

2025

City of Spirit Lake, Idaho

Historic Preservation Plan



Prepared by Northwest Vernacular, Inc.



Prepared by

Northwest Vernacular, Inc.

PO Box 456, Bremerton, WA 98312
360-813-0772

www.nwvhp.com
hello@nwvhp.com
[@nwvhp](#)

Credits & Acknowledgments

The authors of this report wish to express their sincerest gratitude to everyone who participated in the preparation of this plan—from the Planning Department and Historic Preservation Commission (past and present) who lead the process to the community members who participated in the online survey and provided additional feedback through stakeholder interviews. This includes a special thanks to Chuck Orr, Mona Stafford, and Roger Goodall.

This publication has been funded entirely by the Spirit Lake Urban Renewal Agency (SLURA). However, the contents and opinions do not necessarily reflect the views or policy of SLURA.

Historic Preservation Commission (HPC)

- Patrick (Paddy) Wilson, Chair
- Becky DeMers, Vice Chair
- Althea Sondahl
- Steve Stoke
- Robb Shacklett
- Mandi Conway
- Lina Posogov

City Council

- Mayor Jeremy Cowperthwaite
- Charlene Phipps
- Wendy Walters
- Dale Green
- Mark Privett

City of Spirit Lake Staff

- Michelle Wharton, City Clerk
- Dawn Eaton, Deputy Clerk
- Taylor Lander, Deputy Clerk 2

State Historic Preservation Office (SHPO)

- Dan Everhart, Outreach Historian
- Alexis Matrone, Historic Preservation Planner, Preservation Planning/Certified Local Governments

2025 Comprehensive Plan Updates

- Connie Krueger, AICP, SHDG, President

Glossary of Frequently Used Terms & Acronyms

HPC – City of Spirit Lake Historic Preservation Commission

HPP – Historic Preservation Plan

ICRIS – Idaho Cultural Resource Information System

MCSL – Municipal Code of Spirit Lake

NAPC – National Alliance of Preservation Commissions

NPS – National Park Service

NRHP – National Register of Historic Places

NWV – Northwest Vernacular

SHPO – State Historic Preservation Office (or Officer)

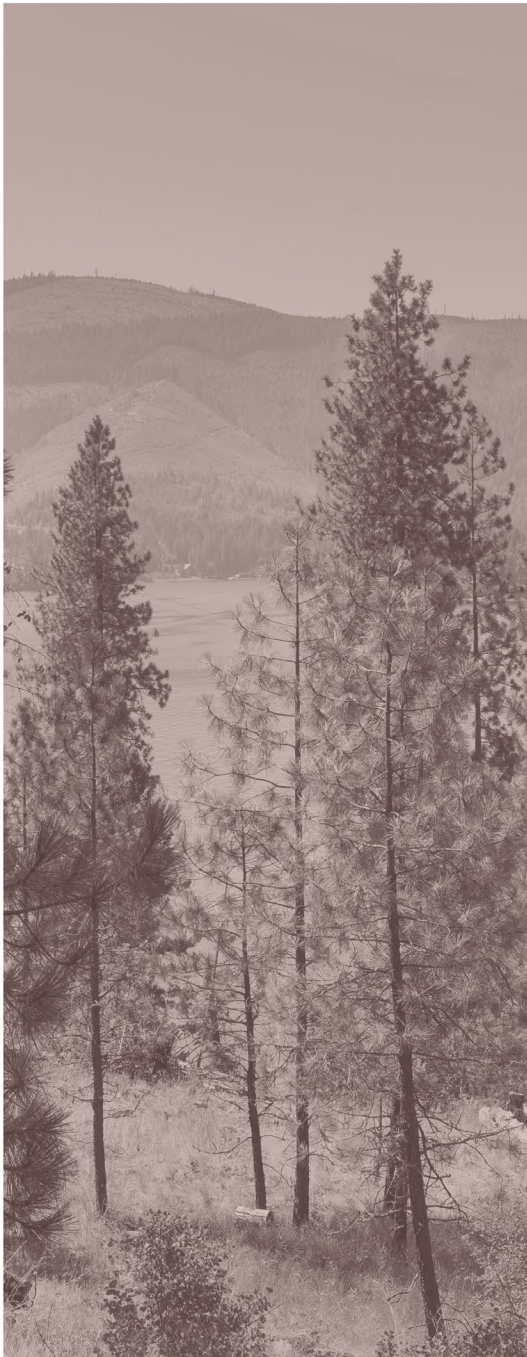
SLURA – Spirit Lake Urban Renewal Agency

