. See recommendation 3.5.5-a. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Consider creating a Cost Comparison calculator, which compares the life-span costs of repair/replace in-kind/modern replacement projects. These tools help property owners—as well as the City—have a better understanding of whether it is more cost effective to repair historic materials or to replace them. Fort Collins, Colorado, has an example: https://www.fcgov.com/historicpreservation/costcalculator. This tool takes into account the longevity of materials for projects. Development of a cost calculator is a good candidate for CLG grant funds and would be useful in evaluating and justifying costs if the City were to develop a local grant program. See recommendation 3.6.4-b. | Goal 3, Policy 3D | City Staff, HPC, Consultant |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Work with the City's Cemetery Division to determine if there is interest in evaluating the Forest and Riverview cemeteries for National Register listing. See recommendation 3.3.6-a. | Goal 2, Policy 2B | City Staff |
| Work with the Coeur d'Alene Tribe to link to their history on the City's website. See recommendation 3.3.5-g. | Goal 2, Policy 2C | City Staff, Coeur d'Alene Tribe |
| Work with other departments of the City to establish an annual calendar of community events hosted or sponsored by the City. This will provide an opportunity to pursue connections with other organizations (e.g., Coeur d'Alene Tribe, Museum of North Idaho) and request their participation early on in planning. | Goal 2, Policy 2C | City Staff, HPC |
| Preserve and protect identified archaeological resources. Adopt a policy where if new development does not allow for the preservation of archaeological resources in place, they should be documented according to federal, state, and local standards and regulations. See recommendation 3.3.5-a. | Goal 3, Policy 3A | City Staff, HPC, City Council |
| Consider adding a "welcome" sign at the gateways to the city printed in the Coeur d'Alene Language (snchitsu'umshtsn). | Goal 3, Policy 3A | City Staff, HPC, City Council, Coeur d'Alene Tribe |
| Determine if there is public support for establishing a local Landmark designation process that does not require owner consent for designation, includes exterior design review requirements for alterations and protection from demolition. See recommendation 3.4.1-a. | Goal 3, Policy 3B | City Staff, HPC, City Council, Consultant (possibly) |
| Update capital repair plans for municipal-owned NRHP eligible buildings. As part of planned repairs, prioritize the retention of original materials. See recommendation 3.5.5-c. | Goal 3, Policy 3C | City Staff, HPC, City Council |
| Conduct outreach to interested property owners, conduct public workshops with an energy engineer from Avista Utilities to discuss energy audits, and walk through buildings and provide ideas on energy conservation through HVAC, insulation, window, and lighting upgrades. See recommendation 3.6.3-b. | Goal 3, Policy 3C | City Staff, HPC |
| Determine if there are any industrial and manufacturing businesses operating from historic buildings within the city that would meet the requirements for participation in the Boise State University Energy Efficiency Research Institute. See recommendation 3.6.3-d. | Goal 3, Policy 3C | City Staff, HPC |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Conduct a building assessment survey supporting a facade conservation grant program along Sherman Avenue E, between Second Street and Sixth Street. This same type of survey should also be undertaken for the neighborhood commercial strip along Fourth Street N generally between Roosevelt Avenue E and Boise Avenue E. Recommendation 3.6.4-c. | Goal 3, Policy 3D | City Staff, HPC, Consultant |
| Develop city-wide historic context statements for various areas of history in the city. Historic context statements are documents that establish a framework for identifying and evaluating historic resources within the city. Historic context statements are not an entire history of the city, but establish thematic, temporal and geographic parameters for discussing the city's history in relationship to its built environment. For example, a historic context statement could focus on a particular residential neighborhood (Garden District), a specific building or property type (Commercial Development), or specific social, racial, or ethnic group. Read the National Park Service's National Register White Paper, "The Components of a Historic Context," for more information: https://www.nps.gov/nr/publications/guidance/NR_workshop_3-11-09/White_paper_on_historic_context_4-09.doc. | Goal 4, Policy 4A | City Staff, HPC, Consultant, Museum of North Idaho |
| Include relevant pieces in the City's Public Art collection in walking tours. For example, "The Idaho Lumberjack" offers an opportunity to discuss the prominence of the timber industry in Coeur d'Alene as well as impacts on the natural environment. Similarly, the Suffragist sculpture recognizes the right of women to vote. There are several existing sculptures done by the same artist, see https://cdaid.org/Home/ShowPage?path=5839. | Goal 4, Policy 4B | City Staff, HPC, Arts Commission |
| Conduct a reconnaissance level survey (Downtown Core District and the Downtown North) to update previous survey data and collect data on buildings not previously surveyed. See recommendation 3.3.1-b. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Conduct a reconnaissance level survey of Fourth Avenue N within the boundary of the Midtown (MO) Infill Overlay. See recommendation 3.3.1-e. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Work with the owners of the Coeur d'Alene Nursery lands (4788 N Atlas Road, U.S. Forest Service) to conduct a cultural landscape assessment. See recommendation 3.3.1-k. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Survey at the intensive level the building at 418 Second Street N. See recommendation 3.3.1-a. | Goal 1, Policy 1A | City Staff, HPC, Consultant |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Conduct a reconnaissance level survey of City parks that have not been previously surveyed and expand the tree inventory to include trees within all City parks. See recommendations 3.3.3-a. and 3.3.4-a. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Work with the Coeur d'Alene Tribe THPO and the Idaho SHPO to identify areas of high likelihood for archaeological resources and traditional cultural properties within the city and develop policies to avoid and protect these resources so that they are not damaged. See recommendation 3.3.5-c. | Goal 1, Policy 1B | City Staff, HPC, Consultant |
| Provide an annual continuing education opportunity for the Historic Preservation Commission and encourage staff and interested City Councilors to attend. Opportunities are available with the Idaho SHPO, National Alliance of Preservation Commission (NAPC), and the Coeur d'Alene Tribe. See recommendations 3.2.1-j, 3.2.1-k, and 3.2.1-m. | Goal 2, Policy 2A | City Staff, HPC |
| Consider funding the preparation of a Multiple Property Documentation (MPD) form in conjunction with or subsequent to historic context statement preparation. An MPD is a natural next step for a historic context statement as it utilizes the information gathered in the historic context and assigns registration requirements to allow for individual properties to more easily pursue National Register of Historic Places designation. Work with the Idaho SHPO on best practices and sequencing. This proposal is an excellent candidate for CLG grant funding and/or Section 106 mitigation. | Goal 3, Policy 3B | City Staff, HPC, Consultant |

*Table 14.  Action Plan for Proposals (Long Term)*

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Conduct a reconnaissance level survey (Residential East) of substantial portions of O'Brien's first (1902), second (1902), third (1903) additions, and Boughton and Kelso addition (1903). See recommendation 3.3.1-g. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Conduct a reconnaissance level survey (Residential North) of the residential area from the south side of Reid Avenue E, north to the south side of Harrison Avenue E, and from the east side of Fourth Street N east to the west side of Eighth Street N. See recommendation 3.3.1-h. | Goal 1, Policy 1A | City Staff, HPC, Consultant |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Conduct a reconnaissance level survey (Residential Southeast) of the Coeur d'Alene (1900), Lakeshore (1907), Kaesmeyer (1907) additions, and the Mauser Subdivision of Lakeshore addition (1953). See recommendation 3.3.1-j. | Goal 1, Policy 1A | City Staff, HPC, Consultant |
| Conduct outreach to the Kootenai County Historic Preservation Commission to determine if there is interest in a cultural landscape assessment of the Rathdrum Prairie. See recommendation 3.3.1-l. | Goal 1, Policy 1A | City Staff, HPC |
| Support property owners in developing site stewardship plans to provide specific guidance and recommendations for landowners having archaeological sites on their property. See recommendation 3.3.5-e. | Goal 1, Policy 1B | City Staff, HPC, Consultant |
| Work with the Coeur d'Alene Tribe to understand if there are any traditional cultural or archaeological aspects of these areas that should inform management and to support interpretive efforts around Tubbs Hill and Blackwell Hill. See recommendation 3.3.7-a. | Goal 3, Policy 3A | City Staff, HPC, City Council |
| Implement a Landmark Tree program in addition to or as part of the Grandscale Tree designation through the Urban Forestry program to support and continue the identification, evaluation, protection, and maintenance of significant trees within the City as demonstrated in "Historic, Unusual, and Big Trees of Coeur d'Alene Idaho." This program could consider additional aspects of historical significance beyond just the scale of the tree. See recommendation 3.3.3-b. | Goal 3, Policy 3B | City Staff, HPC |
| Work with the School District and private school entities to support NRHP listing for school buildings recommended as NRHP eligible in the 1999 survey. See recommendation 3.4.2-c. | Goal 3, Policy 3B | City Staff, HPC |
| Pursue NRHP listing for municipal properties that are eligible. See recommendation 3.5.5-a. | Goal 3, Policy 3B | City Staff, HPC, Consultant |
| Identify a potential funding mechanism to support a historic preservation grant in the city and establish a city historic preservation grant program. See recommendations 3.6.4-a and 3.6.4-b. | Goal 3, Policy 3C | City Staff, HPC, City Council |
| Work through the City to conduct outreach to the Kootenai County Assessor to discuss if property tax reduction type of program or a similar version might be a useful tool for supporting property owner investment in their properties, if designated as a historic property in the National Register or Local Register (once one is formed). See recommendation 3.6.5-a. | Goal 3, Policy 3C | City Staff, HPC, City Council |

| ACTION ITEM | SUPPORTING GOAL AND POLICY | PARTICIPANTS |
|---|---|---|
| Provide incentives for the retention and continued use and/or adaptive reuse of historic resources within the infill overlay district. See recommendation 3.5.5-c. | Goal 3, Policy 3C | City Staff, HPC, City Council |
| Seek FEMA grants for seismic upgrades for municipal-owned NRHP buildings where needed. See recommendation 3.5.5-d. | Goal 3, Policy 3C | City Staff, HPC, City Council |
| Conduct outreach to owners of the private cemeteries to determine if there is interest in evaluating the cemeteries for National Register listing and if there is need of technical or financial assistance. See recommendation 3.3.6-b. | Goal 3, Policy 3D | City Staff, HPC |
| Consider a collaboration with the Arts Commission on an annual program or Historic Preservation Month (May) activity. | Goal 4, Policy 4B | City Staff, HPC, Arts Commission |

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# 8. Appendices

The following appendices include additional graphics that help illustrate the preservation plan but did not fit well within the main body of the report.

# A. Frequently Asked Questions sheet

# FREQUENTLY ASKED QUESTIONS

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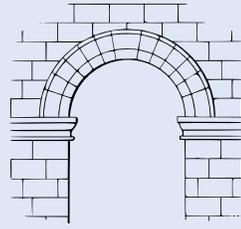
Historic Preservation FAQs related to
Coeur d'Alene's Historic Preservation Planning

**1  WHAT IS HISTORIC PRESERVATION?**

Historic preservation is a movement in planning that seeks to preserve older buildings and areas, recognizing their inherent value and also as a way to tie a place' history to its population and culture. The core parts of this process are identify, evaluate, educate, and nominate.

**2  WHAT IS A HISTORIC PRESERVATION PLAN? AND WHY DOES THE CITY WANT/NEED ONE?**

A historic preservation plan is a planning document that develops a vision for historic preservation in the city and a series of goals, policies, and actions that will help the city pursue that vision. Now is a great time for the city to create a historic preservation plan since the city's program is new and a plan will help build momentum. It also provides an opportunity for the public to comment on the direction of the program.

**3  WHAT IS HISTORIC?**

Any site, building, structure, or object that is 50-years or older. The use of "historic" preceding resource, historic district, site, building, structure, object, sign, or park carries this same meaning. Survey work supports the identification and evaluation of historic properties within the city. Property owners can then nominate their property for listing to the National Register of Historic Places in order to become a designated historic property.

**4  WHAT IS THE PUBLIC'S ROLE IN HISTORIC PRESERVATION?**

The public, including residents and property owners, hold an important role as many live in, run their businesses from, and work on historic properties within the city. Public perception of historic preservation informs the goals and polices for historic preservation in the city.

**5  WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?**

The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community state, or the nation. The National Register is administered by the National Park Service.

**6  WHAT DOES IT MEAN TO BE DESIGNATED?**

Designating a building, landscape, or site as historic brings awareness for the role the property holds as a tangible connection to our history and cultural memory. Listing in the National Register does not restrict a property owner's private property rights. Financial incentives are available to designated historic properties, recognizing their community value.

