

**HISTORIC PRESERVATION COMMISSION
MINUTES**

March 20, 2024

City Hall – Conference Room #6

COMMISSIONERS PRESENT:

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

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Tyler Douglas Lowe

12:00 p.m. CALL TO ORDER:

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

Motion by Commissioner Sardell, seconded by Commissioner Shaffer, to approve the minutes February 28, 2024. Motion carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

PUBLIC HEARING – Garden District Nomination:

Chairman Burns opened the public hearing with a presentation from Mr. Huffaker.

Mr. Huffaker stated this is the first Historic District in Idaho in 10 years and SHPO (State Historic Preservation Office) wants to make sure that this nomination is done correctly and that they want to hopefully have more district nominations come in after this.

These are the Goals:

1. Produce an NRHP (National Register of Historic Places) nomination for the Garden District neighborhood that will be approved by the Idaho Historic Sites Review board and National Park Service.
2. Provide engagement opportunities for the public to understand the process and provide input.
3. Complete the nomination by the project deadline of August 30, 2024.

SHPO only meets once a year. This year it on May 23, 2024.

He shared the map boundaries of the nomination for the Garden District.

Garden District Nomination Overview

- Period of Significance: 1886-1974
- Area of significance: Criterion C- Architecture
- Historic & Current Uses:
 - Domestic/single dwelling, multiple dwelling, secondary structures
 - Commerce/business, professional
 - Educational/school/library
 - Religion/religious facility/church school/church-related residence
 - Recreation and culture/outdoor recreation
 - Landscape/parking lot, park, garden, natural features.
- Size of district: approximately 132 acres
- Total number of resources: 900
 - 521 contributing
 - 379 non-contributing
- Architects: Geroge Williams
- Frances P. Rooney & Lewis P. Stritesky
- Builders: Edward Kreig
- Architect & Builder: William G. Scritsmier

Criterion C Significance Architecture

- Character-defining Features of the District
 - Wood construction
 - Consistent setback
 - Subdivision of blocks with an alley
 - Sidewalks with street trees in the park strip
 - Majority of garages at the rear of the property; many on alleys
 - Range of stylistic difference within each style – from high style examples to light influence.
 - Change over time
 - Material changes
 - Demolition; new construction often larger
 - Additions
 - Outbuilding demolition; new construction often larger

Mr. Huffaker showed examples of architectural styles within the neighborhood. He pointed out there are outbuildings with a range of styles and why they are important, how they were built and the features of each one. They had to go through a lot of the data and make sure it is consistent with the survey to what SHPO said and from what he saw from the field in June. This has continued to change over the years. SHPO is the authority on all of this and they want to be consistent with how everything is documented in the nomination. The documentation of outbuildings has become much more important to the National Park Service. He has some of the documented in terms of numbers he will have to have more photo graphs of outbuildings as well. He wanted to point out that Mr. Burns sent some photos of an Ice House and that is a great historic use. There are early storage buildings that were used as garages. These will need to be incorporated more into the document as well.

The Park Service wants to know how intact is the district. We need to talk about material changes, for example: if there is a lot of wood construction, how many of the buildings have been covered by the aluminum and vinyl siding. Demolition and the trend we are seeing now with the new construction is often larger than what was there even though it may be sensitive in terms of character. The way we are building now is larger and people often want more space. Fitting within some sort of scale that fits into the neighborhood can be challenging. Outbuilding demolitions, new garages going from 1 car to 2 cars, or adding storage above a new garage and ADUs are common. These are some of the changes that have occurred overtime.

Mr. Huffaker shared a summary of SHPO's comments on the draft Nomination:

Section 7

- Elaborate on the contribution of landscaping and outbuildings to the setting and development pattern.
- Add an introduction to each architectural style about its key features, and number of examples of each, and the periods in which they are seen the district.
- Add more specificity to each of the seven aspects of integrity.

Section 8

- Minor edits and comments to address
- Add a summary of significance
- Last two subheadings to General Historical Context are not as well developed as the first two.

Commissioner Sardell asked Mr. Huffaker to explain what the Criterium A means.

Mr. Huffaker replied that Section 7 of the nomination is where a physical description of the site is required. He needs to go through in great detail and talk about the development pattern of how the neighborhood started, evolved over time, and the types of styles of architecture that are seen in the district. He will have each of these styles, a description, example of each style and photos of each style in section 7. It is very clear and detailed terms, what the place looks like. There will be a narrative and visual evidence of why he feels it is significant for architecture. Section 7 is the narrative section where he explains the significance that relates to architecture. This is how the architecture came to Coeur d'Alene, how it evolved over time, who contributed to that (architects and builders), as well as the influence and pattern and style books that went across the country. The artisans that came to the community that knew how to build in wood, and shared their craft with other people and how the trade evolved. In Section 8 he talked about a lot of that historical back ground of the architecture and why it is significant and unique to Coeur d'Alene. There are 4 Criterium under which a property or a district could be listed under a National Register.