THPO – Tribal Historic Preservation Office (or Officer)

Table of Contents

1.	Executive Summary	1-1
2.	Historic Context	2-1
3.	Current Status of Historic Preservation	3-1
4.	Goals, Strategies, & Recommendations	4-2
5.	Bibliography	4-2
A.	Ordinance Recommendations & Language	A-1
B.	Historic Preservation Plan Survey	B-1

1. Executive Summary



1.1. Plan Purpose

A historic preservation plan is a city planning document intended to analyze the present state of the city’s historic preservation program and provide guidance on next steps to guide the program forward. The program includes the historic preservation ordinance, commission, and any activities connected to those two items (e.g., design review, nominations). The plan is the result of a collaborative process to identify a vision, goals, and action plan for historic preservation in Spirit Lake.

1.2. Plan Process

This historic preservation plan is the result of collaboration between the City of Spirit Lake, historic preservation consultants Northwest Vernacular (NWV), Spirit Lake’s Historic Preservation Commission (HPC), key stakeholders, and the Spirit Lake community.

The Spirit Lake Urban Renewal Agency (SLURA) hired NWV in June 2024 followed by an initial introduction session via Zoom with HPC members on July 9, 2024. The city was in the process of updating their Comprehensive Plan at this same time. NWV began their work by coordinating with the consultant, Connie Krueger, the City of Spirit Lake, and the Idaho State Historic Preservation Office (SHPO) to review development patterns, listed resources, and previous historic resource inventory efforts. They then reviewed the city’s historic preservation

program, relevant ordinances, and associated planning documents. This functioned as a SWOT (strengths, weaknesses, opportunities, and threats) analysis to inform recommendations. They also briefly summarized the city's history from previously published sources—organizing it within development periods—and identified architectural trends in the city.

Northwest Vernacular staff attended the August 6, 2024, Planning and Zoning Commission meeting. The commission and consultants then presented the background on existing conditions and next steps at the October 21, 2024, HPC meeting.

NWV initiated a community survey, created with the online survey tool SurveyMonkey, to understand the community's perception of historic preservation in Spirit Lake and the immediate vicinity. The survey remained open from September 10, 2024, through December 1, 2024, and received 137 responses. The survey and an analysis of the responses are included in Appendix A.

NWV submitted an initial draft for HPC review on October 31, 2024, and received edits from commissioners Becky DeMers and Althea Sondahl. The SHPO deferred review of the initial draft, asking to review the full draft to best utilize staff time. After conducting the stakeholder interviews and reviewing the community survey results, NWV incorporated the edits received from the HPC and drafted goals, policies, and proposals for the historic preservation plan. NWV submitted the second draft to the City and HPC for review on January 31, 2025.

NWV conducted a virtual public workshop with the HPC and the public on February 24, 2025, to review the proposed goals and policies for historic preservation in Spirit Lake. Following that review, a discussion was held on the desired vision and mission for the city's historic preservation program, with thoughtful feedback provided by multiple audience members and commissioners.

A final public meeting was held on June 16, 2025, to summarize the final plan for the HPC and the general public.

1.3. Benefits of Historic Preservation

There are numerous benefits to historic preservation, from enhanced quality of life and fostering awareness of a community's heritage to economic advantages and environmental considerations. There are four key areas where historic preservation can benefit a community: social, cultural, environmental, and economic.

Social. Historic places are often touchstones for communities. These places are recognized and known entities within their community, whether it's a park that generations have visited with family and friends or a historic commercial district that has served as the community focal point and housed highly regarded legacy small businesses. Historic places provide an opportunity to learn about our shared past, how we as individuals relate to it, and how we can move forward. Retaining historic places allows communities to engage with their past, acknowledging the good, the bad, and the complicated stories in an authentic and meaningful way.