**7  WHAT IS THE VALUE OF HISTORIC PRESERVATION?**

There is a lot of value in historic preservation. It identifies significant places that support a stronger sense of shared community. Historic buildings and sites offer aesthetic and cultural value. Historic districts are less vulnerable to market volatility and economic downturns. For local businesses, it can positively impact the local economy by enhancing visitation and tourism. At a city-wide level, it can also make it easier to attract and recruit workers who are looking for a special place to live and work.

# B. Community Survey

## Coeur d'Alene Historic Preservation

**Community Survey**

## Introduction

The City of Coeur d'Alene received a grant from the National Park Service through the Idaho State Historic Preservation Office to prepare a historic preservation plan to guide historic preservation efforts in the city for the next 10 years. This survey will help the consultants, Northwest Vernacular, gather data about Coeur d'Alene.

Historic preservation is about ensuring the heritage and historic places that enrich our lives remain for future generations. Preserving historic places (buildings, structures, objects, sites) highlights what's already valued in Coeur d'Alene by both residents and visitors.

A historic preservation plan is the result of a process through which a community establishes its vision, goals, and priorities for the preservation of its historic resources. A historic preservation plan is a city planning document that will guide the city's historic preservation program and provide a roadmap to achieving its goals.

## Questions

1. Please tell us about yourself and your connection to Coeur d'Alene's heritage. Please choose all responses that describe you:

    a. Do you live in Coeur d'Alene? y/n

    b. Are you a business owner? y/n

    c. Are you an educator or student? y/n

    d. Do you have a general interest in history or historic preservation? y/n

    e. Do you utilize businesses in downtown Coeur d'Alene? y/n

    f. Do you live in a historic property? y/n

    g. Do you own a historic property? y/n

    h. Do you deal with history or historic preservation in your profession? y/n

    i. Do you work in real estate or the building trades? y/n


2. On a scale of 1-10, how beneficial do you feel Historic Preservation is to:

    a. Community Character

    b. Local/Heritage Tourism

    c. Economic Development

    d. Sustainability

3. How familiar are you with the historic resources within Coeur d'Alene?

    a. I'm very familiar

    b. I'm pretty familiar

    c. I'm somewhat familiar

    d. I'm not really familiar at all

4. How do you feel historic preservation is viewed in your community? Please select all that apply?

    a. It's seen as an asset to the community

    b. It's seen as a hindrance to development

    c. It's not well understood

    d. Other (please specify):

5. Do you think the City has adequate programs to promote and/or educate residents and visitors about the city's history?

    a. Strongly agree

    b. Somewhat agree

    c. Not sure

    d. Somewhat disagree

    e. Strongly disagree

6. What is your favorite historic building or neighborhood in Coeur d'Alene?

7. If you have family or friends visiting, what historic location or tradition/activity is a "must see?"

8. What buildings or places do you worry about losing in Coeur d'Alene?

9. Why do you think it is important to preserve and celebrate Coeur d'Alene's heritage? Please select up to three responses:

    a. Raises awareness of the city's history and emphasizes community pride

    b. Supports retention of community character

    c. Provides an educational opportunity for teaching the city's history

    d. Improves quality of life and creates a livable community for long term and newer residents

    e. It can encourage tourists to visit Coeur d'Alene

f. Helps us value our past and share it with future generations

10. What do you consider the biggest priority for historic preservation in Coeur d'Alene? Choose up to 3 priorities.

    a. Encourage more adaptive reuse (rehabilitation) projects

    b. Identify and document historic properties in the city

    c. Increase the number of properties listed to the National Register

    d. Public outreach/education to raise awareness on the benefits of historic preservation

    e. Increase use of financial incentives available to historic properties

    f. Celebrate the city's heritage

    g. Downtown building rehabilitation and compatible in-fill development

    h. Utilize historic preservation as a tool to support neighborhood character retention

    i. Establish a Coeur d'Alene landmark register to provide local designation and controls that protect properties from demolition

    j. Other:

11. How would you like to see Historic Preservation work in Coeur d'Alene?

# C. Community Survey Results

Historic Preservation Plan Survey

## Q1 Please tell us about yourself and your connection to Coeur d'Alene's heritage. Please choose all responses that describe you:

Answered: 246     Skipped: 1
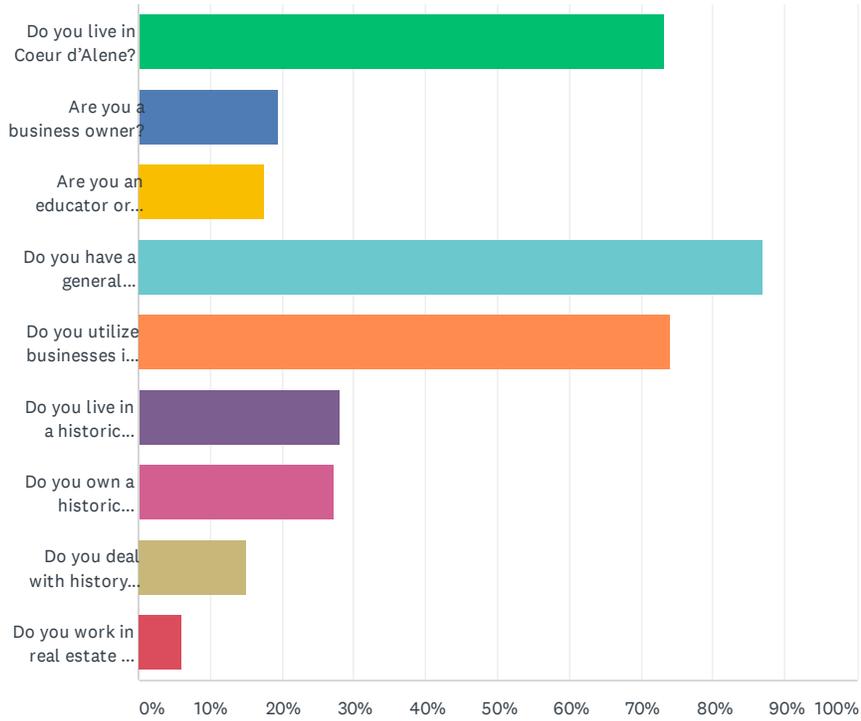


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Do you live in Coeur d'Alene? | 73.17% | 180 |
| Are you a business owner? | 19.51% | 48 |
| Are you an educator or student? | 17.48% | 43 |
| Do you have a general interest in history or historic preservation? | 86.99% | 214 |
| Do you utilize businesses in downtown Coeur d'Alene? | 73.98% | 182 |
| Do you live in a historic property (over 50 years old)? | 28.05% | 69 |
| Do you own a historic property (over 50 years old)? | 27.24% | 67 |
| Do you deal with history or historic preservation in your profession, or serve on a historic preservation commission? | 15.04% | 37 |
| Do you work in real estate or the building trades? | 6.10% | 15 |
| Total Respondents: 246 | | |

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## Q2 How beneficial do you feel Historic Preservation is to the following items:

Answered: 247    Skipped: 0
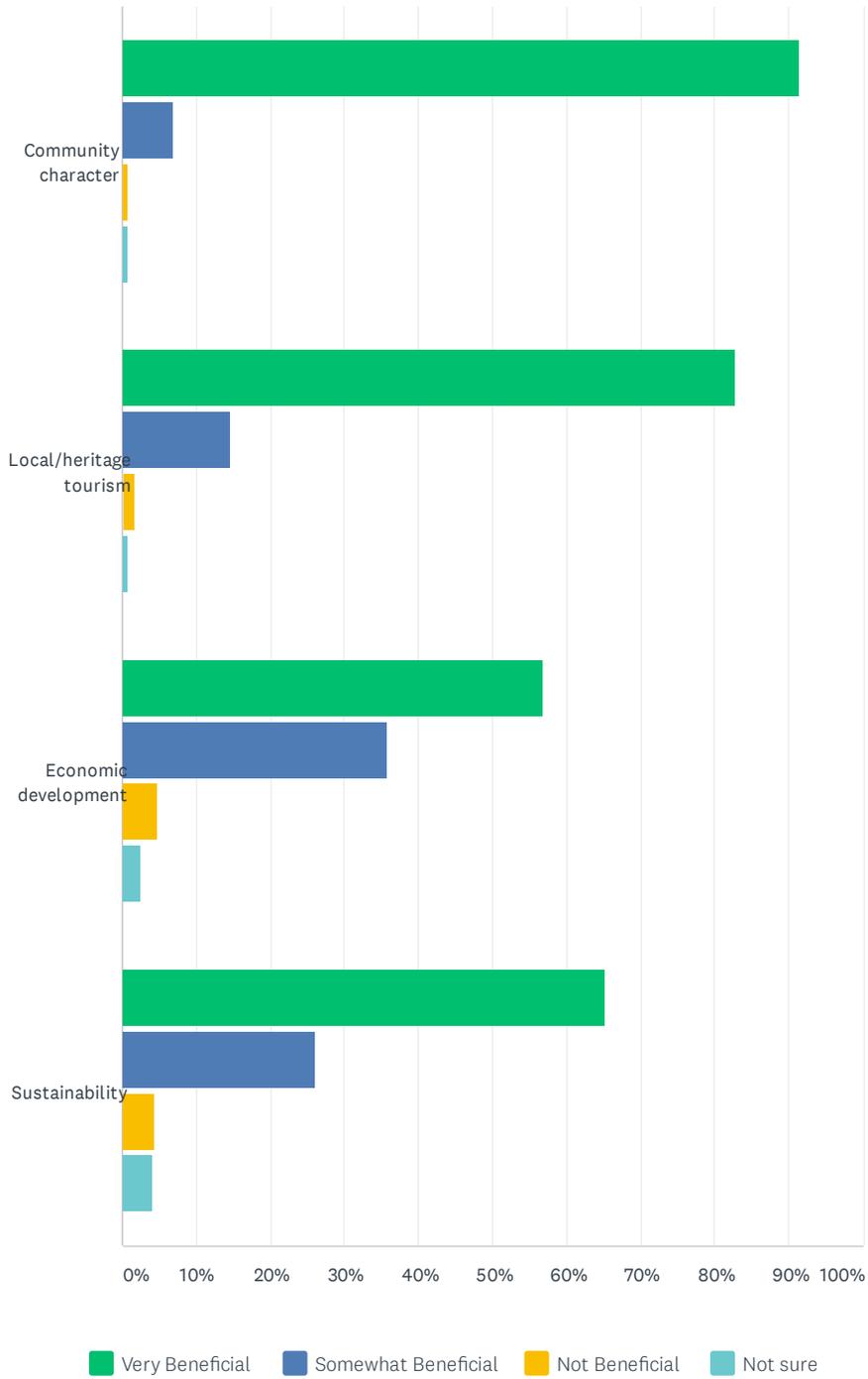


Legend: Very Beneficial | Somewhat Beneficial | Not Beneficial | Not sure

Categories: Community character, Local/heritage tourism, Economic development, Sustainability

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| | VERY BENEFICIAL | SOMEWHAT BENEFICIAL | NOT BENEFICIAL | NOT SURE | TOTAL | WEIGHTED AVERAGE |
|---|---|---|---|---|---|---|
| Community character | 91.43% 224 | 6.94% 17 | 0.82% 2 | 0.82% 2 | 245 | 1.13 |
| Local/heritage tourism | 82.93% 204 | 14.63% 36 | 1.63% 4 | 0.81% 2 | 246 | 1.22 |
| Economic development | 56.91% 140 | 35.77% 88 | 4.88% 12 | 2.44% 6 | 246 | 1.58 |
| Sustainability | 65.31% 160 | 26.12% 64 | 4.49% 11 | 4.08% 10 | 245 | 1.56 |

## Q3 How familiar are you with the historic resources within Coeur d'Alene? For the purposes of this survey, please consider buildings, sites, and objects around 50 years of age or older

Answered: 247   Skipped: 0
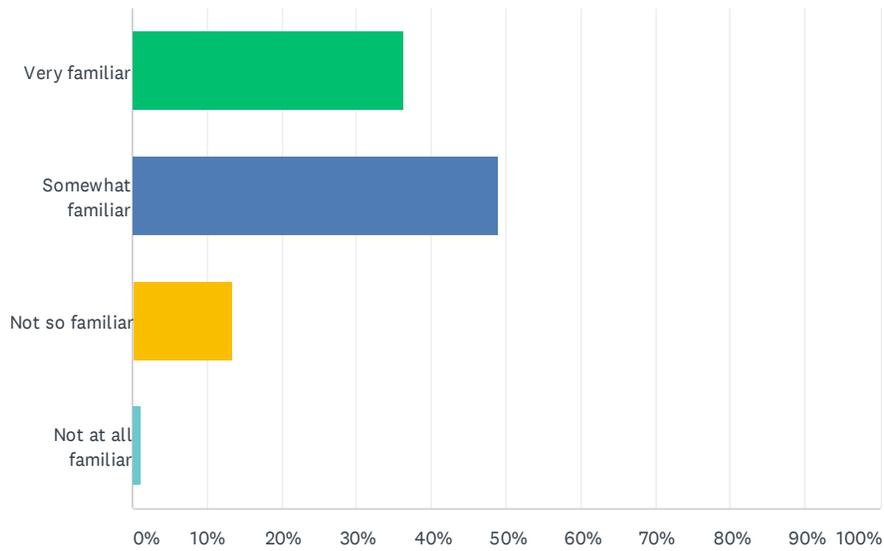


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Very familiar | 36.44% | 90 |
| Somewhat familiar | 48.99% | 121 |
| Not so familiar | 13.36% | 33 |
| Not at all familiar | 1.21% | 3 |
| TOTAL | | 247 |

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## Q4 How familiar are you with any of Coeur d'Alene's historic landmarkers located throughout the city?