- Criterium A: The Broad patterns of History, the social history of a place, this district was the home to many influential and important people over the history of Coeur d'Alene, govt officials, business owners, evolved the economy in Coeur d'Alene.
- Criterium B: Important people, these people need to rise to the level of State status. City council, mayor, or elected as a senator.
- Criterium C: Architecture, method of construction.
- Criterium D: Archeology, rarely used for history buildings. There is potential. This does not apply in this nomination.

Commissioner Sardell stated the information was very informative to the new members.

Mr. Huffaker continued with his presentation and stated that the maps, research, nomination needs to be completed with the next few weeks. The labeled photos and the updated site photos and outbuildings can come later. He will wrap up with the project at the final deadline.

Commissioner Harro asked if Mr. Huffaker found any outhouses. He knows of one, the Church of Truth.

Mr. Huffaker stated he has not seen any while he was out counting. He did not see that one. He will look in more detail when he comes in April.

Commissioner Harro asked if there had been a lot of buildings moved. He feels that his house had been moved.

Mr. Huffaker stated, that had been commonly done in the past. Having a wood house made it easier. It is not done today because of the expense. He had not heard of many being moved in the Garden District.

Chairman Burns stated he knows of one house on Wallace Street that was originally in Fort Grounds.

Mr. Huffaker asked if Commissioner Burns has the address, he would like to have it, and he will include that in his report.

Commissioner Shaffer asked if the date of 1886 was the time of the first residents in the district.

Mr. Huffaker replied yes. Prior to the first platting when this was a rural area there were some farm houses and some of the earlier plat maps show that. This is how the date came about.

Chairman Burns states that oldest house existing in the Garden District is 1895.

Mr. Huffaker stated he has seen dates going back further in the database.

Commissioner Harro stated he saw a photo of a Queen Anne dated of 1890.

Ms. Patterson asked Mr. Huffaker if that the website contained current status and information.

Mr. Huffaker replied he will update the website with the nomination draft. This will take place on April 1 and the next public meeting date will be April 8th; this will be the presentation and open house.

Ms. Patterson stated she wanted to have Mr. Huffaker provide an overview of the nomination today for the commission members. The commission is being asked to vote today on whether the nomination meets the required criteria for nomination. You will need to vote to recommend that the Garden District move forward for the nomination to the National Register of Historic Places. One of the attachments to the agenda packet is SHPO is showing how they will notify any of the property owners within the Garden District and let them know the process if they do to not support the nomination, then they must do so in writing to SHPO and what that looks like. They will also get information at the meeting on the April 8th.

Commissioner Sardell asked about the outbuildings and how that is being handled. She stated that the commissioner still has not seen any information on those. If this is a push by the National Park Service to do the outbuildings, could this be a hang up in the nomination process and then getting it approved with the current timeline.

Mr. Huffaker stated he does not believe this will be a hang up in the timeline. He is working really hard to make it not be a hangup. This is a change of scope since he first started the project. This has turned into something more than he was bargaining for. They would like more than just numbers – they want photos and the evolution of style and what they look like over time. This has required him to take a photo of each structure in the district for the and update the site forms with photographs. He will be doing this documentation when he comes up in April. He will be able to refine the information after the May 23, Historic Sites Review Board Meeting. There will be small changes that Jason, from SHPO, will want.

Chairman Burns asked if it would help if some local volunteers to take some photos of the structures.

Mr. Huffaker replied no. He said it is very nice of Chairman Burns to ask, but he feels he needs to be the one to take the photos and do it consistently. He feels this should only take him one day to take the photos.

Commissioner Harro stated he is impressed with the report and thanked Mr. Huffaker.

Motion by Commissioner Shaffer, seconded by Miller, to have the Coeur d'Alene Historic Preservation Commission recommend the Garden District be nominated to the National Parks Service for the placement on the National Register of Historic Places. Motion carried.

Public hearing closed.

PREVIOUSLY IDENTIFIED PRIORITIES:

- City Council Presentation

Chairman Burns is working on this and will send it out for comment, clarity and accuracy.

HISTORIC PRESERVATION COMMISSION APPOINTMENT RECOMMENDATIONS:

Chairman Burns emailed Dan McCracken. He asked him if he is still interested in the HPC and he stated that he is. He did not contact Ken Husby. The commission has looked at the applications a number of times. We need to come to a decision.

Motion by Commissioner Miller to appoint Mr. McCracken to the Coeur d'Alene Historic Preservation Commission, seconded by Commissioner Sardell. Motion carried.

