

**HISTORIC PRESERVATION COMMISSION
MINUTES**

November 13, 2024

City Hall – Conference Room #6

COMMISSIONERS PRESENT:

Walter Burns, Chair
Doug Harro
Sandy Emerson (on Teams)
Shannon Sardell
Dan McCracken
Anneliese Miller, Vice Chair
Rick Shaffer (on Teams)

STAFF MEMBERS PRESENT:

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

Commissioners Absent:

Ann Anderson, Secretary

12:00 p.m. CALL TO ORDER:

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

Motion by Commissioner Shaffer, seconded by Commissioner McCracken, to approve the October 23, 2024 minutes. Motion carried.

PUBLIC COMMENTS:

Mayor Woody McEvers and Mr. Kelly Connaway attended the meeting. No comments were provided by Mr. Connaway.

STAFF COMMENTS:

Ms. Patterson, Community Planning Director, provided the following comments:

- The Roosevelt Inn was granted an approval by the Design Review Commission. This a huge success for the community. The decision did not get appealed. Blue Fern, the developer, is seeking a vacation of the alley between the two parcels as they would like to create one large lot for the condo plat. They have plans to sell the Roosevelt Inn. They have reached out to a local buyer for the Roosevelt. Blue Fern has signed an agreement along with Mayor McEvers that they will not do anything to disturb or demolish the structure or the grand scale trees or mature landscaping to the west of the structure.
- The demolition review process is moving forward. She presented yesterday to the General Service's Public Works subcommittee. They were very positive and had a few questions. They wanted clarification on what a slight delay was. She assured them that the commission does meet at least once a month, and that any demolition review would be the first business item. The commission would get back to them immediately as to not delay their project. There was a question about the applicability to residential, or if it just applied to commercial structures. She let them know this was for residential and commercial. They also wanted to know why the date of 1960. She clarified that as well.

- Ms. Patterson would like the commission to determine if they are ready to make a recommendation on a new commission member at today's meeting. If so, she could make a recommendation to the Mayor and this could be brought forward at the City Council maybe as soon as November 19.

Chairman Burns commented that he would like Ms. Patterson to explain the deed restriction on the Roosevelt Inn a little bit more.

Ms. Patterson replied that once Blue Fern purchases the property and the agreement gets recorded, it will be tied to the land in perpetuity. It can only be modified if it comes back to City Council and if they approve those changes. This will run with the land and will apply to future owners, who will have to abide by the same commitments and preserve the building and the grounds. There is also some language in the document that if both parties feel it's mutually beneficial then they would then take the next step to work with the State Historical Preservation Office (SHPO) to further protect the building with a facade easement. They are also required to maintain insurance on the property, keep it in good condition and make necessary repairs. Dan Everhardt with SHPO was very pleased with the outcome and said that we were precedent-setting. He would like to see other communities do this to protect historical buildings.

Commissioner Sardell thanked Ms. Patterson and her staff for going through the efforts to do this agreement and coordinate with SHPO.

Mayor McEvers asked about the Roosevelt Inn agreement and if this was the first one for the City, or can this be applied to other things.

Mr. Patterson replied if there was anything similar in the future, the agreement could be modified to serve the same purpose.

COMMISSIONER COMMENTS:

None.

ONGOING PROJECTS/PLANNING/AWARDS

Downtown Reconnaissance Survey Proposals

Chairman Burns stated that there are three (3) proposals for the Downtown Reconnaissance Survey – Katie and Spencer from Northwest Vernacular, Kirk Huffaker, and Diana Painter. Katie and Spencer's proposal indicated that they would only be able to survey 100 buildings and the other two proposals said they would survey 200 buildings for the same price. We need to get as many done as we can. This should weigh in on our decision. We do need to choose someone and move forward.

Commissioner McCracken asked about the RFP evaluation process and how that has worked in the past.

Ms. Patterson replied that, in the past, we have formed a smaller subcommittee and reviewed the proposals, ranked the consultants, and have done interviews with the consultants (if needed). We have had staff and a couple of commission members fill the forms out. She suggested the full commission discuss the proposals today and form a small group to meet next week to make a determination or recommendation. She asked if Commissioner Sardell might be able to share some insights since she has worked with all of the candidates and has done survey work.

