

HISTORIC PRESERVATION COMMISSION 2025

City Hall – Conference Room #6

FEBRUARY 26, 2025

12:00 P.M.

12:00 P.M. CALL TO ORDER:

ROLL CALL: Burns, Emerson, Miller, Anderson, Sardell, Shaffer, Harro, McCracken, Shepperd

MINUTES: ** ITEMS BELOW ARE CONSIDERED ACTION ITEMS*

January 8, 2025 – Historic Preservation Commission 2025 Retreat

January 22, 2025 – Historic Preservation Commission Demolition Review Meeting

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSIONER COMMENTS:

ONGOING PROJECTS/PLANNING/AWARDS: ** ITEMS BELOW ARE CONSIDERED ACTION ITEMS*

- Logo Design
- Demolition Review Update
- Historic Preservation Month
- Government Way Corridor
- Downtown Reconnaissance Survey

Calendar:

- Downtown Survey Public Meeting (March)
- Historic Preservation Month (May)
 - Proclamation
 - Reception and Heart of History Awards Program
 - Tour(s)
 - Garden District Celebration at Phippeny Park on June 1st

TRACKING TIME: (please submit quarterly)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, ___, at ___ p.m.; motion carried unanimously.

Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

Coeur d'Alene Tribe Land Acknowledgement

We respectfully acknowledge that we are on the traditional land of the first people, the Coeur d'Alene, who have occupied the lands that include the City of Coeur d'Alene, Coeur d'Alene Lake and the Spokane River for time immemorial. The Schitsu'umsh are "Those who are found here" or "The discovered people" and they have been telling their story in song and dance for thousands of years in celebration and in hardship. We are fortunate that the Coeur d'Alenes have blessed the land and formed strong relationships to continue as stewards to protect and preserve the land, lake, and other resources. We acknowledge the Tribe's 5 Core Values for decisions related to the land and the future of the Coeur d'Alene people. We are honored to learn, grow, play and live upon the traditional territory of the Coeur d'Alene Tribe and to have the opportunity to work together to improve our land and strengthen our communities for future generations. Time Immemorial. Present. Future.

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MINUTES



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**HISTORIC PRESERVATION COMMISSION
RETREAT MINUTES**

January 8, 2025

City Hall – Conference Room #6

COMMISSIONERS PRESENT:

Walter Burns, Chair
Anneliese Miller, Vice Chair
Stephen Shepperd
Rick Shaffer
Shannon Sardell
Sandy Emerson
Anne Anderson, Secretary
Doug Harro
Dan McCracken

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Traci Clark, Admin. Assistant

Kiki Miller, Council Liaison

County Commissioner Present:

Jon Mueller, Chair

Commissioners Absent:

11:00 A.M. CALL TO ORDER:

The meeting was called to order by Chairman Burns at 11:00 a.m.

MINUTES: **ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM**

Commissioner Anderson commented that her name was spelled incorrectly from the December minutes.

Motion by Commissioner Shaffer, seconded by Commissioner Anderson, to approve the minutes for December 11, 2024 with the correction to commissioner Anderson's name. Motion carried.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

None.

Election of Officers

Commissioner Emerson made the motion to retain Chairman Burns as Chairman, commissioner Miller as Vice Chair and commissioner Anderson as Secretary for the 2025 year, seconded by Commissioner Shepperd. Motion carried.

Logo Design

Commissioner Miller has designed two logos, one with the Wilma and one with the Roosevelt. The commission discussed the various logo designs and decided that the Roosevelt logo was the one they would like to use.

Liaison Miller suggested the logo should have the correct color, font and script so when it shrinks down on letter head or business cards, it will be legible. She likes that the design is circular.

The commission asked Commissioner Miller to make a few more changes. They want the circular design, and they like that it includes established in 2019. They asked if that could be centered in the middle. They like the colors. They do want the logo to have Coeur d'Alene Idaho, but would like some fonts changed to make them more legible. They asked for Preservation Commission to be enlarged so that Historic isn't the only word that stands out. There was also some discussion about having options to place some of the text under the logo design to make the logo design scalable for various uses. They would like to see the changes at the February commission meeting and approve it at the commission meeting in February.

Government Way Corridor Focus Group Meeting

Liaison Miller asked what streets determine this neighborhood.

Commissioner Emerson and Chairman Burns replied there have been three areas of focus: Government Way from Foster to Harrison, the area extending to the east to include 2nd Street, and to the West they considered going to the A, B, C Streets. The focus group on Wednesday is comprised of residents only on Government Way. Chairman Burns will provide a map of the neighborhood during the discussion and show the boundaries on the map.

Chairman Burns stated this meeting will take place at City Hall in conference Room 6 from 11:00 -1:00. There will only be a few members of the neighborhood, The Nipps, Roberge's, Mr. Dodge, Mr. Grant, Dennis Grant and Mr. Widmyer. The commissioners that will be in attendance will be Emerson, Shaffer, Sardell and Charman Burns and Ms. Patterson. They would like have a discussion regarding what they love about the neighborhood, the concerns, changes whether good or bad, etc.. They will be asked what guidelines for new construction would they might support, and then discuss some tools that are available, such as Historic Overlay, demolition review, historic district, etc., and answer their questions.

Preservation Month and Heart of History Awards

Chairman Burns suggested having the County Historic Preservation Commission involved as well in the month of May. He would like to kick off the celebration with the acknowledgment that the Gardin District will be listed in the National Register as a historic district.

Ms. Patterson suggested having the reception at the Museum or the Masonic Temple.