- CLG Grant -Grant District April 8th – Board Meeting May 18th Idaho Falls

Ms. Patterson stated she has created a Facebook event for the Garden District Public meeting on April 8 and asked the commissioners to please share the invitation with other people. We have designed post cards that will be sent out 1 week prior to the event to everyone within the boundaries, and SHPO will be sending out a letter as well.

- May: Historic Preservation Month Celebrations – Reception with Mayor and Council, community member and other stakeholders

Chairman Burns stated the calendar is busy with items for the month of May. Brit Thurman was at the March Subcommittee meeting along with an associate from the museum. They are both very enthusiast about helping. One thing they offered to help out with is to run articles in the paper with the history of Coeur d'Alene. We can ask the press to run some older articles. It was discussed to have a meeting with Bill Buley, Coeur d'Alene Press, about the stories.

Ms. Patterson stated the Museum will be doing four tours in May - two in Downtown and two in Fort Sherman - and asked the commission to help market those tours. There will be a \$15.00 charge for the tours.

Commissioner Shaffer asked who will be leading those tours.

Chairman Burns replied Dave Walker will be doing the Downtown tours and Dave Eubanks will be doing the Fort Sherman.

Commissioner Miller stated Ms. Thurman also has a contact with the School District, she will reach out for an opportunity to work with them in May.

Ms. Patterson stated they will have a Farmers Market table that the HPC can join them for the month of May to share information about and the coloring books.

Chairman Burns stated there will be a Mother's Day house tour of the Hamilton House.

Ms. Patterson will create an invitation for the Historic Preservation Reception and she will invite the Council, Mayor and the Coeur d'Alene Tribe as well. She would like to reach out to the Tribe and see if they would like to come and do a blessing at the reception on May 1.

Commissioner Emerson stated he thinks he can help with the Tribal members. He is connected with a member.

Chairman Burns would like to get a nomination for the Heart of History Award. He spoke with commissioner Emerson over the phone and they came up with some ideas.

Commissioner Emerson stated they spoke about a commercial building, and a residential one to mix it up. Both Commissioner Emerson and Chairman Burns took a tour the Old Depot that John Swallow has restored. This is a very impressive and has the Heart of History, he has been very instrumental and the museum relocation and organized the whole move. This building used to be the 3rd Street Cantina, the old Mexican Restaurant.

Chairman Burns stated the creative reuse of Mr. Swallow also inspired Mr. Rich Thrasher on the Elk's building and then Steve Widmyer on the Montgomery Ward building. They are not restored to exactly what they were, but the buildings are still there and they are still useful.

Motion by Commissioner Sardell, seconded by Commissioner Shaffer to nominate the Old Depot for the Art of History Award for the May 1 reception. Motion carried.

Commissioner Emerson stated he would like to have a write up similar to what Debra Mitchel to go with the plaque from last year. He will work on the plaque and put calls into the Museum and John Swallow to see if he can have a tour set up.

Chairman Burns stated he would like to talk about maybe doing a residential award as well for the PJ Johnson House. He spoke with the owner. They are going to be turning it into a Bed and Breakfast. After talking to her, it would be preferable to do the award once they have finished the restoration – maybe 2025 or 2026.

Commissioner Sardell stated that if the commission nominated too many at the same time, then it becomes too saturated. It should be a special gem kind of of thing. Maybe we should stretch it out with awards. That way we can balance it out.

Commissioner Miller suggested doing commercial this year and residential next year.

Commissioner Emerson stated as part of the discussion that Chairman Burns also has another house nearby that is in the Garden District that has a new garage with an Accessory Dwelling Unit that was built to replicate the historic architecture of the home and had custom siding done to match the home. This could be for further discussion. He is not opposed to having two nominations.

Chairman Burns stated the character of this home and Accessory Dwelling Unit is very high quality. It was also another house in Coeur d'Alene that was a former Mayor's home at one time. The questions is do we, as a commission, want to nominate one or two.

Commissioner Emerson is open to whatever but was thinking of one of each.

Commissioner Miller stated if there are two good options then maybe we do vote on two this year as well.

Commissioner Sardell stated she is not opposed but she will like to spread it out a little bit. She has not seen picture of the house. She does not have a good mental image.

Chairman Burns stated that the building is remarkable.

Commissioner Emerson stated he likes the idea because of the renovation going on in all of the neighborhoods there is a certain character, bringing that forward and saying if you are going to buy one of these places and turn it into whatever, it would encourage the homeowners in those neighborhoods to stay true to the renovations.

Chairman Burns stated the one last year the Hamilton House was a true Historic Preservation story, this house touches upon appropriate additions and new construction. They have also discussed awarding historic buildings that have undergone adaptive reuse.