Commissioner Sardell stated she would like the other commissioners' input first. She would like their feedback and then can help answer questions. They are all different proposals.

Commissioner Harro stated he looked at all three proposals. He noticed one big difference in one of the proposals is the travel for Kirk Huffaker; he has allocated about \$5,000 out of the \$16,000 budget for travel. Painter is about \$1,260 and Northwest Vernacular is about \$1,408 for travel. Those two are comparable but a huge chunk of it comes out for Mr. Huffaker. Painter allocates 230 hours in her proposal for doing work and Northwest Vernacular only allocates 96 hours. That's a huge difference. He thinks Painter is more realistic, but he didn't understand her footnotes in the field survey portion of the budget. He thinks the commission should clarify Painter's proposal.

Commissioner McCracken suggested having a small group of commission members and city staff get together and score the proposals based on the criteria.

Chairman Burns asked if anyone would like to volunteer.

Commissioner Sardell offered to volunteer along with commissioner Miller. They think it would take about an hour.

Commissioner Sardell made the motion to create a subcommittee that will score the consultants and provide that subcommittee with the authority to make a recommendation to city staff to present to City Council, seconded by commissioner McCracken. Motion carried.

HPC Vacancy – appointment recommendation to City Council

Chairman Burns stated that Mr. Stephen Shepperd has applied.

Commissioner Emerson stated that he knows Mr. Shepperd. He went to school with his older brother. His family are native to Coeur d'Alene. He has worked with the museum of North Idaho and has written a book on hydroplanes in Coeur d'Alene. He would be very valuable to this commission.

Chairman Burns stated he had spoke with Mr. Shepperd before he had applied. He feels this would fit his interest and experience very well.

Commissioner Sardell stated he is very well qualified.

Motion by Commissioner Shaffer, seconded by Commissioner Emerson, to approve Mr. Shepperd for the nomination for the open vacancy position for the Historic Preservation Commission. Motion carried.

Joint Commission Meeting Debriefing

Chairman Burns stated the workshop that was held last Friday with the County HPC and some staff members from SHPO was very informative. The County Court House will celebrate its 100th anniversary in 2026. The County HPC would like us to participate. Currently the Idaho State Historical Preservation Society is working on their 250th celebration in 2026 as well. These will take place on the 4th of July weekend. John Mueller is looking for volunteers. Chairman Burns would like to start inventorying the Farragut houses throughout the city, where they are located and the history behind them. He asked about the Fort Ground homes that had been moved around the city and if they want to inventory those buildings as well. They also discussed the I-90 project that will be widening and how it might impact historic properties.

Commissioner Sardell updated the commission regarding the I-90 project. There is not much to report since last month's meeting. The I-90 upgrades will include and go past the 15th Street exit. She has some serious concerns because they did not provide all the information before the meeting (i.e., the survey forms). She still has not seen the survey forms. Those forms tell us the information about potential project impacts and existing resources that could be historically significant. The consultants are hired to look at potential project impacts, categorize buildings and style, and hopefully look at the landscape and the neighborhood as a whole. The areas affected by the I-90 corridor project in Coeur d'Alene are the

residential neighborhoods along 4th Street and 15th Street along the south side of I-90. There are also some properties that were part of that area of potential impact on the north side of I-90. She thinks the I-90 project could have a significant effect on surrounding neighborhoods because they are talking about putting in 10 and 20 foot sound barriers, and making it more of a corridor, resulting in visual impacts. The working class housing areas will change significantly also. These buildings are turn of the century, farm houses and housing that dates back to 1974, which is our cutoff for historic based on 50 years or older. The Roger's family house is in the area (next to the eastbound off ramp). She also mentioned the mill worker housing, typical of the small houses that are around the neighborhood. Deb Mitchell was able to provide some basic perspective on that. The Deputy State Historic Preservation Officer that she met with stated that this is the responsibility of the I-90 consultants. There is federal money involved that is why the studies are now taking place. She said the project won't be done for at least 10 years, so they will get another chance to provide input.

Ms. Patterson stated the report is concluding that the project will have no impacts. But it appears at least a couple of houses could be impacted by the project because they are making I-90 into 4 lanes and 15th Street is going to be widened.

