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 50years-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

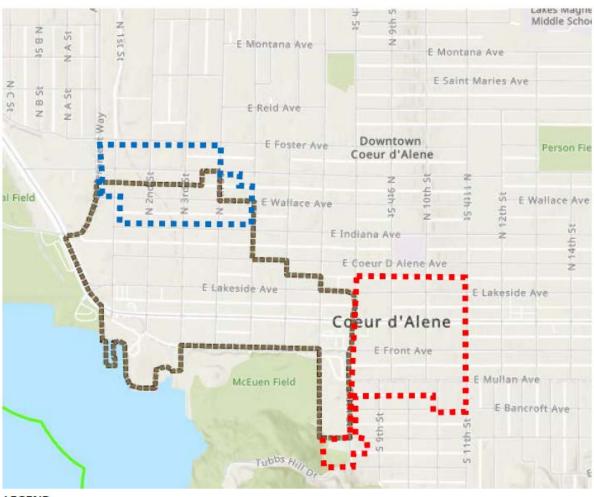


EXHIBIT A: DOWNTOWN CORE, DO-N AND DO-E OVERLAY BOUNDARIES



Downtown Core

- Downtown North Overlay
- Downtown East Overlay

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

EXHIBIT B: NATIONAL REGISTER-LISTED PROPERTIES SUBJECT TO MORATORIUM