Answered: 245    Skipped: 2
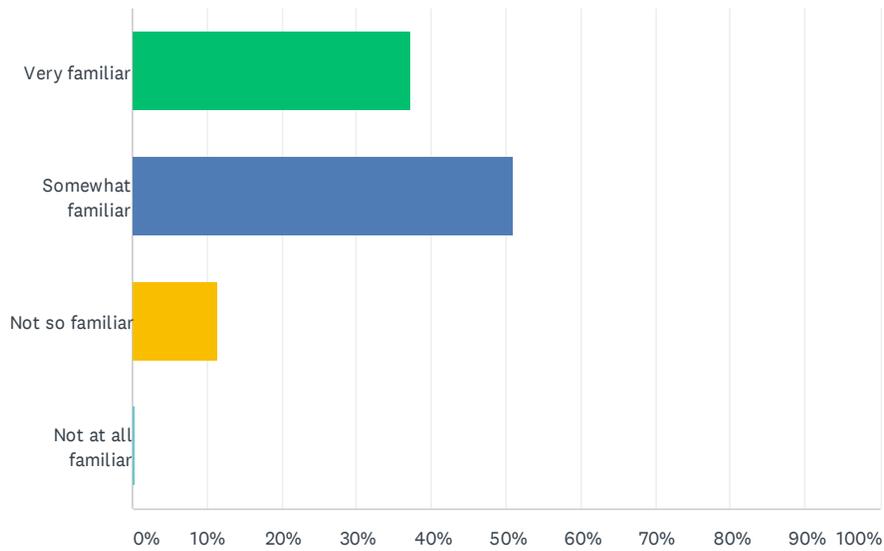


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Very familiar | 37.14% | 91 |
| Somewhat familiar | 51.02% | 125 |
| Not so familiar | 11.43% | 28 |
| Not at all familiar | 0.41% | 1 |
| TOTAL | | 245 |

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## Q5 How do you feel historic preservation is viewed in your community? Please select all that apply?

Answered: 235    Skipped: 12
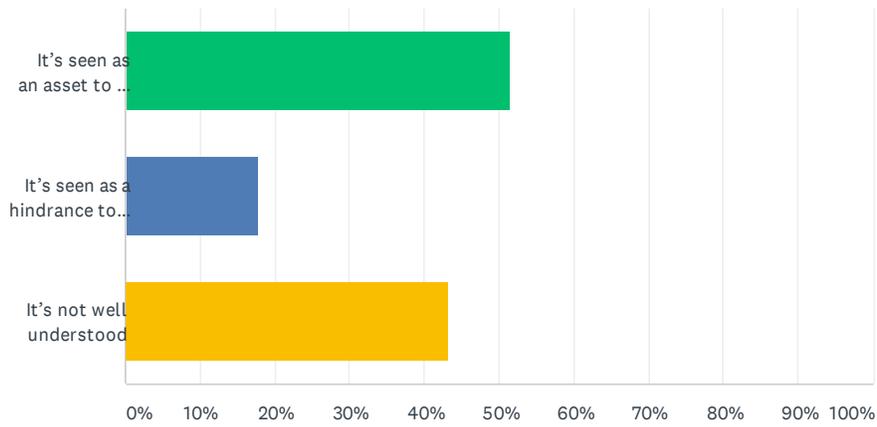


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| It's seen as an asset to the community | 51.49% | 121 |
| It's seen as a hindrance to development | 17.87% | 42 |
| It's not well understood | 43.40% | 102 |
| Total Respondents: 235 | | |

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## Q6 Do you think the City has adequate programs to promote and/or educate residents and visitors about the city's history?

Answered: 243    Skipped: 4
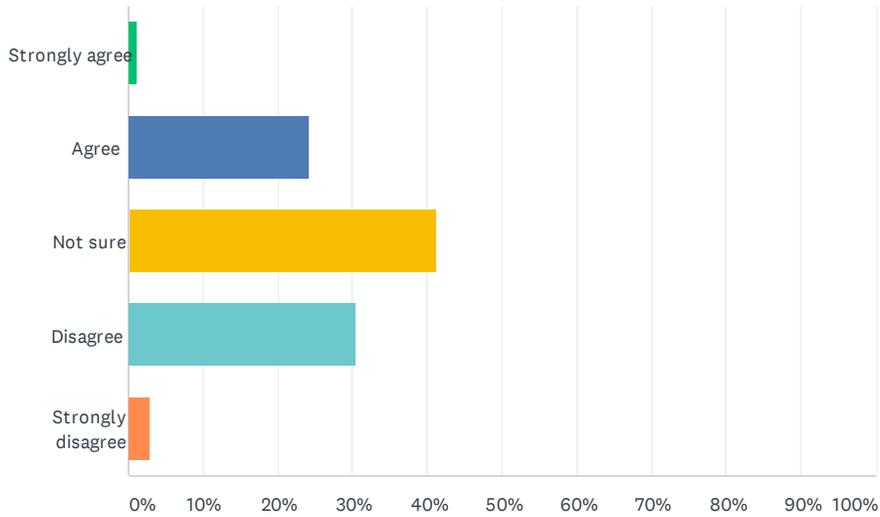


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Strongly agree | 1.23% | 3 |
| Agree | 24.28% | 59 |
| Not sure | 41.15% | 100 |
| Disagree | 30.45% | 74 |
| Strongly disagree | 2.88% | 7 |
| TOTAL | | 243 |

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## Q7 Do you believe that historic preservation should interact with public art in the city, if at all (e.g., recognizing local history through art)?

Answered: 244    Skipped: 3
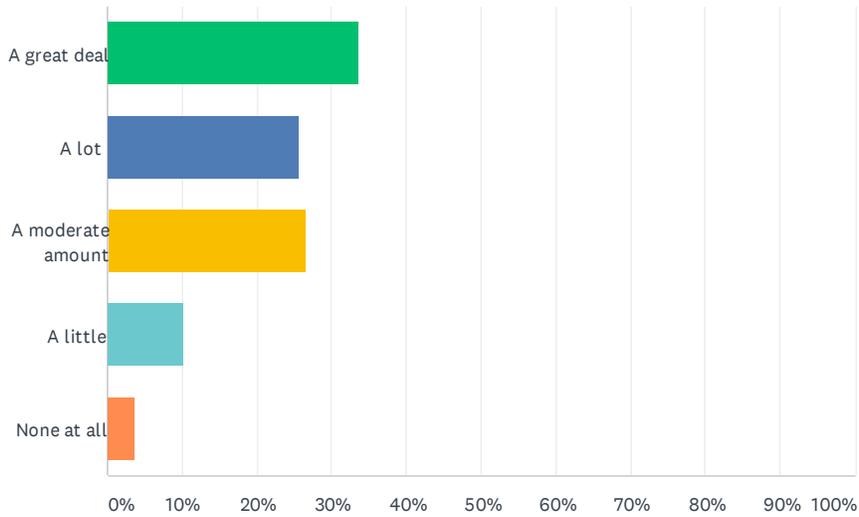


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| A great deal | 33.61% | 82 |
| A lot | 25.82% | 63 |
| A moderate amount | 26.64% | 65 |
| A little | 10.25% | 25 |
| None at all | 3.69% | 9 |
| TOTAL | | 244 |

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# Q8 What is your favorite historic building or neighborhood in Coeur d'Alene?

Answered: 230    Skipped: 17

Frequent answers included Downtown Coeur d'Alene, the Fort Grounds/Fort Sherman, City Park, Sherman Avenue, Old City Hall, and St. Thomas Catholic Church.

| | | |
|---|---|---|
| 4th and Sherman | Downtown Coeur d'Alene | Fort grounds neighborhood and the JC White House |
| All of the historic houses and most of the downtown area. | Downtown Sherman | Fort Grounds, Fort Sherman, the Gathering Place |
| All of them, hard to choose! | East Mullan District and downtown | Fort Grounds, including Memorial Field  Old City Hall  White House.  Really excited about the "New" Museum. |
| Anything along Sherman or 4th | Forest Cemetery | |
| Blackwell House, Roosevelt | fort ground | |
| Around NIC and Cougar Gulch. East Sherman is quite interesting also.  The  newcomers and young people will likely never know/appreciate/understand places like the mill area that is now becoming Atlas Park. History is always in the making. Thank you for all you are doing!! | Fort Ground | Fort Grounds. |
| | Fort Ground | Fort sherman |
| | Fort Grounds | Fort Sherman |
| | Fort Grounds | Fort Sherman |
| | Fort Grounds | Fort Sherman and North Idaho College area.   One of the main encampments of the Coeur d'Alene Tribe/Nation |
| | Fort Grounds | |
| | Fort Grounds | |
| | Fort Grounds | |
| Blackwell house | Fort Grounds | |
| Blackwell House | Fort Grounds | Fort Sherman area |
| Boyd ave. sledding hill district | Fort grounds | Fort Sherman Buildings |
| Burt's music. It was my Grandpa Whiteley's grocery store. The 1st IGA in Coeurd'Alene. | Fort grounds | Fort Sherman buildings |
| | Fort Grounds | Fort Sherman buildings, Federal building, Blackwell house, JC White house, Railway substation |
| | Fort grounds | |
| City beach and Memorial Field | Fort Grounds and Government Way south of Harrison.  Many downtown buildings and churches with the older architecture. | Fort Sherman Chapel |
| City Beach and the court house | | Fort Sherman Chapel |
| City park | | Fort Sherman Chapel |
| Coeurd'Alene City Park | | Fort Sherman Chapel |
| Courthouse | | Fort Sherman Chapel |
| Courthouse downtown | Fort grounds and historic schools | Fort Sherman Chapel.  Was married there almost 41 years ago. |
| Dalton Gardens | | |
| Down town are | Fort Grounds and homes around downtown CDA | |
| Downtown | | Fort Sherman Grounds |
| Downtown | Fort Grounds and remnants of Ft. Sherman at NIC | Fort Sherman grounds, Sherman Ave, city park and beach. Please, no more high rise anything downtown. |
| downtown | Fort Grounds and the Garden District. . | |
| Downtown & surrounding neighborhoods. Harrison | | |
| | Fort Grounds area | |
| Downtown CdA. | Fort Grounds neighborhood | |

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| | | |
|---|---|---|
| Fort Sherman park | Historic buildings or neighborhoods only account for the white settlers history. It is more significant to include, indeed FEATURE, the indigenous tribes historical spots centered around Lake CdA. THE LAKE itself is the very anchor, source and point on the map of all the history that has taken place here, beginning with the geological history that created this sense of place we all must not only share but honor and respect in every chapter of its past. The museum is sorely lacking in any pre-settlers exhibits- geological or indigenous peoples that would provide the necessary foundation to have a complete archive. | I live downtown,I love everything about downtown.I have lived downtown all my life. 66 years. |
| Fort Sherman Red Church | | I love all the old houses close to downtown and in the neighborhoods in midtown |
| Fort Sherman, Historic Homes what's left of them. Preservation of green space on lakes and rivers. | | I love the area around Ft Sherman. My heart broke when I heard a tree had fallen on the Ft Sherman Chapel. |
| Fort Sherman/ Fort Grounds/ Coeur d'Alene Carousel | | I loved the White house and am extremely thankful it was saved and will live on in a new location . |
| Fortgrounds | | |
| Foster | | I'm a cda native and will always remember the old brick buildings and homes on Sherman ave. |
| Foster Ave. | | |
| Foster Avenue & Forest cemetery | | |
| Foster Avenue and Military Drive | | It's not in the city - The Snake Pit. In the city my fondest memories are of the old downtown library which sadly is now an insurance office or something like that. That would leave me with Hudson's. |
| Ft Grounds area | | |
| Ft Grounds/various buildings downtown and old houses throughout. | Historic downtown brick retail buildings with residential above. | |
| | Hitching Post | |
| Ft Sherman | Homes along Sanders Beach area. | Jc white house |
| Ft Sherman chapel. Older blogs in Downtown CdA | | Jewett House |
| | Housed moved from Sherman Ave to new site. | Little red church |
| Ft. Sherman buildings | | Love Sherman Ave and downtown houses. |
| Garden District | I can't pick one - I've always enjoyed the historic parts of CDA. The Garden, For Sherman and Sanders districts. The Fort Sherman chapel, the White House and Blackwell house and other residences, and the charm of downtown. | |
| Garden District | | Love the historical buildings! They bring so much character! I hate seeing modern building going in that detract from the history |
| Garden District | | |
| Garden District | | |
| Garden district | | |
| Garden District | | |
| Garden District | I don't have a favorite | Many homes and businesses within the downtown area especially. Old City hall, Roosevelt school, various churches. |
| Garden District | I don't have one | |
| Garden District | I enjoy the Ft. Ground area. Also the older homes in the downtown area. | |
| Garden District | | |
| Garden District | | Masonic |
| Garden district | | MasonicBldg |
| Garden District | I like looking at the boardwalk and remember when it was Playland Pier and when I would play there as a child. | McEwen Field |
| Garden district | | Midtown |
| Garden District, Sherman Arms Building, St Thomas Church, Roosevelt, I used to like the fort grounds, but parts have already been gentrified and is loosing its character. | | MNI Chapel at NIC |
| | I like the museum downtown. | |
| | I like to go visit the historic buildings on the North Idaho College Campus | |

Most of my favorites are already gone. I do love the downtown area. The old banks and city hall.