Commissioner Sardell commented that her concern with nominating new construction and additions is that the commission might look like it has determined an appropriate style for historic neighborhoods and that hasn't happened yet. We should look at the appropriateness from the National Park Service and what their recommendations are on those types of things. There is a whole technical brief on additions to historic buildings and we need to be careful, when we nominate or if we award those, we should follow some of the guidelines. We need to keep ourselves in the realm of what the Secretary of the Interior Treatment of Historic Properties standards are.

Commissioner Harro commented these are excellent points, but he thinks the commission should be encouraging good examples of new construction and additions. These are good carrots. If you give someone an award all of the neighbors will notice and they will think about any alterations they want to do their homes. There is that aspect as well.

Commissioner Emerson stated he can see the changes coming in the neighborhoods and he would hate to see the changes not keeping with the character of the community with the charm and the appeal. He thinks if they got the reputation as a community that this is important the folks might pay attention when they buy a home and want to do renovations. Right now Dr. Fox's home on East Lakeshore Drive will be torn down.

Commissioner Harro suggested having an award for new construction in the future.

Ms. Patterson is pulling up the home in the Garden District with the new garage and ADU on the Google maps so the commission can see the home on the screen.

Motion by Commissioner Emerson, seconded by Commissioner Harro, to nominate the House on Foster for the Art of History Award for the May 1 reception.

There was discussion before the motion.

Chairman Burns stated the family went above and beyond and had this recreated to match the main building.

Chairman Burns stated he brought this building up because of the construction.

Commissioner Miller stated she is not opposed to moving forward. She agrees to have some standards that we are following and have the award mean something. She asked if the commission could nominate the property with some conditions until we have time to review some of those guidelines referenced by Commissioner Sardell.

Commissioner Sardell stated her concern it is creating a false sense of history. She is not opposed to the nomination. She is looking at it for the first time and is struggling. She thinks if the commission starts doing something the wrong way in the Garden District and she wants to put Design Standards in place,

the commission would have used this example now. This might not meet what the commission would want to move forward with Design Guidelines from the National Park Service. If we give it an award and that becomes a standard, we might run ourselves into a wall.

Chairman Burns stated we have some support and some dissent.

Commissioner Emerson commented that he values Commissioner Sardell's input and her expertise. He does feel the commission can look at things more broadly in a general way and knowledgably and that we shouldn't have to rely on Federal standards. We should be able to do what we want to do locally just as well.

Commissioner Sardell stated she feels that the commission should deliberate more on the nominations and have the opportunity to review the properties. She suggested maybe reviewing more photos and information.

Chairman Burns replied he agrees and going forward he will look at that. The motion has been made. He asked if there was support to move forward on voting on the motion.

Commissioner Emerson stated he will withdraw his motion for the house on Foster for the Heart of History Award and suggested the commission will discuss at a later time - the date is uncertain for now.

Commissioner Harro withdrew his second.

- Government Way Corridor Outreach, Questionnaire, Survey of Properties:

Chairman Burns stated there is nothing new to talk about.

Commissioner Sardell commented someone needs to check in with Commissioner Anderson She has not been to a meeting in two months and no one has heard from her with updates. She has volunteered to help with the survey.

- Design Guideline Review

Commissioner Miller stated she has received them, but has not had a chance to look thru them.

Chairman Burns said he would like to focus on these at the next meeting in April.

- Historic Priorities and Concerns:

Ms. Patterson commented there is an update on the developer Blue Fern. They are still under contract on the Roosevelt Inn property as well as the vacant lot to the north. They plan on demolishing the structure and putting townhouses on both lots. They are aware that there is concern and they asked if they could have a call with Ms. Patterson. She will let them know that the Commission and Museum would like to have the structure preserved. If nothing else, she will let them know that the commission and museum would like to be able to take photos and have some documentation of the property before demolition.

Commissioner Emerson stated he has been to a number of meetings where the people have been talking about the Roosevelt because they had gone to the school there. They had said the closing had been delayed because of the concerns of the further investigation they were supposed to be committed, but the closing has been delated. Maybe it was just wishful thinking with this group but they thinking it was going to reconsidered.

Chairman Burns asked what if they wanted to convert the building into apartments with townhouses around it.

Commissioner Miller stated development is about fitting as much as you can on the land as you can.

TRACKING TIME:

Chairman Burns reminded the commission to track their time and send it to Commissioner Anderson.

Calendar

- Identify public meetings, stakeholder outreach, deadlines and target dates

Assignments/Subcommittees:

ADJOURNMENT:

Motion by Commissioner Emerson, seconded by Commissioner Shaffer, to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:12 p.m.

Submitted by Traci Clark, Administrative Assistant