Cultural. Many historic places are valuable for their architectural design, connection with important events in history, or association with significant people. Other historic places have ongoing meaning for their expression of a community's culture, whether it's art, history, or



Figure 1. 6186 Maine Street.

religion. Preserving historic places of cultural significance demonstrates the value that differing cultures provide to an entire community.

Environmental. As our communities and the world grapple with the effects of climate change and seek environmental sustainability, historic preservation can support these efforts. Reusing historic buildings and structures recognizes the embodied energy inherent to these places and reduces what is taken to the landfill. Rehabilitating a historic building is more labor-intensive than materials-intensive and places value on the craftsmanship of the past.

Economic. There are several economic benefits to historic preservation. The labor intensiveness of reusing historic buildings creates jobs, and historic places are a draw for residents and tourists, encouraging investment in local economies. Furthermore, historic properties tend to have stable property values, allowing them to weather economic crises. Historic properties, in particular historic districts, provide unique experiences and destinations supporting heritage tourism.

PlaceEconomics, a firm that has studied the economic impacts of historic preservation, recently published a paper, “Twenty Reasons Historic Preservation is Good for Your Community” (2020) to reframe conversations about historic preservation. A synopsis of the 20 reasons follows, but you can read the full study at placeeconomics.com/resources/twenty-four-reasons-historic-preservation-is-good-for-your-community/.

- **Jobs.** Labor-intensive rehabilitation creates more jobs than new construction.
- **Downtown revitalization.** It builds upon past investments.
- **Heritage tourism.** Heritage tourists stay longer and spend more money.
- **Property values.** Historic districts tend to have greater valuation stability.

- **Foreclosure patterns.** Properties in historic districts remain in demand, even during economic downturns, so owners are able to sell before they're forced into foreclosure.
- **Strength in up-and-down markets.** Historic properties are more resilient during economic downturns.
- **Small business.** The smaller scale, and often lower rental costs, support a diverse range of businesses.
- **Start-ups and young businesses.** New and small businesses want the quality and character of their goods and services reflected in their location—historic buildings fit the bill.
- **Jobs in knowledge and creative-class sectors.** These employers disproportionately choose to locate in historic districts.
- **Millennials and housing.** 44 percent of millennials want to live in historic, character-rich neighborhoods.
- **Walkability/Bikeability.** Historic neighborhoods are inherently walkable and bikeable.
- **Density at a human scale.** Historic neighborhoods already provide density.
- **Environmental responsibility.** The greenest building is the one already built.
- **Smart Growth.** Historic neighborhoods are the living embodiment of all 10 Smart Growth principles.
- **Neighborhood-level density.** Historic districts provide housing options for a range of household sizes and incomes, which can lead to economic integration within a neighborhood.
- **Housing affordability.** Older housing stock can be part of the solution to the housing affordability crisis.
- **First place of return.** While many cities and areas in the U.S. have been losing population for decades, some of them have begun to grow again after periods of decline—in those cities, the growth has been concentrated in historic neighborhoods.
- **Attractors of growth.** Historic districts are magnets for growth.
- **Allows cities to evolve.** Historic properties and districts manage change while retaining the quality and character of a city and its neighborhoods.
- **Tax generation.** Historic districts are often denser neighborhoods with sustained property values, contributing more revenue to communities in smaller land areas.

1.4. Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

The following Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was created after preparing the historic context, conducting the community survey, and reviewing the city's historic resources, historic preservation efforts, and related plans and ordinances.

SWOT ANALYSIS

STRENGTHS

- An HPC and historic preservation ordinance provide the essential program foundation
- The Spirit Lake Historic District encompasses the downtown commercial core
- Ongoing private investment in downtown commercial buildings
- Previous identification of historic resources within and adjacent to the city
- The role of the historic district as the gateway to Spirit Lake and the proximity of historic areas and buildings to other natural resources for recreation and tourism
- Character and community space of the downtown park and nearby residences
- Ease of visitor access directly into the downtown commercial core
- The historic preservation ordinance allows for the protection, enhancement and preservation of locally designated historic properties