Chairman Burns stated he will speak with Britt Thurman and suggested commissioner McCracken also speak to her about it as well.

Commissioner Miller suggested the HREI building.

Chairman Burns commented he would like to have some commissioners at the Farmers Market again and include the County Historic Preservation Commission as well. The open house at The Depot was a great success last year and he would like to continue with that.

The commission brought up the PJ Johnson house for the Heart of History, St. Thomas Church, The Wiggett Building and the Presbyterian Church, which was the first established church in Coeur d'Alene. There was a suggestion of giving an award to the developer of the Roosevelt Inn recognizing their preservation efforts. Chairman Burns noted that Roosevelt Inn developer has not purchased the property as of yet so maybe they consider that award for next year. Having an award such as that might shed some light on developers showing they want to work with the community and preserving history and not just tearing down structures.

Ms. Patterson stated she met with Rick Seigmund, with Wild Coast Craftsmen. She invited him to a meeting in February. He lives in Dalton Gardens and he has a historic preservation and custom building background. He would like to be involved and maybe do some kind of workshop.

Commissioner Sardell stated she met with him as well and she states he is aspiring to do these things but feels he does not have the full knowledge of wood window restoration yet. He is going to a workshop in February. He has a lot of energy and has a construction background.

Chairman Burns commented he would like to put together a list of craftsmen and contractors who do work on older homes so the commission can make that information available to the community.

Joint Efforts with County HPC

Chairman Burns stated he would still like to have some kind of historical marker designed and have it be a consistent design that is used by both the City and the County.

County Chairman Jon Mueller commented that they received a grant in December of \$25,000.00. This will fund two projects, the first will fund the County network program, this will pay for a consultant to design markers that will be placed in the County as a means to create a network for historical tourism at multiple sites. This will be expanded from Post Falls, Spirit Lake, etc. The second piece will be the County Court House Centennial. They are looking at having brochures at the visitor center or chamber.

Chairman Burns stated he would like this commission to get involved as well with putting together some kind of walking tour in downtown Coeur d'Alene with some kind of brochure so people can walk and read about the history regarding the old buildings.

Court House Centennial

Chairman Burns reiterated the funding that the County Historic Preservation Commission received for the Centennial celebration in 2026 and that the County's commission is interested in doing a photo exhibit.

County Chairman Mueller commented they would like to have a series of lectures in the Fall about the architecture and the architects who did a lot of work around the area. They would like to speak with the family of some judges in the city and going back to even the reservation and ceasing the county seat from Rathdrum. He asked if this commission has any other ideas, please let him know.

Farragut Buildings

Chairman Burns stated he would like to start identifying where the Farragut buildings were moved to in the City and County as a joint effort. The commission learned that some of the buildings are located in the County Fairgrounds. He would like to know if the commission would like to make it a goal this year to start making a list of those buildings.

Commissioner Anderson commented that sometimes as a realtor she does hear from the homeowners that their home were a Farragut home. She will also look to see if the title companies might have this information.

Commissioner Sardell replied in those cases she thinks the commissioners should write those homes down in the list, and contact information of the homeowner and look up the home in the National Archive. Sometimes the deed can also be a clue if the building has been moved.

Commissioner McCracken stated he thinks it would be great to start the list this year.

Liaison Miller asked where would this list be archived? Maybe the public could also add to the list as well.

Commissioner Sardell suggested having the list be archived for the public on Facebook or through the Museum's public page. The commission liked that suggestion and thought a post could also be on Nextdoor asking people to share information if they own a property with a Farragut building and also ask them to help identify other locations where they might be located.

Joint Commission Meetings with Urban Forestry and Planning & Zoning

Ms. Patterson stated that the Urban Forestry Commission goes hand in hand with HCP, and the P&Z Commission has indicated they would like to have a meeting because they would like to learn more about the historic overlay and other possible zoning tools. She suggested that it would be best to do separate workshops with those commissions.

Commissioner Sardell suggested on the Demolition Permit to add the Heritage Tree Program and in the future the commission needs to look at as well.

Neighborhood Names

Chairman Burns asked if the commission wants to have specific boundaries and names for neighborhoods, and if this should be a project for the HPC. If so, he suggested forming a subcommittee to do some research.

The commissioners decided to put this on the back burner for now.

City Park Survey/Nominations

Chairman Burns said that County Chairman Mueller has asked for assistance from the commission with a nomination of City Park to the National Register of Historic Places. He wanted to have more discussion with the commission on if this should be a priority this year and if the commission should apply for CLG grant funds for the work.

Ms. Patterson clarified that the deadline for the CLG grant funds for 2026 is not feasible because it is already January and she would need to get City Council approval. She also noted that the commission discussed previously the opportunity to possibly do a survey of the park first and also get input from SHPO on eligibility and if they think this type of survey would be prioritized for CLG grant funds or not.

Commissioner Sardell stated a survey of City Park would help the commission to understand what is there and does not prohibit the commission from moving forward with a nomination in the future. Parks is more maintenance. This would be nominated for a Cultural Landscape.

County Chairman Mueller commented that he sent a couple of documents to Chairman Burns. They are nominations for Manito Park and Neighborhood Park in Spokane just as a way to see what they had done in their nominations. This commission might want to look into work on this down the road for a grant.

Commissioner Anderson replied the City Park should be combined with the City Beach and Memorial Field.

Commissioner Emerson stated he would like this to be on the list of priorities for the commission.

