

Coeur d’Alene Imposes Temporary Moratorium on Demolition Permits, Moving Permits and Significant Exterior Alterations in the Downtown Core Zoning District, Downtown Overlay-Northside, Downtown Overlay-Eastside, and Properties on the National Register Of Historic Places, excluding Residential Structures, in effect through December 17, 2024

The Coeur d’Alene City Council declared a temporary moratorium on June 18, 2024, finding that there is an imminent threat to public health, safety and welfare from the loss of important historic and cultural assets in the areas identified in Exhibit “A” in the Downtown Core Zoning District, Downtown Overlay-Northside (DO-N), Downtown Overlay-Eastside (DO-E), and properties listed on the National Register of Historic Places identified in Exhibit “B” (attached), excluding residential structures.

The temporary moratorium was imposed to protect historic properties in the downtown area while the City considers amendments to the Zoning Code, conducts surveys of the downtown properties, helps educate the community on the importance of historic preservation, considers improvements to the demolition permit process, and considers a local historic district in the downtown. The 182-day moratorium is in effect until December 17, 2024.

The moratorium applies to the demolition, removal, or significant alteration of buildings within the area identified on Exhibit “A” and the properties identified in Exhibit “B.”

It excludes outbuildings (e.g., garages), dangerous buildings, buildings that are less than 50-years-old, residential structures, or interior demolitions. It also excludes the Fort Grounds neighborhood which is a historic district and the Garden District neighborhood which is pending a historic designation.

PLEASE NOTE: Contractors and demolition companies are required to apply for demolition permits for any demolition work in the City of Coeur d’Alene, including interior work for residential and commercial remodels. Building permits are required for building alterations, both interior and exterior. Permits are also required for moving any structure. If work is done without a required permit, the homeowner and contractor are subject to a misdemeanor citation, which carries a fine of up to \$1,000, imprisonment in the county jail for up to 180 days, or both. Each day a violation occurs is subject to separate penalty.

Contact for Demolition Permits, Moving Permits and Exterior Alterations:

Building Department – (208) 769-2267 and cdapermits@cdaid.org

Contact for General Inquiries on the Moratorium:

Planning Department – (208) 769-2274 and planningdiv@cdaid.org

EXHIBIT A: DOWNTOWN CORE, DO-N AND DO-E OVERLAY BOUNDARIES



LEGEND

- ■ ■ Downtown Core
- ■ ■ Downtown North Overlay
- ■ ■ Downtown East Overlay

EXHIBIT B: NATIONAL REGISTER-LISTED PROPERTIES SUBJECT TO MORATORIUM

| NPS REF # | Property Name | Listed Date | Notes | Location |
|-----------|---|-------------|---|-----------------------|
| 79222792 | Coeur d'Alene City Hall | 8/3/1979 | <i>original City Hall</i> | 424 E Sherman Ave |
| 77000461 | Coeur d'Alene Federal Building | 28475 | | 205 N 4th St |
| 78001071 | Coeur d'Alene Masonic Temple | 5/22/1978 | | 524 E Sherman Ave |
| 85001126 | Davey, Harvey M., House | 5/23/1985 | <i>Greenbriar Inn</i> | 315 E Wallace Ave |
| 79000793 | First United Methodist Church | 6/18/1979 | | 618 E Wallace Ave |
| 79000794 | Fort Sherman Chapel | 10/25/1979 | <i>Fort Sherman buildings</i> | 332 N Hubbard Ave |
| 79000794 | Sherman School | 10/25/1979 | <i>Fort Sherman buildings</i> | 1000 W Garden Ave |
| 79000794 | McHugh House - Officers' Quarters #1 | 10/25/1979 | <i>Fort Sherman buildings</i> | 1025 W Garden Ave |
| 79000794 | Fort Sherman Powder Magazine House | 10/25/1979 | <i>Fort Sherman buildings</i> | 530 N College Dr |
| 75000633 | Inland Empire Electric Railway Substation | 6/27/1975 | <i>Human Rights Education Institute (HREI) building</i> | 414 W Fort Grounds Dr |
| 77000462 | Kootenai County Courthouse | 12/23/1977 | | 501 N Government Way |
| 76000676 | Roosevelt School | 7/30/1976 | <i>Roosevelt Inn</i> | 105 E Wallace Ave |
| 77000463 | St. Thomas Catholic Church | 10/5/1975 | | 919 E Indiana Avenue |
| 100007118 | Hamilton House | 10/28/2021 | <i>Music Conservatory - Hamilton, Boyd and Alta House</i> | 627 N Government Way |