Commissioner Emerson stated the sound barrier that will be put in with the I-90 project will change the landscape views and the values of the homes. He said he was able to get more information about Farragut houses. He spoke with Art Grant who was involved with moving one of the Farragut houses to 4th and Harrison and then it was moved again to Lakeshore Drive and became Burl Hagadone's home. It has since been removed.

Garden District historic district recognition

Chairman Burns stated that the Garden District will be officially put in the National Register of Historic Places by the National Parks Service by the end of the year. The County initiated this survey because this commission did not exist yet. He had a meeting with Jon Mueller and he thought there should be some kind of celebration when this comes through and suggested maybe waiting until May since that is National Preservation Month.

Ms. Patterson stated they had talked about putting together some kind of signage to recognize the Garden District boundaries. She has not set up a meeting yet with Mr. Greenwood.

Chairman Burns stated he would like to have a dedication in May. They also discussed making this a fundraiser. This can be discussed during the workshop in January.

Ms. Patterson stated she will contact Dan Everhart or Jason Tippeconnic Fox with SHPO to see if the state does a press release and request that they not make an announcement on the Garden District's designation until after the City announces it, or to do a joint press release.

CLG Grant Request

Chairman Burns stated that the annual CLG State Historic Preservation is due January 31. They have discussed a little bit of this before. He asked if the commission would like to do a grant request for 2025. When he spoke with Mr. Mueller last week, he felt that the City Park should be on the National Register for a possible nomination.

Commissioner Harro asked if the grant funding could be used for signage or plaques for historic buildings in the downtown.

Commissioner Sardell replied the money would have to come from donations or fundraising. The CLG program does not do plaques or informational displays. It only pays for surveys, inventory, or bricks and mortar projects. She hesitates on the City Park because the commission has not done a survey or an

inventory of it to understand landscape-wise. She thinks the order of operation should be, if there was an interest to do a landscape nomination, would be to see if it was eligible first for the national register.

Chairman Burns replied they will discuss the topic at the workshop in January.

HPC logo design and banners

Chairman Burns would like to have a logo to promote the HPC. He would like to revisit the logos that commissioner Miller had sent out earlier in the year.

Commissioner Emerson commented that he would like the logo to be more generic with the design.

Commissioner Miller stated she remembers the last comments – the logo should be more generic and not have a specific architectural style associated with it. Design by a committee can be a challenge.

Commissioner Sardell commented that a logo that needs to be scaled down for letter head needs to be kept in mind. The more detailed it is, the harder it would be to scale down. Her favorite was the Wilma. It is gone now from Coeur d'Alene. It is the element of the past that cannot be re-created.

Chairman Burns stated he likes the comments that commissioner Sardell brought up about the Wilma illustration. That design would scale down really well.

Commissioner McCracken commented that he likes the Roosevelt. He feels like the last time people felt they were stepping on a hornet's nest with the timing of it. But, if this has settled now, this would be a positive image for historic preservation. He likes the idea of having this be a success story and somewhat tied to what this commission does. He understands the argument to have something more neutral as well.

Commissioner Emerson stated the Wilma is gone; he doesn't know if that is a success story.

Chairman Burns asked the commission how they felt about making a motion on a logo.

Commissioner Miller suggested doing some fine tuning the logo to discuss at the next meeting.

Ms. Patterson replied that commissioner Anderson said she would pay for retractable banners.

Chairman Burns stated he would like the logo design to be decided before May.

Other Historic Preservations Priorities and Concerns:

Commissioner Emerson stated the Government Way corridor is coming along he and commissioner Shaffer have done some walking tours and spoken with some local neighbors. He spoke with Art Grant who lives across the street from the Hamilton house. He proposes that we have a small get together with small group of the neighborhood as a focus group meeting on January 15 at City Hall.

Chairman Burns said it's a great idea to have a focus group meeting on January 15. He would like to hear what they would like and if they would like to spread out further to the larger neighborhood.

Ms. Patterson suggested putting a time on that date as well to reserve conference room 6 at City Hall. She suggested maybe around lunch time. Commissioner Emerson said noon would work well.

TRACKING TIME:

Chairman Burns reminded the commission to track their time.

ADJOURNMENT:

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

The meeting was adjourned at 1:02 p.m.

Submitted by Traci Clark, Administrative Assistant

DRAFT