Commissioner Shepperd stated he agrees to have City Park be protected at a national level so it cannot be built on in the future.

Chairman Burns replied that if the commission worked on this throughout the year, the deadline to apply for CLG grant funds would be in January 2026.

Other Historic Preservation Priorities

Commissioner Sardell stated she did provide the report regarding the I-90 project. The only significant properties that might be in jeopardy are from 4th Street to the 15th Street exit. They are in their final draft wanting to submit sometime this month to the State Historic Preservation Office for review. ITD's consultants did find the Hudson's mid-century modern home is in area. They do suggest that there is a potential district within or around the Hudson house which is on 15th Street and Spokane Avenue. There was an adjustment to the report. The sound walls were removed from the project by ITD due to their significant impact which could create adverse effects in the current version of the report. Sound walls might be added back to the project when it comes to the construction phase. This project would not be complete for another 15 years. She feels like she has done everything as an historian to put feedback from the commission into ITD's report. There will be a chance in the future to weigh in again.

Commissioner Anderson commented that an area that was a hot spot to be for mid-century homes is called the Monte Vista subdivision and she feels like this should be protected. This is on the other side of I-90, between 9th Street and 12th Street, and includes the McFarland Homestead. She also stated trees that have been cut down on Sherman and I-90 would have made a great sound barrier.

Commissioner Sardell replied that those trees are exempt from any kind of Interstate corridors. The commission agreed it is unfortunate the trees have been removed by ITD because they added to the historic character of the area and did provide a visual and sound barrier.

Chairman Burns stated he would like the commission to read commissioner Sardell's report and if anyone has in comments, please email her and copy the HCP and staff by Friday.

Demolition Review Meeting

Chairman Burns stated he would like to have the subcommittee meet to discuss the house on 918 Pennsylvania regarding the first demolition review meeting that will take place on January 22. This is part of the Garden District. The applicant Corey Stach wants to demo the house and put two houses since it is a double lot. The applicant has balked loudly about this process of having to go through the HPC process.

County Chairman Mueller states this is his childhood home.

Liaison Miller stated that the applicant is a third generation Coeur d'Alene native, and not a big out-of-state developer. This should be a good discussion of what it is that this commission wants these homes to look like with our third generation friends and neighbors. The citizens are supporting this commission because they have created a beautiful community they want to live in, and they want this historic charm preserved. The HCP is here because the community is supporting this effort and preservation of homes like this. Mr. Stach signed the permit and he knew what the process was. He needs to join us and show how he can listen to his friends and neighbors and don't make us be ugly, and don't force the process to be bad. The reality is, at the end of the day, they are being asked to be mindful of what the commission is recommending. If the public speaks and he knows this is in the Garden District and if he chooses to ignore the advice of the commission, that's on him. There is nothing wrong with having a good design for the neighborhood and listening to your community.

Downtown Reconnaissance Survey Kickoff

Did not have time to discuss.

TRACKING TIME:

Chairman Burns reminded the commission to track their time.

ADJOURNMENT:

Motion by Commissioner Anderson, seconded by Commissioner Sardell, to adjourn the meeting. Motion carried.

The meeting was adjourned at 1:07 p.m.

Submitted by Traci Clark, Administrative Assistant

DRAFT



MINUTES



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**HISTORIC PRESERVATION COMMISSION
MINUTES**

January 22, 2025

City Hall – Conference Room #6

COMMISSIONERS PRESENT:

Walter Burns, Chair
Doug Harro
Sandy Emerson
Shannon Sardell
Dan McCracken
Ann Anderson, Secretary
Stephen Shepperd

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Traci Clark, Admin. Assistant
Randy Adams, City Attorney

Kiki Miller, Council Liaison

Commissioners Absent:

Rick Shaffer
Anneliese Miller, Vice Chair

12:00 P.M CALL TO ORDER:

The meeting was called to order by Chairman Burns at 12:00 p.m.

DEMOLITION REVIEW: **ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM**

- **918 E. Pennsylvania Ave.**
Applicant/Owner: Corey Stach
Request: Complete Demolition

Staff Presentation:

Ms. Patterson Community Planning Director made the following statements:

Request:

Corey Stach with Stach Construction is requesting demolition review by the Historic Preservation Commission of a complete demolition of the single-family dwelling unit located at 918 E. Pennsylvania that was built in 1949 and is located in the Garden District.

Demolition Review Authority

The City Council adopted Ordinance No. 3747 November 19, 2024, adding § 2.85.055 to the Municipal Code, requiring demolition review for historic buildings originally constructed prior to 1960. This Section established a review process whenever the owner of property requests a demolition permit for a building or structure originally constructed prior to 1960.

The goals of the Demolition Review Process are to provide education about historic preservation to owners of such buildings and structures, ensure photographic documentation of Historic Buildings and Structures, preserve items of historical interest, provide input on new design opportunities and community context, and encourage feedback on historic preservation.

Ms. Patterson stated she wanted to address the elephant in the room and share the updates on the condition of the property as of yesterday. The Planning, Fire, and Building departments were not all currently on the same page for this subject property and the new demolition review process. There was an unfortunate mishap. The demolition permit had not been issued. The fire department had contacted

the property owner, seeing that there was a request for demolition, and having entered into an agreement with the property owner to allow fire training. Unfortunately, that happened over the past few days. The building has been partially demolished, which is very unfortunate. We do have our Fire Chief Tom Greif, Deputy Chief Bill Deruyter, and Fire Marshall Craig Etherton here today to answer any questions throughout the discussion.