My favorite neighborhood is my own; beautiful Government Way! I would love to see our neighborhood protected from Harrison to Sherman.  I think construction and rennovations should have to be in line with the look and feel of the existing homes. A favorite historic building is the Roosevelt in.  I love the look of the building and it's use through history.

My great grandfather built three homes on 16th st and the family home at 14th and young. Those are my favorites.

My home

NIC area

NIC CAMPUS

NIC Campus buildings

Northern Pacific railroad depot

not in a positive way, but the area under and around "fort sherman" and across the river to the south

not so much buildings but the city park and tubbs hill

not sure

Not telling

Old City Hall

Old City Hall

Old city hall (Crickets), Blackwell House, and Garden District.

Old City Hall Building, 5th & Sherman Ave. Fort Grounds.

old houses on Sherman

old library 7th and lakeside and the building where Ratskellers tavern was on 14th and sherman

Older fort grounds area

Originally it was the old Coeur d'Alene high school on seventh Street. I was heartbroken when I came back to town and found that it had been torn down. Generations of my family had gone there.

Probably the Fort Grounds or Court House/Government Way to Harrison area.

Railroad Station

Residential houses and barns in the area including farmers unions Grange halls and other halls

S. Government Way residential neighborhood (trees)

Sanders Beach

Sanders Beach

Sanders Beach area

Sanders beach area and all the historic homes along the frontage road.

Sanders Beach, Garden District and Fort Grounds

Sherman

Sherman Ave

Sherman Ave and the homes in downtown area.

Sherman Ave. and Fort Grounds

Sherman between 11 th and 7th streets before they ruined it with those new houses. Used to be beautiful.

Sherman buildings. Old homes around town. But not worth "preserving" by code. Dont go there.

Sherman Church

So many I love to drive around and look at the old homes and hate seeing them torn down for ugly condos .

So many, but right now, I like the Henson building exterior.

St Thomas Catholic Church

St Thomas Church

St Thomas,  Garden District

St. Thomas Catholic Church

St. Thomas Church since 3 generations of my family were members there.

St. Thomas church, Ft. Sherman officer's home at NIC (also chapel and armory), Old library/funeral home kitty corner from the post office, courthouse, old city hall, cemeteries.

St. Thomas the Apostle Catholic Church

St.Thomas Church

The Blackwell

The Blackwelll Hotel. My Rosenberry grandparents raised six children at 820 Sherman Avenue in Cda. Some were even born there. I feel it's the most beautiful home of that era.

The building on the Northwest corner of 4th & Sherman

The building which Beacon occupies and the building in which Whoops occupies. I also love the basements/cellars of restaurants like Pita. Also seems like a tunnel system existed at some point under sherman

The carousel and the Fort Grounds

The courthouse

The downtown beach-and-park area.

The Downtown Garden District

The electric train terminal in city park or St Thomas

The entire downtown area. Slow the growth.

The Federal Building

The Federal Courthouse building on 4th and the Kootenai County Courthouse.

The Fort Grounds

The Fort Grounds

The fort grounds

The Fort Grounds and Rosenberry Drive and the Court House!

The Fort Grounds and the Garden District. I love the Chapel.

The fort grounds!

The fort Sherman area

The Fort Sherman Chapel

The Fort Sherman Chapel

The Fort Sherman neighborhood between the park and NIC.

The Ft Sherman Chapel

The garden district and some of the older building downtown like the old city hall building. I remember paying my utility bill at the old building.

The Garden District, followed by Fort Grounds, and Sherman Avenue

The Garden District!

The Garden District.

The grounds around the college have always been a favorite of mine. I also enjoy spending time along the East end of the Sherman corridor.

The houses on Foster from 7th to 11th street.

The Jewett House

The Large Tudor Home in Sanders Beach Area on the Rock, Old City Hall, The old Masonic Temple, Fort Grounds, Garden / Foster Ave District, and Sanders Beach

The Little Red Chapel

The new Museum. I love that they saved the house to benefit everyone. I'm also excited for the music consirvatory.

The Northern Pacific Depot, The J.C. White House and main street of Sherman Avenue.

The old Atlas mill, before it was demolished.

The old City City Hall or 4th & Sherman not much has changed at that intersection for 100 years

The old Masonic Lodge on Sherman

The old Masonic Temple at 6th & Sherman (before the modern stairs were added)

The old Post Office on 4th and Lakeside, circa early 60's.   The Garden district.   The old court house on Government Way.   The old City Hall/fire station on Sherman.

The old Wilson's pharmacy

The railway battery building at City park.  It is the most visible iconic and recognizable building in the city, and is recognized nationally in some cases.  It is also prominently located at the gateway to downtown and the beautiful opening to the public access of the lake.

The remaining historical houses in Sanders Beach.

The Roosevelt Inn, The Garden District

The Roosevelt School and the White House now the Cda museum  and the old city hall

The White House

The White House they moved to the park

The White house. Watched it move.  But love the Garden District with all the different styles and ages.

This is a challenge as I see our history as a "package deal" and not isolated to a neighborhood like Sanders/Garden District/ Fort Grounds....

Tubb's Hill

Tubbs Hill, the Roosevelt House, Sanders Beach area. I was so very proud of the Freedom Tree. That was not just a big old tree as some people thought. To many of us it was a big piece of history with lots of personal attachment.  Myself and many others are still in disbelief that the Freedom Tree was chopped down. Unless you are a native of Cda you would not understand the significance

We've seen all the contemporary art and installments of art based on city favors.  Mid town choices had nothing to do with adjacent businesses  ie. forks, fish.  what?

Well, besides Hudson's, that would have to be our beautiful old courthouse on Govt. Way.

What is now the Museum of North Idaho

What was the old public library on Lakeside

What's left of Sanders beach. Remember as a young child spending summers down there, and I knew when that 3 o'clock whistle went off at the mill, It was time for me to head home. That or the train that ran down Mullan Pass McEuen Park. I miss the old Coeur d'Alene.

White house on Sanders Beach

White House, future museum

Wigget building and old Cory house

## Q9 If you have family or friends visiting, what historic location or tradition/activity is a "must see?"

Answered: 225     Skipped: 22

Frequent answers included Downtown Coeur d'Alene, the lake, City Park, Cataldo Mission, and Tubbs Hill.

| | | |
|---|---|---|
| 4th of July fireworks display | Cataldo Mission, Sunshine Mine Memorial, NIC campus markers honoring native communities. | Coeur d'Alene Lake cruise with narration about the history of the Lake and historical points of interest.  The Hiawatha Trail to observe the historic markers and RR trestles.  The Cataldo Mission,  town of Wallace and Nine-Mile Cemetery also high on the list. |
| 4th of July Parade | | |
| 4th of July parade  Boat ride on Lake Coeur d'Alene | Cataldo Mission, The Mullen Trail, Settlers Grove, Trail of the Coeur d'Alenes, Wallace, Harrison, Tubbs Hill, the Fort Grounds | |
| A lake drive | | |
| A simple stroll through the beautiful neighborhoods of the Garden District, Sanders Beach and Ft Grounds. | | Cour d Alene Lake |
| | Cataldo Mission. I know, not in CDA. | Depends |
| | | Dike road |
| All of downtown CDA | Chief Morris Antelope which highlights our relationship with Cda Tribe and their rich history | Down town and the lake. |
| All of downtown. 7th and up to NW blvd | | Down town area, city parks, garden district, most areas below Best Ave. |
| All the beautiful buildings down town | City Beach / Park, Fort Playground, Memorial Field | |
| | | Downtown |
| All- Downtown CDA, Museum of North Idaho,  Rathdrum Jail and old buildings,  Cataldo Mission | City beach, museum, any local plays or music events. | Downtown |
| | City Beach/ Dike Road  Tubbs Hill | Downtown |
| | | Downtown |
| Anything to do with the bike trail | City park | Downtown |
| Beach and fort grounds | City Park and beach and Tubbs Hill | Downtown |
| Beach/park | | Downtown |
| Bed and Breakfast tour at Christmas | City park down by the lake. | Downtown   Beach, Tubb hill |
| | City park water front | Downtown and areas near CDA lake and the Spokane River. |
| Blackwell Hotel, Jewett House, East Lakeshore Drive, the Fort Grounds, and the sites of where Lumber Mills were | City Park, Memorial Field, Dike road, Fort Ground Neighborhood, Tubbs Hill | |
| | | Downtown and fort grounds |
| | City Park, Tubbs | Downtown area but head down to Wallace because of all the history. |
| Carousel | City park, Tubbs hill, | |
| Carousel, Tubbs Hill, aft Sherman area | City park/ memorial field | |
| Cataldo Mission | Coeur d'Alene Carousel | |
| Cataldo mission little NF Coeur d'Alene River. Rochat Divide Latour ck. . Lake CDA | | |

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| | | |
|---|---|---|
| Downtown CdA, the lake, Tubb's Hill, city park, McEwen park - it really is more of a historic "ecosystem" as opposed to individual pieces. Hopefully soon the Museum is in the discussion. | East Lakeshore or Rosenberry Drive | Ft. Sherman     Not many options |
| Downtown CdA. | Everything downtown. | Garden District, old Fort Sherman site/ NIC |
| Downtown Coeur d'Alene | Farragut | General tour of town, pointing out historic places |
| Downtown Garden District & Chapel in Fort Grounds | Farragut State Park | Gibbs hill |
| Downtown Sherman, the Snakepit, Tubbs Hill | Finney boat cruise | Go to City Park & beach at NIC |
| Downtown,  Sherman, McEuen park, Government way, Fort Grounds. | Fort Ground | Go to Wallace |
| Downtown,  wolf lodge, Lake | Fort Grounds | Higens point |
| Downtown, Dike Road and the Lake/River | Fort Grounds | Higgins Point (by boat) |
| Downtown, from City Park to Tubbs Hill and everything in between. If they like old houses like I do, we'll drive some of the neighborhoods where restorations have been or are being done. I've been thrilled to see so many areas of downtown being cleaned up and the homes restored as families move back into the neighborhoods. | Fort grounds | Higgins Point, Tubbs Hill, Sherman Area....I try to think of more but many have been removed. Playland pier would have been a sight to see. |
| | Fort Grounds | Hike Tubbs Hill |
| | Fort grounds | Hike Tubs Hill and bike the Route of the Hiawatha |
| | Fort Grounds  City Park | Hiking tubbs |
| | Fort Grounds and and downtown area homes | HREI and the Red School |
| | Fort Grounds and buildings | Hudson Hamburger, Tubbs Hill, downtown park, the beach and a drive through the neighborhoods. Also Cataldo Mission. |
| | Fort Grounds area including City Park | |
| | Fort grounds chapel | |
| | Fort Grounds neighborhood | Hudson's |
| Downtown, Garden District, Firt Grounds, Sherman Chapel, sanders Beach, old courthouse White House | Fort Grounds neighborhood & Fort Sherman playground | Hudson's.  Fernan lake.  I try to stay away from Hagadone businesses. |
| | Fort Grounds, carousel, E. Lakeshore Drive | |
| Downtown. | Fort grounds, Cataldo, North Idaho Museum. | Hudsons, of course! |
| Downtown/Sherman and Government way - love the trees especially! | | Huge list. |
| | Fort Grounds, Dike Road, Tubbs Hill, City Park, Lake CDA Drive, Lake, Sanders Beach. | I like to take friends or family to the CDA Resort course and tell them how it was an old mill. I also take them downtown and to Riverstone. |
| Downtown/waterfront | Fort grounds. Art on the green | |
| Drive along the lake and explain the HX of the logging industry. Seeing the eagles on the East end of the lake fish. | Fort Sherman | |
| | Fort Sherman | I only tell family and friends that information |
| | Fort Sherman | |
| | Fort Sherman | I'm a Coeur d'Alene Tribal member.  I take them to the headwaters of the Spokane River and the lake. |
| Driving through Fort Sherman Grounds looking at the houses | Fort Sherman | |
| | Fort Sherman and Fort Grounds walk | |
| Eagle watching and Higgins point | Fort Sherman area. | I'm not sure on this one as all of the family lives here. |
| | Fort Sherman Buildings | |
| East Lakeshore Avenue | Fort Sherman Chapel | Independence Park and the Sherman corridor |
| | Fort Sherman Playground | |
| | Fort sherman, churches | |
| | Fort Sherman/NIC | |