WEAKNESSES

- Lacking formal Certified Local Government (CLG) status that provides access to grants
- High expenditure thresholds to utilize Federal Historic Rehabilitation Tax Credits
- Absence of a state, county, or city financial incentive mechanism for historic preservation
- No design review within the historic district
- No Historic Preservation Commission page on the city website
- Vacancies in downtown commercial buildings
- Lack of an established relationship with area Tribes
- Current sewer moratorium inhibiting growth
- Restrictive building codes that do not allow incremental improvements to properties to enhance safety and upgrading structures

OPPORTUNITIES

- Adoption of the historic preservation plan to better integrate preservation and city policy
- Tourism promotion in connection with Spirit Lake Historic District
- Coordination with the Planning and Zoning Commission and the Mayor
- SHPO and National Alliance of Preservation Commissions (NAPC) training for HPC
- Downtown commercial building owner interest in retaining historic character
- The Idaho Heritage Trust for technical guidance
- Development of a funding mechanism to support historic preservation
- Maintain transparency with the HPC to generate public awareness for and trust in preservation
- Working with area tribes on best practices for archaeological resource protection
- The town square space within the historic district as a central focal point for the community
- Anticipated population and associated job growth
- Coordination potential amongst city, multiple commissions, SLURA, and community groups

THREATS

- Increased speculative commercial and residential property values that are disconnected from area wages and revenue earning capacity of local businesses
- Construction impacts to archaeological resources and absence of a standard inadvertent discovery plan to mitigate impacts
- Energy efficiency upgrades and programs that are not set up to work with historic buildings resulting in a loss of integrity rather than supporting long-term building use through compatible upgrades
- Further diminishing of integrity of the historic district's commercial buildings through inappropriate alterations
- Cost associated with appropriate historic rehabilitation work relative to thin profit and operating margins for downtown businesses may limit work completed by property owners
- Lack of a community vision for the future of Spirit Lake

1.5. Summary of Goals & Policies

After reviewing the city's program and related ordinances and communicating with a group of stakeholders, NWV identified a vision statement, mission statement, and four goals to guide ongoing work by the City's historic preservation program.

Vision for Historic Preservation in Spirit Lake

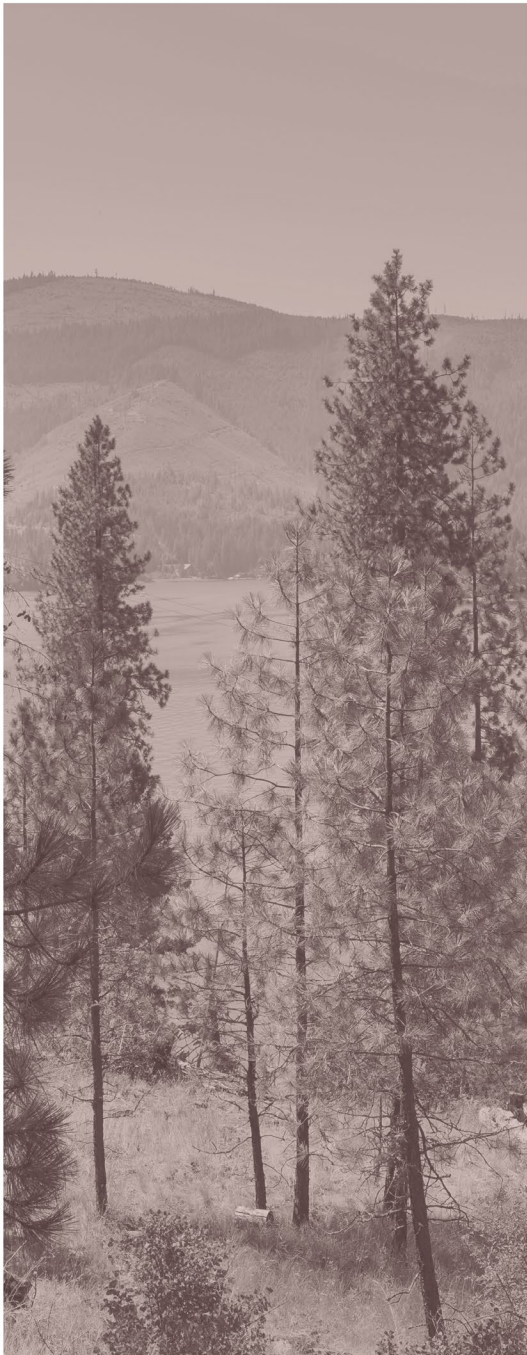
Vision statement: **A vibrant and historic Spirit Lake that preserves its history for current and future generations.**