Decision Point

Should the HPC request a site visit to evaluate the structure for possible preservation, salvage and photographic documentation prior to issuance of the demolition permit, or determine at the meeting if the applicant may proceed with the demolition?

This obviously changes things a bit, in light of the situation. We were not expecting that they had some partial demolition and so at this point the possible preservation photographic documentation and salvage are not very feasible. But there is an opportunity for the commission and the public to provide input on the proposed designs as it relates to the historic character of the neighborhood and context.

The Garden District is considered the City's first neighborhood. The neighborhood was platted in 1886 with the majority of the buildings dating between 1890 and 1950, and the primary use is single family residential.

The subject property is in the Taylor Addition that was platted in 1906. It extended the Garden District from Pennsylvania Avenue to Hastings Avenue and from 8th Street to the rail lines that demarcated the right-of-way for the Empire Railway Company.

Character Defining Features of the Neighborhood:

- Consistent setbacks
- Primary use is single-family residential
- Wood construction
- One-to-two story height
- Sidewalks with park strips
- Mature street trees
- Alleys
- Garages as outbuildings along the alley
- Grass lawns at the front of the residences
- Also, the earliest locations of CDA's houses of worship and schools

PROPERTY CHARACTERISTICS:

918 E. Pennsylvania Ave., (GD-0421) 55-19083, is on page 42 of the National Register District Nomination and is a **Contributing** resource.

The property's architectural style is categorized as **Minimal Traditional**.

The **Minimal Traditional-style residences**, as the name suggests, exhibit an overall simplicity of form and architectural detail, lending these characteristically small houses and AP Pearce of maximum size. McAlester details the style's additional features to include a "Low-or intermediate-pitched roof, more often gabled; small house, generally one story in height; roof eaves usually have little or no overhang; double hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; rarely has dormers" There are 50 examples of the Minimal Traditional style with a range of construction dates between 1930-1963. Contributing resources number 34 examples of the style and non-contributing examples number 16.

The property is categorized as a "**contributing property**," which is "significantly contributes to the historical character of an existing or potential historic district, when considering the historical integrity of a district."

DISTRICT CHARACTERISTICS:

The Garden District is made of 58% of the primary resources contributing. There are a total of 511 contributing buildings in the district and 366 non-contributing buildings. Within the contributing buildings category, there are 308 contributing primary resources with 203 additional contributing outbuildings. Given that there are a total of 366 non-contributing buildings (255 primary resources and 101 outbuildings), contributing buildings make up 58% of the total (62% primary, 54% outbuildings) while non-contributing make up 42% of the total (38% primary, 46% outbuildings). Within the district, most outbuildings, including garages, face the alleys and are typically out of view from the public right of way except for corner properties. Over time, new garages have been constructed with more recent examples being two bays with additional storage or living space above. These garages have continued to increase in size as demands for automobile and storage space have increased. In addition, larger scale outbuildings have resulted from a few accessory dwelling units being incorporated into them.

In the local context, the district is significant for the diversity of its architectural styles and strong integrity of those resources. The Garden district retains a good degree of the seven aspects of integrity.

RISKS TO THE DISTRICT:

The nomination identifies concerns with changes over time and integrity. Pages 42-43 of the Nomination report says,

“The largest issue in the Garden District has been recent construction of additions that are out of scale with the original building, and teardowns and new construction that is not compatible with the massing and scale of historic buildings. Until the last five years, new construction that replaced historic buildings was compatible in size, massing, and style, and fit on the original lot, which maintained the integrity of the development pattern within the neighborhood. More recently though the scale of new construction has ballooned with some building including built-in garages, which make the buildings even larger than they were historically designed to be.”

** Demolition of contributing properties will remove that status and push the percentage of non-contributing higher.*

Ms. Patterson, concluded with her presentation.

Report by Subcommittee:

Commissioner Anderson stated the commission had been formed by the City Council in 2019 because community members wanted something to be done to preserve our history and keep the town what makes Coeur d'Alene special. The Garden District residents themselves came to the city and initiated the pending historic designation of the neighborhood, and they're deeply interested in preserving its historic character. Mr. Stach thank you for being here. We appreciate your participation and willingness to share information about the subject property and also your plans to develop the two lots. We ask you to be open to questions and feedback about the existing structures and your plans and for the proposed structures. We know you're deeply invested in the community and have deep roots as you are third generation. In a previous meeting, we did learn that Jon Mueller, who's sitting here, grew up in that house, and he is also third generation. We also recognize that you've completed other homes in the neighborhood that respond to the historic style and the of scale of the neighborhood, including those at the intersection of 10th and Hastings, as well as those at Wallace and 6th. The commission is not here to deny a demolition permit, but is tasked with the review process for the properties that are potentially contributing to the historic nature of our community. We may request potential salvage of items that may be of significant interest

and or photographs of the property prior to demolition. We are also tasked with gathering community input and offering feedback on the design of the new construction. The process will work best if we work together and share information, we'd like to have a discussion to see if you can help us balance the community's interest in protecting Coeur d'Alene.