| | | |
|---|---|---|
| Independence Point, Playland Pier, Tubbs | North Idaho Museum and Sanders Beach area. | the city park, tubbs hill, rosenberry dr (aka the dike rd) |
| Inland empire electric railway | North Idaho Museum and Tubbs Hill | The Eagles on Lake Cda |
| Jewett House,NIC campus | Not in town, but Hiawatha Trail | The Fort Ground Church  City Park |
| Lake, beach, Tubbs Hill. | not sure | The Fort Grounds |
| Lakers Bar | Not sure | The Fort Grounds and the Veterans Memorial Bridge |
| McEuen | Nothing now because everything is gone | The Hiawatha Trail, Tubbs Hill |
| McEuen Park, North Idaho College campus, CDA City Park, the Centennial Trail, Mineral Ridge, Post Falls Dam, Farragut St. Paark | nothing specific | The historic white house |
| Mineral Ridge | Old Schools (elementary) buildings | The lake |
| Mineral ridge | old town area of CDA, east Sherman | The lake |
| Museum | Other then she beach and parks, not much. | The lake views, Sanders Beach, dike road and Lake CdA drive |
| Museum of North Idaho, | Park | The Lake, City Park |
| Museum, lake (discussions of prior activities/mills) Fort Sherman, NIC, downtown housing | Reading bert russell | The lake. Tubbs Hill. |
| My family grew up in the area, but we're still learning a lot about different aspects of the region's history. My mom has never been to the museum, however, and I'd like to take her this year. Not CDA specific, but we have taken many friends and family members on the Trail of the Coeur d'Alenes and Hiawatha. Lots of great historical significance there. | Robert Singletary at the North Idaho Museum.  He needs to build historic steam boats with the help of North Idaho College Machinists. | the lake...dike road |
| | Sanders Beach | The mountains and trails surrounding the area. Farragut State Park. |
| | Sanders beach | The museum |
| | See answer above | The Museum , the "White House", & many others... |
| n/a | Shared Harvest Community Garden, Garden District | The Museum of North Idaho. |
| N/A | Sherman Ave | The new museum.  Another of the other buildings are gone now. |
| No family from out of town. | Sherman Ave | The old homes in the downtown area. |
| Non in Coeur d alene | Sherman Avenue, followed by the Fort Grounds. | The old hospital at Lakeside and 7th along with St. Thomas church. |
| none | Snake Pit, a drive around Garden District. | The older neighborhoods in downtown Coeur d'Alene.  Ft Sherman.  Etc.  We've done a lot of walking, exploring in the downtown area in the nearly 30 years we've lived in Kootenai County.  Robert Singletary and the Museum of North Idaho are incredible north Idaho assets. |
| None | St. Thomas, Fort Sherman chapel, the Garden District, | |
| None. Only old people who do not spend money care about old stuff. Look at the demographics. How is that stupid carousel doing? Old people... look forward not back | That's not how our guests like to spend time. They love the local flavor and peaceful neighborhoods, shopping on Sherman, the lake and natural areas. | The park...Tubbbs hill. The lake. |
| | | The Snake Pit    Hudson's |
| North Fork Cd'A River or Priest Lake | The Boardwalk and downtown business/buildings as a whole | They don't visit.  Too much white privilege and anger. |
| North Idaho Museum | The buildings by the college | Tibbs Hill |
| | The carousel | |

| |
|---|
| trip to the old mission |
| Tub's Hill |
| Tubbs |
| Tubbs hill |
| Tubbs Hill |
| Tubbs Hill |
| Tubbs Hill |
| Tubbs hill |
| Tubbs hill |
| Tubbs hill |
| Tubbs Hill |
| TUBBS hill |
| TUBBS HILL  DOWNTOWN BUILDINGS   THE CHURCHES |
| Tubbs Hill and Forest Cemetery. |
| Tubbs Hill, Fort Grounds, Sherman Ave. |
| Tubbs hill, Fort Sherman, Lake steamers marker |
| Tubbs Hill, Mineral Ridge, Carousel, Board walk, beach, park |
| Tubbs Hill. |
| Tubs Hill |
| Tubs hill |
| Tubs Hill walk |
| Tubs Hill, Mineral Ridge, the NIC beach belonging to our natives. |
| Walking the beach |
| We take them to Murry, the cemetery in Murray, to Burke, to the Cataldo Mission, to the giant cedar forest. |
| Well, after a visit to Hudson's, a boat ride on the lake is a must! |
| yes |

# Q10 Why do you think it is important to preserve and celebrate Coeur d'Alene's heritage? Please select up to three responses:

Answered: 243    Skipped: 4
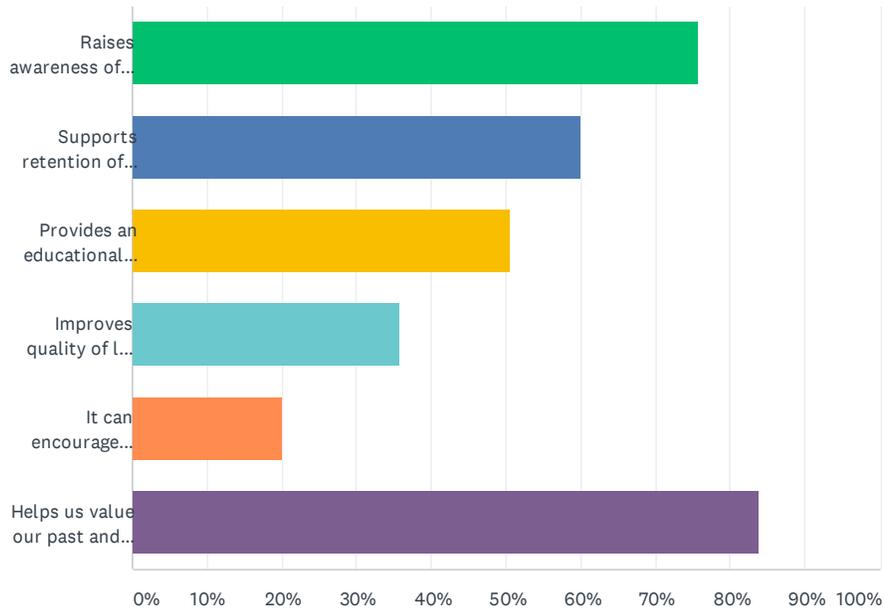


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Raises awareness of the city's history and emphasizes community pride | 75.72% | 184 |
| Supports retention of community character | 60.08% | 146 |
| Provides an educational opportunity for teaching the city's history | 50.62% | 123 |
| Improves quality of life and creates a livable community for long term and newer residents | 35.80% | 87 |
| It can encourage tourists to visit Coeur d'Alene | 20.16% | 49 |
| Helps us value our past and share it with future generations | 83.95% | 204 |
| Total Respondents: 243 | | |

## Q11 What do you consider the biggest priority for historic preservation in Coeur d'Alene? Choose up to 3 priorities.

Answered: 240    Skipped: 7
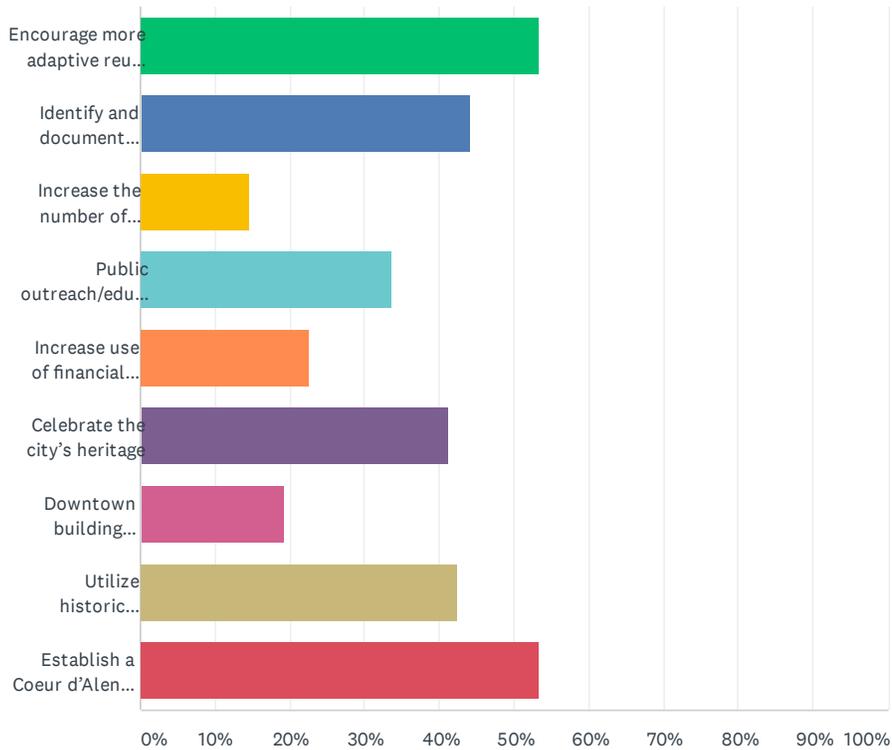


| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Encourage more adaptive reuse (rehabilitation) projects to save historic properties | 53.33% | 128 |
| Identify and document historic properties in the city | 44.17% | 106 |
| Increase the number of properties listed to the National Register | 14.58% | 35 |
| Public outreach/education to raise awareness on the benefits of historic preservation | 33.75% | 81 |
| Increase use of financial incentives available to historic properties | 22.50% | 54 |
| Celebrate the city's heritage | 41.25% | 99 |
| Downtown building rehabilitation and compatible in-fill development | 19.17% | 46 |
| Utilize historic preservation as a tool to support neighborhood character retention | 42.50% | 102 |
| Establish a Coeur d'Alene landmark register to provide local designation and controls that protect properties from demolition | 53.33% | 128 |
| Total Respondents: 240 | | |

## Q12 How would you like to see Historic Preservation work in Coeur d'Alene?

Answered: 177     Skipped: 70

This question garnered a range of responses, with some differing perspectives. The majority seemed to focus on increased community awareness, protection of historic resources, and developing strong partnerships to support historic preservation.

A committee formed with a wide variety of persons interested in historic preservation to make decisions

A guide to distribute to visitors to help them locate historical areas and to educate about the heritage of the area.

A panel of locals (more than say 30) years who have seen our past and want it preserved, helping make future decisions. For the publice to have a say in the future development of our cities.

Above items

After such a divisive year, having something to bond and unify residents is needed.

Allow Everyone to be heard

Balanced commission members

Be informative

Better. We tried to participate in the historic property inventory project in the a garden district. It was very disorganized.

By identifying and then prioritizing properties at risk, like the recent Hamilton House. Preserving them and possibly reuse them.

By taking action of protecting the historic value of something before it is torn down and replaced with ugly condos.

By valuing it

Can't wait to visit the new house museum

City offer historical tours.

Collaboration and education of the community.  Economic incentives to restore versus demolish. This is also true for managing the trees in our community. With recent storm we lost precious mature trees. I see beautiful mature trees cut as huge homes are built. The historical buildings and natural surroundings need to be preserved and nurtured.

Committee to be open to citizens comments and desires and having a complete open dialogue between the two groups

Community buy in especially keeping residential character

Comprehensive, systems approach.  Proactive not reactive

Continue research and educate people of the benefit of Historic Preservation.

Continue to seek grants and community input.

Continue with the great folks working and preserving historical places and things of importance.  Making us feel We Are HOME here!  BTW, I live in Post Falls, but consider CdA MY town also!!