Mission statement: **To promote the identification and preservation of Spirit Lake's unique historic character for the educational, cultural, and economic benefit of the city.**

Each of the following goals has at least two policies to support it:

- Goal 1: Broaden the public's understanding of, and participation with, historic preservation.
 - » Consider opportunities for broader public outreach and collaboration.
 - » Improve the city's communication about historic preservation.
- Goal 2: Improve the productivity and effectiveness of the city's historic preservation program.
 - » Improve understanding within the city's government to help historic property owners as they navigate the permit process.
 - » Make ordinance updates as necessary.
 - » Improve HPC operations and knowledge.
- Goal 3: Pursue financial support and develop incentives for historic preservation work.
 - » Apply for grants and CLG status to support city-funded identification and documentation of historic resources within the city of Spirit Lake.
 - » Serve as an information resource for owners of historic property owners seeking grant funding or other available financial incentives.
 - » Connect with Kootenai County to explore a county-wide financial incentive to encourage the adaptive reuse of historic properties.
 - » Evaluate whether a local grant program is a viable option.
- Goal 4: Seek to identify, recognize, and protect historic properties located within the city limits.
 - » Assist historic property owners as they work through the permitting process and energy upgrades.
 - » Increase the number of properties surveyed and designated.
 - » Protect archaeological resources.
 - » Preserve historic cemeteries.

2. Historic Context



The following historic context is intended to provide a brief overview of Spirit Lake’s history. This is important for understanding how the city has developed, what forces drove that development, and the built environment that remains to illustrate those development patterns. This context begins with the enduring stewardship of the region by the Coeur d’Alene Tribe (Schitsu’umsh people) and other Interior Salish people (e.g., Kootenai Tribe, Spokane Tribe of Indians, Kalispel Tribe) for thousands of years. Unless otherwise cited, the historic context is summarized from *Historical Spirit Lake, Idaho and Vicinity*.

2.1. Development Periods

2.1.1 Pre-contact: Schitsu’umsh and Indigenous Stewardship

This period encompasses the stewardship of the land by indigenous people in the region, including the Schitsu’umsh. No built environment properties are known to exist from this period and any historic or cultural resources would be archaeological.

The Kootenai County Historic Preservation Commission summarizes this period as follows:

The history of the County is equally as important as the cultural treasures it now entrusts us to protect. Kootenai

nai County, as currently configured, contains a significant portion of the center of the Coeur d'Alene Tribal Homeland as well as the primary east-west trail system for interior Salishan peoples traveling in both directions through the Bitterroot Mountains to the Great Plains and, ultimately, the Yellowstone area. The original inhabitants called themselves the Schitsu'umsh ("the ones who were discovered here") and were traditionally made up of three generally recognized bands, each of which was associated with a particular winter village region. The Coeur d'Alene Lake band comprised some 16 villages consisting of families located on Hayden Lake, at the current cities of Coeur d'Alene and Post Falls, along the Spokane River near Green Acres, and on the shores of Liberty Lake. The Coeur d'Alene River band dwelled in at least 11 villages located along the Coeur d'Alene River, including sites near what would become the city of Harrison and the Cataldo Mission. The St. Joe River band made up the third grouping and inhabited at least six villages along the lower St. Joe River and at the site of what became St. Maries, with another village in the upper reaches of Hangman Creek. The larger winter villages usually comprised around 300 individuals. Each of the bands were made up of interrelated families who would typically winter in their band's general area, though families may not have wintered in the same village from year to year. During spring, summer, and fall, the families dispersed to their favored resource areas throughout the Homeland and beyond for hunting, fishing, gathering, and ceremonial activities. The aboriginal landscape of the Schitsu'umsh encompassed much of what would become the Panhandle region of Idaho, extending into parts of eastern Washington and western Montana. Lake Pend Orielle marked the northern boundary, with the country beyond the home of the Kalispel and Pend Orielle peoples. With mountain passes up to 5,200 feet in elevation, the Bitterroot Range of Montana marked the easterly area of the Schitsu'umsh. The western reaches of the Schitsu'umsh landscape began just east of Spokane Falls (Plante's Ferry) along the Spokane River, extending south along the Hangman (Latah) and Pine creek drainages. The heart of the Schitsu'umsh landscape was Lake Coeur d'Alene. Its waters sprang from the slopes of the Bitterroot and Clearwater Mountains, gathered into the Coeur d'Alene and St. Joe rivers, fed into the lake itself, and then drained into the Spokane and eventually Columbia rivers. It was a landscape of nearly 5 million acres of white pine-, fir-, ponderosa-, and cedar-forested mountains, as well as freshwater rivers, lakes, marshlands, and rolling hills and prairies covered with perennial bunchgrass and fescues.¹