Chairman Burns stated the importance of preserving the building is no longer relevant due to the fire departments training prior to this week. As a result, we will focus on the new placement structures and how they will integrate in the historical context of the Garden District neighborhood. The Subject property lies within the boundaries of the Garden District National Historic Register nomination and was categorized on that nomination as contributing to the history and architectural style of the neighborhood. The subcommittee's windshield survey concluded that the subject property was similar in size and style with many of the other houses on the block, as well as blocks to the east and west these houses are original. Because the original house itself has prematurely demolished, maintaining the character of the neighborhood with the new homes is of utmost importance. An excerpt from the Garden District nomination states as follows. *"The largest issue in the Garden District has been recent construction of additions that are out of scale with the original building and teardowns in new construction that is not compatible with the mass and scale of historic buildings". Until the last five years, new construction that replaced historic buildings was compatible in size, mass and in style, and fit on the original lot, which maintained the integrity of the development pattern within the neighborhood. More recently, though, the scale of new construction has ballooned, with some buildings including built-in garages, which make the buildings even larger than they were historically designed to be.* There's concern among our subcommittee that the proposed replacement structures are out of context with the rest of the neighborhood, those of their modern designs and double garage doors that dominate the street-facing elevations. Specifically, both proposed new buildings are two full stories high compared to the surrounding one and one-and-one-half story structures. The scale and volume of the proposed buildings is not compatible with most of the surrounding neighborhood. The low-pitched modern style of both buildings' roof geometry is not sympathetic to traditional higher-pitched roof forms, within the historic area surrounding structures, a low pitch of 8/12 would be more appropriate. The new two-car garages are shown to be built in front of the house. The front facing the alley or the side of the building is the predominant style throughout the Garden District. The double garage door dominates the front facades of both buildings. This modern treatment is out of context with surrounding homes and the neighborhood as a whole. Even with houses where driveways enter from the primary street, as is currently the case with this property, such garages are typically setback for the main structure, either a detached garage or a breezeway to the side of the rear of the house. A garage facing either the alley or 10th Street, in the case of the corner lot, would be a much more appropriate street with respect to neighborhood integrity. The proposed new driveways are dominant feature on the front yards, compares of an open lawn and landscaping that is common throughout much of the district. Front yards are detected landscaping that fits the context well and open up the neighborhood of business. The designs have character-defining features such as traditional window designs and siding choices to respect the integrity of the neighborhood and surrounding structures. Mr. Stach this new demolition review process is not created to infringe on anyone's property rights in any way. It is your property, and you can do with it whatever you wish.

Applicant Presentation:

Corey Stach stated he lives next door to the subject property. His house has a double car garage coming off the Street in the front of his house. A lot of the garages in the neighborhood have a front driveway. The alley at this property is pretty steep. It does not get plowed in the winter. He cannot make a garage work to come off the alley. A lot of the homes do not even have garages, people park on the street and get towed. He will be using the same curb cut for the driveway off of Pennsylvania Street. There is an art deco house that is modern. There are a big mix of modern homes and a lot of them need to be torn down. He he has built four of five homes around this neighborhood; all of the houses are going to look similar to what he has built. As far as the fire department goes, the subcommittee was going to drive by the house and see if it's a historical site. He honestly did not think it would go this far. He didn't see any historical preservation on the house as far as he saw. He stated Ms. Patterson called him and said maybe a bookshelf or a mantle or something that the museum might want, because of its historical character, but

he honestly didn't know why they would want that and then he gave the fire department the go ahead because he didn't think he would be here a month later having a meeting. Is this something you could actually stop a demo permit on?

Ms. Patterson replied no, and this is noted in the code, but this demolition review process is required in the process.

Mr. Stach asked, so I'm going to get a demo permit either way?

Ms. Patterson replied the code that's noted says there's a process that is required that includes this review, if it's triggered, which allows for an opportunity to ask the commission to come and take photos before it gets demolished, or if there are any historic characteristics of the home.

Chairman Burns stated to Mr. Stach that he believed he knew this meeting was scheduled before the fire department did any training in the home.

Mr. Stach stated he spoke to the fire department on January 3rd. He has an email and he gave them the okay. This is totally on him. He does not think the commission should be busting the Fire Department. That was invaluable training. As far as denying a demo permit, he does not get it.

Randy Adams, City attorney stated it's not a matter of not denying a demo permit. The demolition permit was never issued. It's the matter of giving this commission time to look at the house before the permit was issued.

Mr. Stach asked when the subcommittee did the windshield drive by, was there things that they saw that might be of historical value? Was there specific items?

Chairman Burns replied the house itself was built in the time era and was considered a contributing resource for the Garden District, and the style and age are very typical of that period of time, in particular of that area on Pennsylvania Avenue. It does have relevance.

Chad Oakland spoke up from the back of the room and stated usually these are over-the-counter permits. Mr. Stach and I have done these before, together or separate, whatever. They have done this over-the-counter, and usually you guys have been fantastic. They have done this a dozen times. There is no ill will.

Mr. Stach stated he would understand if this was a really nice historical house or the church on 7th Street, but this is just a standard house.

Kiki Miller, City Council Liaison stated yes, getting a demo permit at the building department counter was done very quickly in the past, but to legal's point and to yours, the code was changed in November 2024. The code requires now that the Historical Preservation Commission has a process to be followed and Council has adopted that code. The permit was never issued and the code required that the commission would be allowed to review prior to the permit being issued. This is a new code as of last November. Council at the behest of the citizens and by a vote of the Council adopted the new code. We are attempting to follow it. We have identified some flaws in communication interdepartmentally through this process, which is what led us to this today. In the way we had previously been behaving, this new code wasn't able to be followed because of that. We are trying to correct that. The permit wasn't issued. In the future we can't behave the way we had in the past. She would like to get back to the fact. It's not about whether our fire department needs to do that training. We know they do, and it's not about whether, you know, anybody disagrees with it or whether a fireplace mantle would be of value to the museum. It's that we aren't following the code that we've adopted. It was not followed in this case.