Correct trim on outside of old buildings

13 / 13

Council support it more

Create awareness of what city is working and resources for those interested.

Create Public awareness without putting restrictions on folks with older homes. No forced restoration requirements by neighborhoods on individuals.

Document & research buildings to save them

Documentation and awareness.

Educate, preserve and enhance for future generations.

Education and also retention and rehab historic buildings.

Education and outreach. Work with other orgs to promote the need to preserve history or lose it forever.

Education, outreach through walking tours, self exploration through self guided link tours, recognition of improvements and preservation by owners. Light touch awards and recognition. Limited government funding and intervention. Self driven, small tax incentives.

Encourage preservation of older buildings.

Encourage the continued use of historic properties and sites.

Encourage upgrading of existing structures and infill with similar character to create distinct places with distinct character.

Engage the public to participate instead of being a governmental agency exclusively.

Establish a landmark register, and highlight the historic event or structure with roadside signage.

Establish a special planning and development commission to development guidelines and review proposals construction pertaining to historic buildings and neighborhoods

First move is to create a local registry, including documenting buildings before they are torn down, if they are to be demolished. The registry should also allow new or prospective owners to see the history of their property and understand that they are simply caretakers of a piece of our community and the responsibility that goes along with it.

Focus a little more on individuals and their contributions to the city. Focus less on historians who dress up and more on linking the past to the present and future through descendants.

Focus on native American peoples, values and identity

For community involvement and education to students of all ages. It would benefit our educators as well.

For goodness sake, STOP tearing down our beautiful old houses!

Form a committee or commission, include partners such as the college and museum. Invite citizens with special interest (architecture, history, genealogy groups, etc) or neighborhood historic preservation to participate.

Form some sort of community coalition or group with some requirements of those involved. Make sure to have some long time residents who have the historical memories and information.

Funds to those who seek to preserve historical sites regardless of business interests.

Get a strong voice to speak out against property development companies who see quick profit in re-inventing Cda in their narrow mind set. Cda is fast being run over and rubbed out in the sole name of progress and short term profit. When the patina of the past is gone the town will just be another one only found in picture books and its history will fade and the magic disappear in the shadows caused by the erection of yet another high rise.

Hand in hand with community outreach/education. Utilize students in work-study programs and retirees. Should be an accessible volunteer activity for community members.

Have cross section of local residents involved

Heritage Walk or virtual tour

Historic preservation should be an active part of all future planning decisions. The character of the city is eroding as we lose our past to development.

I am so tired of developers leveling homes in downtown, midtown areas and putting up large homes not matching the neighborhood which take up the entire lot. Vacation rentals help destabilize neighborhoods. Tenets are often loud & enter into neighboring properties uninvited.

I believe to help future generations understand the community as a whole a good history preservation helps connect the past to the present.

I don't know

I feel that the City is already making and taking steps. Example is the rehab of Memorial Field and the White House (New Museum).

I haven't thought much about it. Sorry.

I think the funds could be better spent on infrastructure and parks/rec programs.

I think this is a good way to start with a committee and input.

I would like historic preservation to have some "teeth" to help preserve historic properties and retain the character of neighborhoods and downtown. I would also like there to be increased education to bring awareness to preservation and gain more "allies". I wish I could have picked more options above, but I do think historic preservation is about celebrating our heritage and using it to our advantage, creating/maintaining sense of place and quality of life.

I would like more awareness of buildingsand people that are part of our history

I would like more preservation and more publicity of it so residents can be more informed.

I would like to know what is possible as far as community involvement.

I would like to see a documentation of our historic structures, the stories behind them, and incentives to property owners to retain their character, but still adaptive reuse.

I would like to see a stronger emphasis on Historic Preservation, but not so much so that it becomes a hindrance to redevelopment of property that may not be suitable for preservation

I would like to see greater efforts to incorporate Coeur d'Alene Tribal cultural resources and interpretations of landmarks in the historic preservation work in Coeur d'Alene. It does the community a great disservice to consider only the white, colonizer history of this landscape and not the complex and culturally rich experience of this place by Coeur d'Alene, Spokane, Nez Perce, Kootenai, and other tribes.

I would like to see identification, documentation and evaluation of historic properties in cda. Then make sure that any new growth is in keeping with historic neighborhoods. Right now new construction is run smock and destroying historic neighborhoods and downtown.

I would like to see the character of the downtown maintained with stret.facing buildings with a historic look and feel

I would like to see the museum enlarged so more history can be displayed

I would love to see beautiful old neighborhoods remain single-dwelling homes that are architecturally in line with the area.

I'd like to see building codes for new builds in downtown neighborhoods so they resemble the old classic styles, same with retail space. Also NO high-rises.

I'd like to see if be a tool to identify historic homes and buildings that are vulnerable so community efforts can be made to protect them, or a search made for private buyers/investors who would be interested in preserving said properties.

I'd like to see individuals be able to take the initiative, with some help from the city and state, to preserve and adapt the historic resources of the city so they continue to be part of the city's historic character.

I'd like to see more emphasis on the historic work in CdA and not let one small group with all the money dictate how CdA should present itself. There should be more checks and balances to ensure someone can't just but the land and tear down everything on it to make it look appealing to their out-of-state customers.

I'd like to see more of an awareness and focus on historical buildings as beautiful, and a way to encourage new developments and buildings to to adopt a more historically compatible character, rather than the generic housing development style that is becoming more and more prevalent.

I'd like to see the lousy homes they're building downtown to stop. Only permit those that match the character of the neighborhood.

I'd like to see the preservation of historical buildings and landmarks for future generations

I'm not really sure how it works...but preserve CDA. Please prevent it from becoming a place filled with (seasonal?) residents who would be ok with CDA becoming Lake Tahoe 2.0 or a colder version of Southern California. There is a reason people love it here. Let's keep CDA CDA. Remembering where it came from will direct CDA in what it will become.

I'm not really sure. I think there should be balance between keeping the city's history intact while developing responsibly to meet the current and future needs of the city. With the recent and expected population growth of the city and surrounding area, it is important to me to make sure that there is oversight in regards to preserving history when it comes to how the needs of those people will be met.

Identify buildings to be preserved and protect them from demolition. Establish rules to follow when remodelling these properties.

Identify historic properties and encourage salvage and upkeep rather than demolition to build something new.

In person

Increased awareness and promotion of historical sites

| |
|---|
| It should be even-handed focused on retaining the history without putting unreasonable restrictions on property owners |
| Keep as many old buildings and streets as are saveable! Let "modernization" be outlying only! |
| Keep at it and publicize works in progress |
| Keep historic areas and no skyscrapers |
| Keep our history alive and our landmarks safe |
| Keep out town from loosing it heritage. |
| Keep outside developers from destroying our city |
| Keep the beautiful old buildings |
| Keep what we have and stop building high rises. |
| Keeping some older areas intact. |
| Keeping the historic architecture... |
| Large incentives to those willing to invest their own funds to preserve history; Celebrate our history locally in the county |
| Left to stay |

| |
|---|
| Maintain historical facades while creating LEED gold or better building code. I've been here since 1991, but I see cities in Northern California do fantastic Historical renovations. Uber HQ was a historical renovation. More things like innovation collective will preserve our character. Provide incentives for historical looking signage for buildings that are historical. Create a criteria that if a building maintains certain standards they are eligible for specific tax breaks. Old Rustled Roost turning into contemporary housing diminish our cities character. Leave contemporary to Riverstone. The east Sherman corridor is hideous. You drive down I-90 heading west and see all of this beauty. Then Sherman hits, no trees followed by storage units. Old ratty Cove Bowl would have looked better. Again please adopt code in Garden, Sanders, Sherman to promote unique historical architecture. We lose millions of dollars in tourism revenue because our city is unfortunately losing it's character. |
| Maintenance, Parades, Fund raising, eliminating downtown banks, community voting |
| Make it visible and known. |
| Make more Goals, to get different items done faster |
| Maybe donations from past yrs |
| More and better |
| More community awareness, stronger building requirements to maintain a historic charm in older areas such as downtown. |
| More community leaders set up to help |

| |
|---|
| More education about the history and historical sites marked and made accessible to the public |
| More opportunities for employment in historic preservation. |
| More participation from the business community. |
| More preservation and identification of such places/buildings. Informative articles in newspaper to help identify places to get community involvement |
| More publicity. |
| much more public engagement and not boutiqued or reduced to signage |
| N/a |
| no financial input from city, county. It should pay its own way |
| NOT knocking down beautiful old historic buildings to build apartments! |
| Not sure |
| Not sure |
| Not sure |
| Not sure |
| Not sure |
| Offer up information on what we can CHOOSE to do to keep our homes in line. 2)not let all the rich folks moving in try and price us out because they want cute backdrops for their walks/businesses. Just because I'm in an artificial boundary shouldn't be up to you to raise my taxes. I've paid enough for a "downtown" that is just for tourist and rich. |

Overall community education, list and describe a "self guided tour" that allows folks to navigate to places of historic interest. Possible "monuments" with photos/descriptions of "what used to be here" placed throughout town. (like where old mills/the dairy/barracks used to be located)

Partner with the City to develop codes to ensure architectural design of new structures is compatible with the CIty's historic architectural character. Avoid the "hodge podge" look of a random distribution of traditional, modern, eclectic and industrial structures. Unfortunately, this is happening now with much of the new development downtown.

Partnership between government agencies, and the Museum of North Idaho, to make preservation a priority.

Partnership with cultural groups who strengthen our community and education for our students and community members.

Preserve and present the history of the town

Preserve as much of the history for the next generation to enjoy stop tearing down beautiful old homes and buildings.

Preserve the character of downtown area and it's buildings

preserve what we have

Preserving and designating old buildings and the downtown core

Preserving our way of life including open space and buildings.

Prevent old buildings from being torn down.

Primarily through the Museum of North Idaho as they are well established with a professional staff.

Projects like the White House (new museum), giving preservation and use to historic buildings and property

Protect Character of what's left.

Publicly

Put properties to a committee, but ensure residents with generational ties are part of the committee. Those with no connection to our city long term may not see the value in what it took to create it.

Quickly. Quickly. We're falling behind the pace of development.

quit building

Quit giving in to the developers that are tearing down historic homes so they can monopolize on ugly, modern looking condos and apartments, i.e. the White House. Happy they didn't destroy it, but moved it.

Raise awareness & promote the city's historic heritage

Rehab and reuse old buildings. No more tall condos, think about the parking problem in downtown neighborhoods and don't make it worse by adding more and more multi units.

Rehab and save historic structures. Too many have already been lost to 'development"

Rehabilitate and restore as many historical (50 years +) buildings as possible. All historic trees in the City's Arbor resister MUST BE PRESERVED at all costs! New renovations should conform to neighboring historic architectural styles and lot placement.

Resident citizens working with the Planning Dept. Also, inclusion of an equal number of pro preservation reps on Planning development advisory panel. This group is heavy with developers/builders/real estate agents and investors - all profit driven - pack em in mentality. Totally biased advisory board. Shame on whoever allowed this...

Restore........Too late. I miss the CdA of my youth, And stories from my mom, my grandparents, and my great grandparents when they were live here in the Coeur d'Alene.

Save all historic bldg's.Quit bulldozing old buildings and land mark's

save our heritage

Save our historic spots from overgrowth.

Save the neighborhoods

Save the older areas in Downtown CDA. Help with Garden District becoming a Historical Area. Help with signage for older Districts. Maybe special street lighting.

Save what we have and develop a comprehensive plan that insurers future development complements and enhances the historic importance and nature of what we have valued for so long. Planning and zoning should pay attention to the effect the buildings they are approving have on both residents and tourists. The new Forest Service building is beautiful and compliments the area. The new green Credit Inion building by Winco is not only ugly but dangerous. At certain times of the day the glare from the windows blind drivers traveling east.

See above last question answered.

Seems to be average

Should be a large part of planning

Shut it down now. Or replace the committe with actual locals who are average citizens.

Signage for areas like the Garden District. Special lighting on the streets.

So many people moving here from other places! Tourists will always find this area attractive. Keep good people on your board and in your volunteer system. Good people have time, passion, some connections and skills among other excellent qualities.

Some buildings have state historical value as well as local. For example, the battery railway building is one of only two buildings of its kind left in the state and state historical entities would like to preserve them and have already pledged funds. Also, many historical locations are under advertised for visitors. With some updating of markers and more modern technology to access information about markers would attract younger generations. Thoughtful examination of resources and coordination with projects led by a commission or a local historical preservation society might be an option. Citizen input is key. HOwever, to ask citizen opinions now without knowledge of current historical inventory may not lend the same results or positive support.

Stop bringing other people into our city

Stop tearing down houses. Rebuild the Wilma.