Mr. Stach concluded with his presentation.

Chairman Burns asked the commissioners if they would like to ask Mr. Stach any questions.

Commissioner Sardell stated you bring up a very good point that we are not plowing our alleys at this point in time. In the wintertime it can make it unfeasible. Perhaps that is something the commission should address moving forward since we have heard from two separate parties that alley access is challenging in the wintertime because it's not plowed. Thank you for bringing this up because that helps us actually discuss it with the Streets Department. Pennsylvania Avenue is the primary facade or the primary sort of streets that we see these historic homes on and the streets run parallel. It doesn't mean that 10th Street is less important. It seems to be a secondary where there are more driveways, more garages, and more access points to the properties. She thinks it's great to maintain the same curb cut historically for this property for your new proposed construction of the one home, but the mapping is changing, and you're putting now two units on that property where there was once one. Perhaps we can maintain that existing curb cut on Pennsylvania Avenue for the one home. Would it be possible to alter where the garage is to face 10th Street on the home on the corner lot? That could help with the circulation, with the street frontage, and keeping the integrity of Pennsylvania. She sees it as a potential solution. She knows that you have submitted drawings for the two properties that look like they are mostly designed, but if there was some way to maybe not increase the street frontage on Pennsylvania, but maybe to have the context for that driveway off of Pennsylvania Street instead, perhaps there is some way that could help with the design on that. She acknowledged that she is not your designer or your architect. She is just looking at ways that we could somehow work with the issue of driveway, which you brought up, and also the issues with the alleys.

Mr. Stach replied that he spoke with Mr. Lantzy about the driveway and there needs to be 20 feet. It is too narrow and he could not get it to work to come off the alley.

Commissioner Sardell stated perhaps we can have conversations that need to provide these opportunities for people developing in the Garden District. Are there other allowances that we can provide to do things like that? Thank you for just at least entertaining my question.

Commissioner Emerson stated he appreciates private property rights as much as anybody. We do live in Idaho, so we're not trying to control somebody else's property in that way. But we're tasked with being on the Historic Preservation Commission. That means we need to look at those kinds of things. One of the concerns, and you're correct that there's houses in those neighborhoods that probably have outlived their usefulness and their condition or whatever it is, has changed and it's time to do something different. But we need it to look like the neighborhood character and the design and the flow and the appeal of that era is really important. There's two or three really bad examples around our town that we could all point at and we all probably know which ones they are. We're trying our best to keep it within the character of the neighborhood and the design. We've seen the flat roofs and the metal siding and those kinds of things that don't fit. In fact, as you travel through the neighborhood, that's a great walking street. I've got a walking group that starts down here at McEuen Park and about once a week takes a walk. The point of this is that to put a house that doesn't fit in, it changes the whole atmosphere, the attitude, the feel of what is there. So that's one of the concerns. That's about all we can do at this point is talk about what could replace it, and that's what I think we're trying to do.

Chairman Burns commented that he and Mr. Stach are neighbors. He lives at 9th and Foster. His alley is the same as Mr. Stach's. It's the one that floats between 9th and 10th. As far as he knows, his neighbors are able to navigate the slope fairly well.

Mr. Stach replied you're up on the top, right?

Commissioner Burns stated he is up on the top; he has neighbors that has the same steepness in the alley and they are able to access their garage off of the alley just fine. These lots are facing on 10th Street. Your house does have built in garages which is rare in the neighborhood, which was probably controversial when it was built with the neighbors in the Garden District. The house just to the south of you, that Art Deco house, I think you said it was modern, but it's not. It was built in 1939. It does have

driveways both on Foster and on 10th Street. However, again, we're not talking about built-in garages. They're set back from the street and do not enlarge the mass of the house. So those are just my comments in response to what you're saying.

Commissioner Shepperd commented the purpose of this group is not to be contentions. His family home was at Fourth and Foster. The first lot where the real estate building is right on the corner now. He was thinking of his neighborhood and how it was constructed. His garage was separated from the house, it was in the alley. Granted, it doesn't quite have the incline that you're talking about. But as he moves on down, and everybody else in the block, except the ones that faces Fifth Street, they have their garages on the back and separated from the houses. The two corner lots on 5th Street, there's a small garage, probably good enough for a Model A to fit into, and a two-car garage that was added on to the back of it. He walked through that district for decades, and he is pretty familiar with what the alleyways are kind of like and how at the end of an alley they may change it because of the amount of room that's involved. One of the things that crossed his mind as he looked at the pictures and the plan, and his understanding, the two buildings, really, on two lots. There was a concern expressed with how the design of the building fit into the rest of the neighborhood and why have the garage face the front of the house. The commissioners are here to slow down the unnecessary changes that developers might have such as the Roosevelt or Dr. Fox's home.

Chairman Burns compliment Mr. Stach on some of the other houses he has built in the Garden District. He has gone to great lengths to reflect the character of the neighborhood and make those houses unobtrusive to the overall feel as you walk or drive down the streets. Beyond the whole discussion about the garage location, these are very modern-style houses. They do not reflect the neighborhood's homes that I can see. They have low roofs. They have a variety of siding that looks to be more modern. Vertical siding is very at least on the first floor is rare throughout the Garden District. Most of them will have horizontal siding down there so there are lots of things that make these stand out as being very in modern houses in relation to what's around them in the Garden District as a whole. We're not trying to argue here. What we're trying to do is just to let you know that we know that you know how to do this correctly to have your homes fit with the neighborhood character. We're asking you to consider our comments.

Mr. Stach stated obviously seeing the other houses I've built. These are just renderings. These are more modern than what they will look like. I try to fit the siding, the landscaping, all that in to the surrounding neighborhoods. Styles are changing. These are a little more modern, which is where everything's going. But the vertical sidings probably are not going to be on there. I'm going to change it up, probably he will put some shutters or something around the windows and dress it up. So that's how we build houses. It's a lot different picture. He tries to dress them up and fit them in the neighborhood a little better. But these definitely look more modern than they actually are. The garage doors will probably be different as well. He will definitely try to take the advice of the commission and try to fit the neighborhood a little better.

Kiki Miller, City Council Liaison, stated she wanted to share a couple of thoughts. She is the liaison to the Council and also wanted to let you know she was the one spearheading information regarding the Historic Preservation Commission. It's really appropriate to remind the commission and the public that this wasn't just a few people who sat down and said, hey, let's do this so we can do a lot more governmental regulation on the community. This isn't how this occurred. There were people who were coming to City Council members, me specifically, for years saying, stop destroying this community, stop these people from doing this. These buildings are a treasure to us. This is why we moved to this town. This is the charm, the character, the nature of this community it is what is so beautiful, these old homes and the Garden District especially, and it is probably why you live there Mr. Stach. It's a balance to get our homes to remain, but eras change. The Art Deco house wasn't the same as the cottages or mill workers' houses; All of these things have to blend together. From her position, creating this entity was to create an opportunity for these conversations to happen. We have the don't tread on me people; she gets it. You know, don't tell me what to do, what I want the commissioners to hear, and continue to do this good work to say have the conversation, do the research, find out how we can reach out to these people. I want to applaud you for coming to the podium. It's hard to sit here and say they're just going to beat the hell out of me. That's not the point. It's to do all the good work that you are doing, but understand that this is what

the community wants, is to work together to try to move us all forward as change is naturally going to occur and try to make the best we can of work together to keep what we all value so much. She appreciates it. She wants to say that we are giving a voice to all sides of the conversation, and we do have a little bit more work to do. She did talk to the Mayor and Administrator and we are going to get some department heads together to have a conversation on tidying up some of this demolition permit process so that we don't run into these hiccups again. This is a learning curve; this was the first one out. She applauds everyone for their cooperation and the bravery that we had to get through this one.

Chairman Burns stated he just spoke with Ms. Patterson and there may be an option for you to put your driveway off of 10th Street with a lesser setback to the garage. It would be up to the Planning and Zoning Commission. If you would like to apply for a variance, you can.

Ms. Patterson stated the variance would have to go through the public hearing process. It would be an option if you would want to look and see if you can make it work with the garage.

Commissioner Sardell asked about a tree a large tree out front and if it was going to be cut down.

Mr. Stach replied he will be keeping the tree; it's a Ponderosa. There are some trees that are leaning, and those will be coming down.

Public comment

Rick Seigmund introduced himself and stated he specializes in historic preservation of buildings and restoration of wood windows. He moved to Coeur d'Alene in 2015. He walks the Garden District every single day, and loves it. It was a big contributing factor to him keeping his family here. The modern homes you showed, it's like, yeah, I know the Garden District is filling up with those. Tragically, if those continue to be built, it won't be the Garden District. It'll be something completely different. And, you know, speaking of the architectural style of North Idaho, we're in a very interesting spot. He implores his fellow builder to consider the comments today and just go back to the drawing board and look at a style that does fit that neighborhood architecturally. Because architectural styles were given to us over history for a reason. They're built on humans and human proportion and how we live and what is pleasing to the eye. Modern architecture is not that. It will fundamentally change what we call our town and specifically the Garden District. He is not saying that's what your intention is at all. He is just saying there's a different path potentially and he would like Mr. Stach to go back to the drawing board.

Deb Castellán introduced herself and said she is the president of the Garden District board of advisors. She stated she would like to thank her neighbors who showed up to support her. The Garden District is not a grouping of houses, but a district of families connected with one another. We talk with one another. We share things with one another. The Garden District just didn't happen overnight. It was a group of neighbors and a grassroots effort. We wanted to preserve the integrity of the homes and the look. And in order to preserve that, we worked tirelessly, literally over five years, to get the Garden District on the National Historic Registry. It was no easy task, trust me. As a neighborhood, the Garden District is one of the most desirable in Coeur d'Alene. If you don't believe me, ask any of the realtors in town. It's an attraction for the individuals who live here and walk through our neighborhood. It's an attraction for tourists. Yeah, they come to Coeur d'Alene for the lake. I see that. But what they also come to Coeur d'Alene for is the neighborhood, the hometown feel that we have. We in the Garden District want to preserve that. We want a welcoming character like the neighborhood. We applaud the City Council for adopting the Historic Preservation Demolition Ordinance. However, as a citizens group, we are angry with the individuals who skirt around and utilize backdoor tactics to do what they want. Change is inevitable. We're not opposed to change. We asked his consideration for the continuity of the structures of the Garden District. New buildings should support rather than detract from our neighborhood charm and character. A good architect should be able to do that. This design in no way represents the architecture of the Garden District.

Applicant Response:

None.

Commission Discussion and Recommendations:

Commissioner Emerson stated he is glad that Mr. Stach is the first applicant for this first meeting because he is a local. We know him and he knows us. He is feeling pretty good that this can have a good outcome.

Commissioner Sardell asked the Fire Department how the new process will be streamlined in the future.