Stop tearing down our beautiful older charming homes and buildings and restore what we have left.

That's challenging to answer in just a few sentences. I feel strongly the core mission of Historic Preservation is identify and preserve buildings and sites that have helped define and reflect Coeur d' Alene's unique history. To do that successfully, we must involve a varied and wide cross section of folks from the business community, education and historical fields, city leaders, and everyday citizens. Their input matters. It is important to build a coalition of support that will only grow over time, as our city is growing and evolving. As retired teacher, I see Historic Preservation as huge cog in the wheel of educating young and old about who we are and where we came from. We are more than shiny new buildings and a pretty lake. Coeur d' Alene has a diverse and fascinating history and preserving landmarks is critical factor in that most important mission.

The above answers are great options! I think an important history is our history of hate, so that everyone knows and we don't repeat the past.

The Coeur d'Alene of my childhood and its unique character has been ravaged by Californication. I would like to see major hurdles developed to keep non-Idahoan developers from utilizing out town to their benefit. I want to see heavy controls on business in the downtown area.

The ideas on the previous question were good

Through public art, events, and emphasis on history within the city in specific neighborhoods and buildings.

To continue to identify and develop the historical heritage of CdA and area.

To keep the downtown,to many high rises, leave it alone,the beach leave it alone.

To serve as a protecting body of CDA's historic buildings and sites, to serve as an educational body to the public interested in preserving our history and historical buildings, homes, sites and structures. To help the public seeking information and resources on how to correctly preserve and restore their personal homes and structures/buildings. To help foster educational courses at the local college on historic preservation. We need more people in the trades that focus on all aspects of historic preservation. The members on the historic preservation commission must focus on working with the community to preserve historic structures but find creative ways to do this in a productive manner vs. Hard-core rules and out of date policies. You want to be viewed as a partner not a roadblock.

To work on protection of Historic areas/properties, as perserving them helps tell the story of the history of the city/community.

Top priority is retention of existing historic buildings, requiring a certificate of appropriateness for demolition or substantial alteration. Secondary priority is design review of new construction in existing historic neighborhoods for visual compatibility with historic buildings. Should not be used as a form "blight ordinance" or HOA-type appearance regulations, but should solely focus on true historic preservation. Annual award for a good preservation or restoration project would cost little and raise public awareness. Building codes should be relaxed as far as possible to make re-use of existing buildings economically viable.

True area historians unlikely to profit from their suggestions (think of N. Idaho Museum) should be encouraged to give maximum input regarding what's worth keepiing.

Unsure

We know the consequences of "urban renewal" or destroying historic buildings for cheap new construction. If we do not take care of CDA community & history, someone else will and it will look like every other city in USA. Concrete & stucco big box stores with no historical buildings or community businesses. As Robert Singletary says, our history lives. We must maintain historic buildings and bring back the steam boats. England & Japan maintain their history, we should too. We are part of history if we choose to be. 90's stucco over historic architecture is not modern. It is vandalism and will be viewed as vandalism by future generations.

We need to preserve the historic buildings in Coeur d Alene . The place Central Elementary needs to be preserved. Designate certain properties as historic and don't allow demolish of those buildings

Well

With a diverse team of people who are willing to fight to protect our city and communities from to much expansion

With the use of incentives... development bonuses when historic properties are preserved or reutilized

Yes

# D. Additional Maps
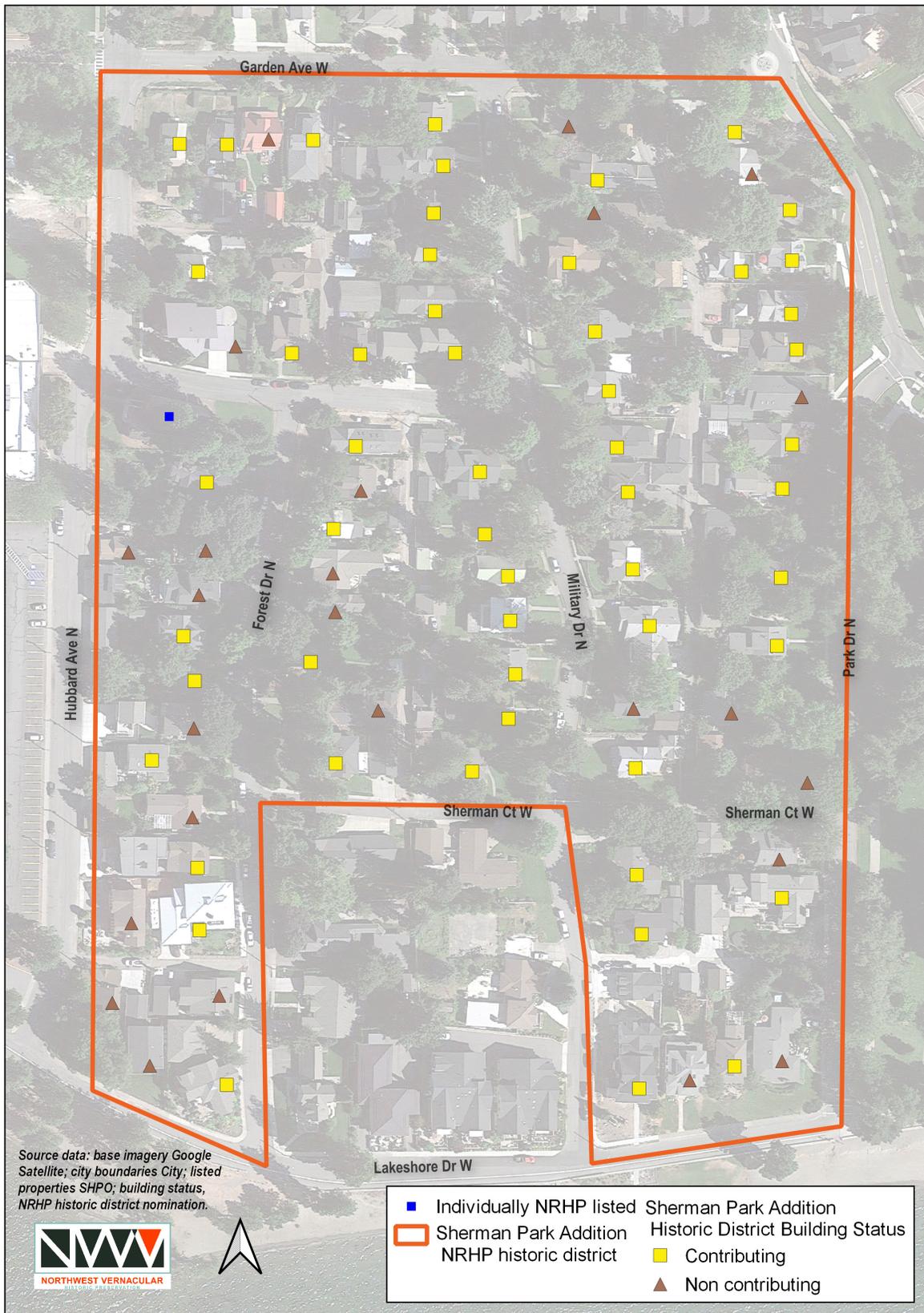


Map 3.  Sherman Park Historic District

Source data: base imagery Google Satellite; city boundaries City.

4th Ave N

Government Way N

Residential North

Forest Heights

Residential East

Downtown Core

Residential Southeast

Recommended survey areas
- 4th Ave N
- Downtown Core
- Downtown North
- Forest Heights
- Government Way N
- Residential East
- Residential North
- Residential Southeast
- City of Impact boundary
- Coeur d'Alene city limits
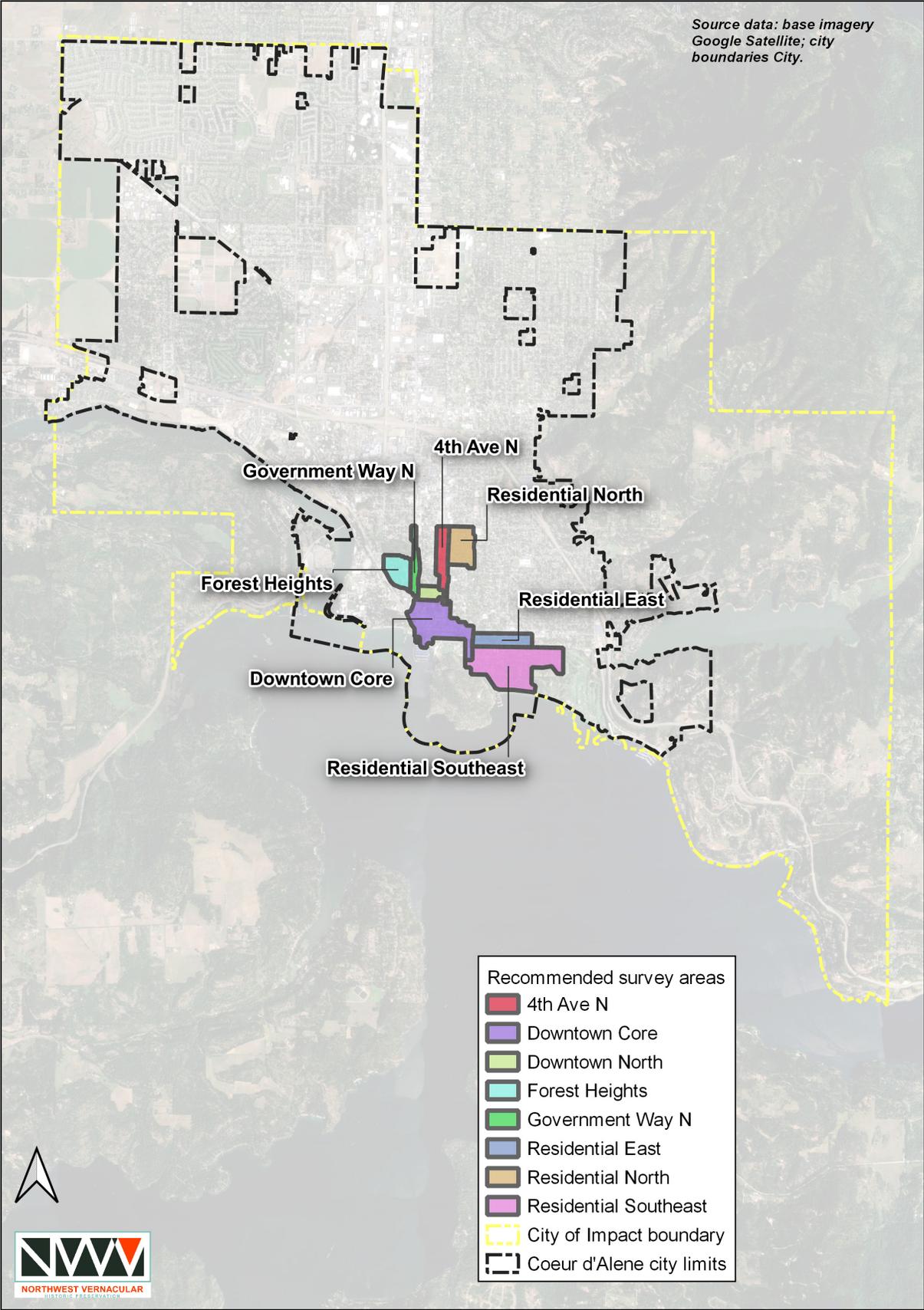
Map 4.    Citywide Survey Area Recommendations
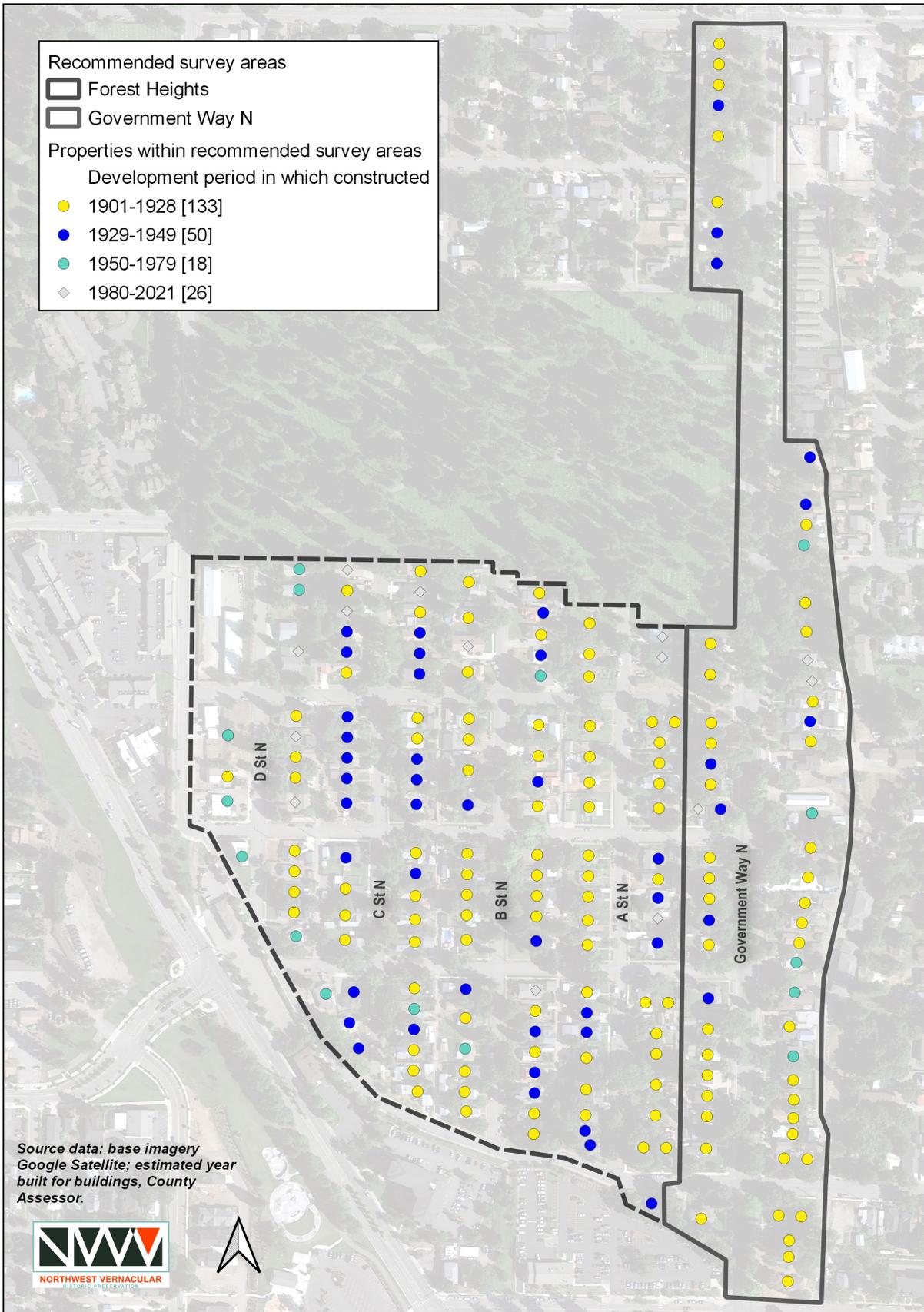
Map 5.    Survey Area Recommendations: Forest Heights and Government Way N