Deputy Chief Deruyter replied he has been following a process for over 10 years. This is a new process. It's unfortunate we have to be here under these circumstances. These kinds of trainings are invaluable to our department.

Deputy Fire Marshal Etherton stated we have been operating in the time before the demo permit is issued. A lot of times these buildings disappear the next day. As soon as we find out about it, we're reaching out to make those connections and see if it's even possible. The owners have to do asbestos remediation for us to be able to go in there, we have insurance documents and legal agreements to be in there and everything. Our process of training is never to make the building dangerous or unstable. Getting on roofs of different pitches with different roofing materials is a whole lot different than us working on our property where we're laying down a sheet of OSB and we've cut a sheet of OSB 100,000 times, but we may not be doing one-inch tongue and groove or roof decking. That's where the value comes in for us. And I think you can see from some of the pictures, like making a window a larger opening to evacuate people, things like that. Those are the things that we don't have access to regularly. When we get these structures, those are the things that we really want to do. It's forcing doors open, making an opening out of a window. He could see if the windows were a big historical thing, this was probably pretty devastating.

Commissioner Sardell stated in the future, the permit document will be in the queue so anybody, including all of the contractors, will know which ones may be a trigger point and which ones might not be for historical preservation.

Mr. Oakland commented, regardless, this particular house being torn down today and this meeting today he has fear as a property owner in the Garden District. His worry is how far this reach ends up going. You cannot tell someone you can or cannot tear something down. The Garden District will probably get below the 50% in a year or two, if people continue to do this, correct? Next thing you know, we're talking about what color something is, because this commission will tell you that. He said that is people's fear, and how far this committee is going to go.

Kiki Miller, City Council Liaison reiterated the process outlined on the slide that explained the demolition review process and said it does not mean a demolition permit won't be issued.

Mr. Oakland replied well the fear is "yet". The core of it is, bad news spreads quicker.

Kiki Miller, City Council Liaison, replied she understands fear. We can all live our lives that way if we want to. We can get involved and keep that fear from happening or we can live our lives based on what might happen. But right now, this is what the facts are, and that's where we're at. If anybody else who wants to sit down and have a say, get involved with your Historic Preservation Commission, and you get to control the language by your vote. Then you should do that. But right now, the charter of the Historic Preservation Commission and Historic Preservation Code is in place, and it says what it can do and what it can't do. She heard it when we started the Historic Preservation Commission. Are you going to tell me that I can't paint my house green or that my windows can't be changed or you can't do this or you can't do that? Well, there are areas around the country that commissions have gone to that level and said you

can't tear this down because the people who were involved decided that's what they wanted to do. That's not what this one did. She understands, but she is not here to just say she is legislating on fear. If people are afraid, they need to be involved and listen and read and say this is what it is. She asked City Attorney Randy Adams to correct her if she said anything incorrectly.

Mr. Adams replied that is what our charter says. Any of those type of standards would have to be adopted by City Council. The commission would make recommendations, but it would still be a hearing in front of the City Council and the public.

Mr. Oakland stated, he understands; he is just a voice for other people who ask. He is just relaying the message.

Kiki Miller, City Council Liaison, replied the public ask me all the time. She is not here to say she wants more and more regulations. She is not here to create more of that. But there's also as many or more of those people saying, stop them from destroying the Garden District, because it's their land. Do you want me to stop you from building a garage because your neighbor doesn't like it? That's the don't tread on me, tread on my neighbor. She wants balance. When you talk about historic preservation, we took a very light touch because the majority of the people in this region want this history. It's just the beautiful community they discovered. It's trying to appease everyone who wants it the way it was when they discovered it.

Mr. Oakland replied, good luck.

Commissioner Sardell commented that she understands the don't tread on me. This is an educational process. She hopes the goal is to educate people how to protect and preserve these homes. Some of these homes are tangible that we might not be able to preserve or protect. The commission would like to help the community make decisions together.

Mr. Oakland stated maybe some of the zoning code needs to be changed. Maybe we have some setbacks that goes with what some of the other existing older homes that are late 1900s or early 1900s.

Commissioner McCracken stated it would be helpful just for us to be made aware of these types of things so we can work with the city on possible changes to the code. These are good opportunities to discuss variances or for us to work with the city on updating code to better suit historic preservation goals.

Chairman Burns stated these issues that have been brought up are very good points that we will be discussing because I think it makes a lot of sense and I'm very aware of what you're talking about. There are a lot of examples of different setbacks that are historic and have been there for a hundred years.

Fire Chief Tom Grief stated we appreciate the efforts of this commission, as well as we appreciate the opportunity to train in the structure. He would like to communicate an apology for any role that the Fire Department had that put us in this unfortunate situation. The intent was not to have the first review go this way and have the Fire Department on the front page of the paper. He would like to share that we are sorry that we're aggressive with our training opportunities and that, like Council woman Miller stated, this was brought forward in November. But unfortunately, the communication checks and balances were not put in place to prevent something like this. He is motivated to make sure this doesn't happen again.

Chairman Burns stated we all support the Fire Department 100% and certainly understand the miscommunication that happened here.

Decision

Motion by Commissioner McCracken, seconded by Commissioner Sardell, to approve the demolition permit for Corey Stach at 918 E Pennsylvania. Motion carried.

ADJOURNMENT:

Motion by Commissioner Sardell, seconded by Commissioner Shepperd, to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:25 p.m.

Submitted by Traci Clark, Administrative Assistant

DRAFT