Legend content:

Recommended survey areas
▭ Forest Heights
▭ Government Way N

Properties within recommended survey areas
    Development period in which constructed
● 1901-1928 [133]
● 1929-1949 [50]
● 1950-1979 [18]
◇ 1980-2021 [26]

Source data: base imagery Google Satellite; estimated year built for buildings, County Assessor.

D St N
C St N
B St N
A St N
Government Way N
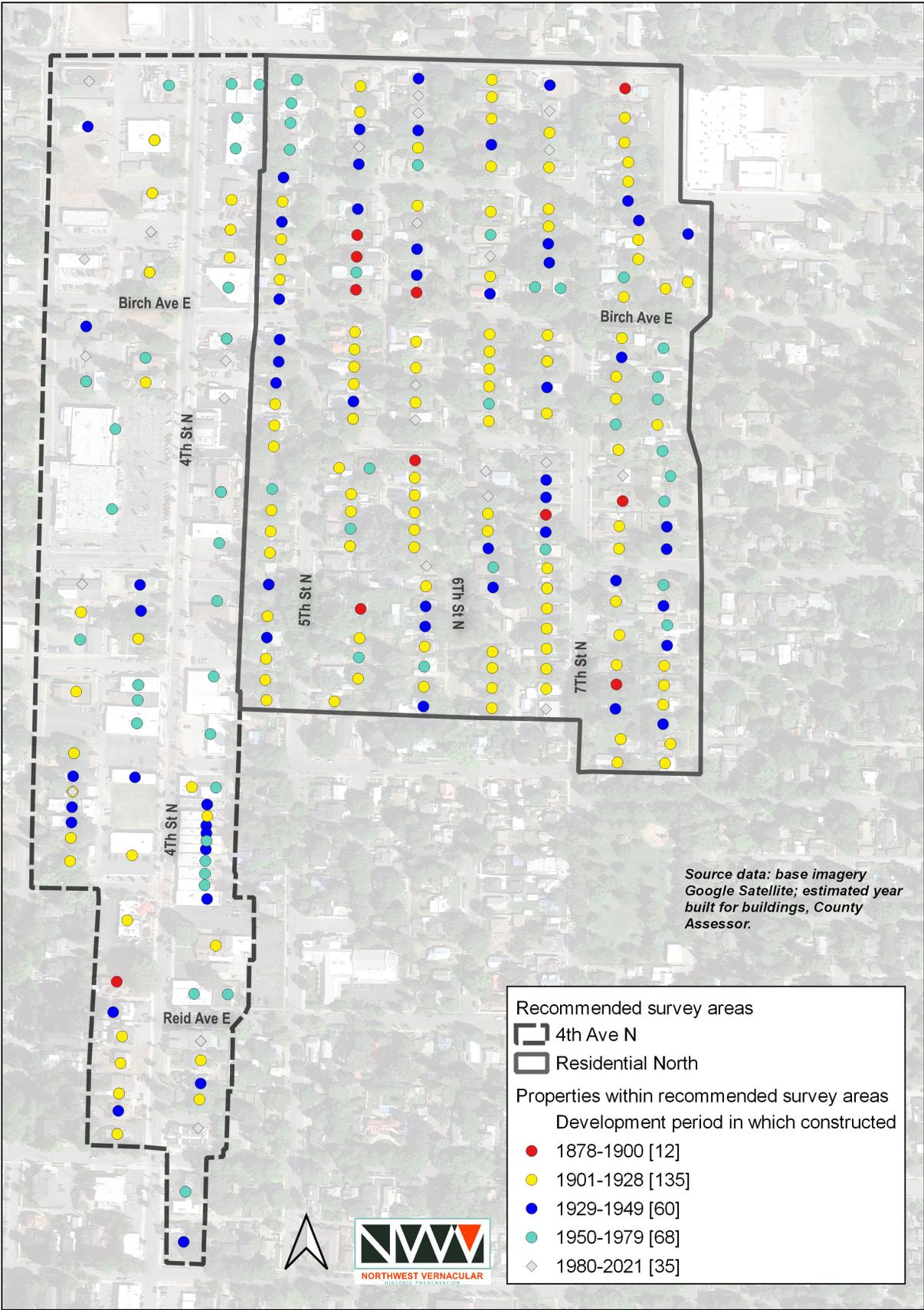
Map 6. Survey Area Recommendations: 4th Avenue N and Residential North
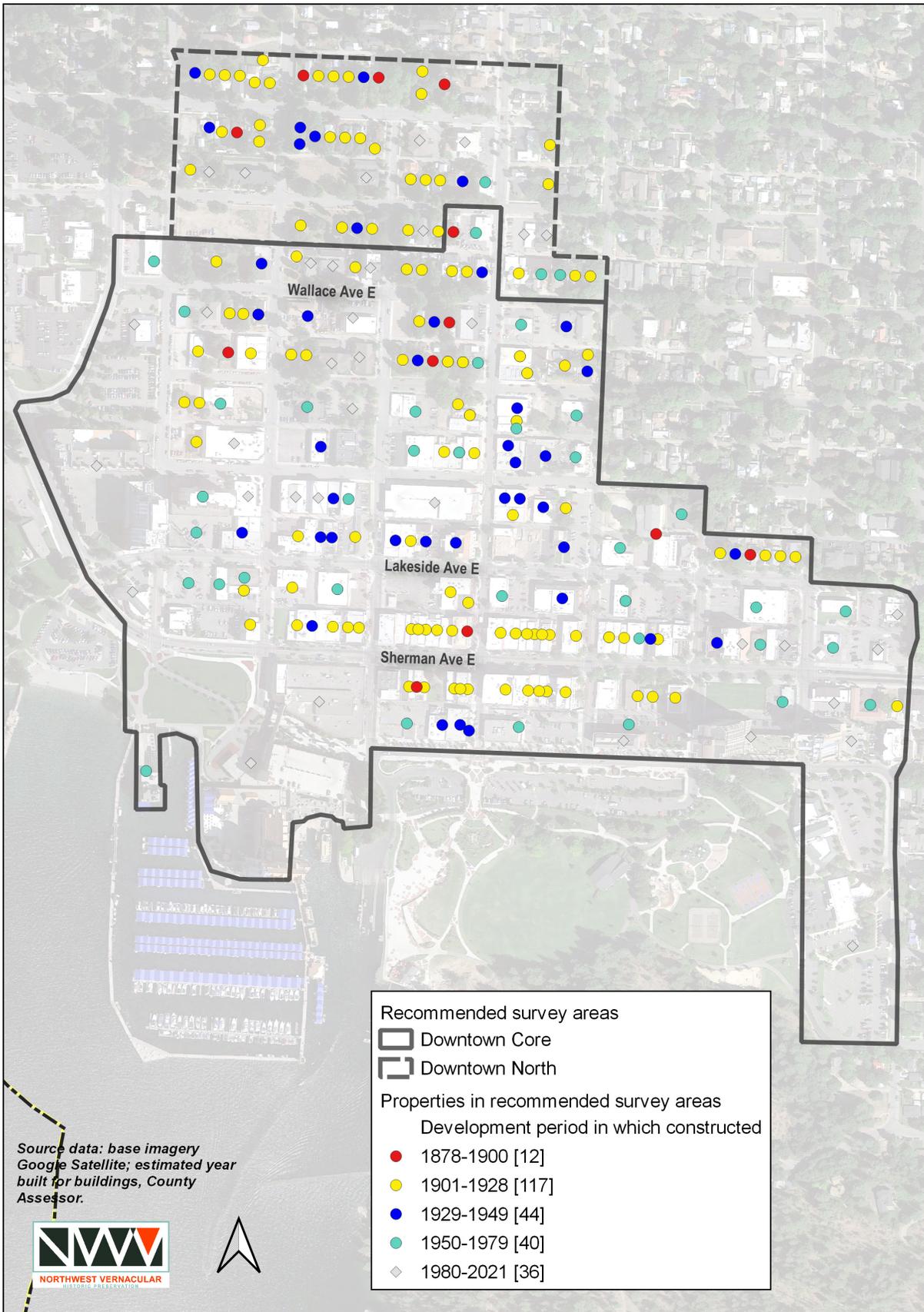
Map 7.    Survey Area Recommendations: Downtown Core and Downtown North

The legend on the map reads:

Recommended survey areas
- Downtown Core
- Downtown North

Properties in recommended survey areas
Development period in which constructed
- 1878-1900 [12]
- 1901-1928 [117]
- 1929-1949 [44]
- 1950-1979 [40]
- 1980-2021 [36]

Source data: base imagery Google Satellite; estimated year built for buildings, County Assessor.

Street labels: Wallace Ave E, Lakeside Ave E, Sherman Ave E

Map 8. Survey Area Recommendations: Residential East and Residential Southeast

Legend content:

Recommended survey areas
Residential East
Residential Southeast

Properties within recommended survey areas
Development period in which constructed
● 1878-1900 [23]
● 1901-1928 [296]
● 1929-1949 [178]
● 1950-1979 [157]
◇ 1980-2021 [147]

Source data: base imagery Google Satellite; estimated year built for buildings, County Assessor.

NORTHWEST VERNACULAR
HISTORIC PRESERVATION

Map labels: Front Ave E, 9Th St S, 11Th St S, 12Th St S, 13Th St S, Pine Ave E, 12Th St S, Ash Ave E, Mountain Ave E, 13Th St S, Dollar St S, 14Th St S, 15Th St S, 16Th St S, 17Th St S, 18Th St S

Source data: base imagery Google Satellite; city boundaries City; surveyed properties SHPO.

Inset Detail

2Nd St N

4Th St N

6Th St N

Lakeside Ave E

Front Ave E

Individual NRHP eligibility recommendations from previous surveys

■ Eligible

▲ Ineligible

○ Undetermined

Areas previously surveyed

Fort Grounds Survey

Garden District RLS

Coeur d'Alene city limits

City of Impact boundary

NORTHWEST VERNACULAR
HISTORIC PRESERVATION

Map 9.    Individual NRHP Eligibility Recommendations from Previous Surveys

Map 10.   Garden District Survey Status