For more information about the Schitsu'umsh and Coeur d'Alene Tribe visit their website (<https://www.cdatribe-nsn.gov/>) and specifically their Culture Department (<https://www.cdatribe-nsn.gov/culture/>).

2.1.2 Early Contact and Euro-American Immigration (1806–1906)

The arrival of White Euro-Americans in the region during the 19th century had profound impacts on the Idaho panhandle and surrounding area. The American Corps of Discovery, led by Meriwether Lewis and William Clark, traveled westward from Missouri to the Pacific Ocean and back between 1804 and 1806 to document the geography and ethnology of the American West. The Lewis and Clark expedition traveled through present-day Idaho south of Spirit Lake, but their journey sparked interest from far and wide in the Pacific Northwest fur trade. English Canadian David Thompson of the Northwest Company, an explorer and fur trader, traveled

¹ Kootenai County, "History," Kootenai County, ID, <https://www.kcgov.us/585/History>.

through the area between 1806 and 1812, establishing trading posts: Kullyspell House (near Hope, Idaho), Saleesh House (on the Clark Fork River in Montana), and Spokane house (near Spokane Falls). Other fur traders followed, then Christian missionaries, and even the U.S. military, but Spirit Lake remained undeveloped. It was not until the early 20th century that Spirit Lake began to experience development of a more permanent population.



Figure 2. View towards Spirit Lake.

The remoteness of the Spirit Lake area long limited permanent settlement, but two significant transportation changes came to the region in the late 19th century: the arrival of the railroad and road construction. In 1881, the Northern Pacific Railroad had extended its line to Rathdrum, approximately 12 miles south of Spirit Lake. This drove speculators to purchase up large tracts of land, particularly lakefront property or tracts close to the lakes. Peter Rhodebeck (also spelled Rhodeback) was the first to arrive by summer of 1881; other key early figures followed, including Henry Savage, Waldo Paine, William Jones, Ella Wright, and Marion Wharton. From the railroad, travel to the Spirit Lake area was initially limited to a narrow trail; that was widened into a wagon road in the 1890s that opened up access to the lake. By 1895, the area's popularity began to increase, for both permanent settler-colonists as well as those seeking out vacation and recreational opportunities from nearby Coeur d'Alene and Spokane to the west. Tent camping on the lake became popular and some families and recreation clubs built summer residences. Two steamers began operating on Spirit Lake, ferrying visitors up and down.

In 1885, the U.S. Government—after executing treaties with Pacific Northwest tribes to establish possession of the land—granted land to the Northern Pacific Railroad in the Idaho Panhandle, including Section 5, Township 53 just northeast of Spirit Lake's northern shores. Marion Wharton purchased that section in 1904, adding to her already significant land holdings in the area. Wharton then sold it to Frederick Blackwell in 1907.

2.1.3 Spirit Lake Founding and Early Development (1907–1939)

This period begins with the establishment of the Panhandle Lumber Company and associated Spirit Lake Land Company. The period ends in 1939, with the closure of the sawmill, the town's significant industry. Much of the commercial core of Spirit Lake, as well as numerous residences and churches, date from this period.

In 1907, Frederick Blackwell and Associates established the Panhandle Lumber Company.² Blackwell formed the Spirit Lake Land Company and in the same year platted the town and sold lots. In connection with development of the sawmill of the Panhandle Lumber Company,

² Wright and Hibbard, "Spirit Lake Historic District," 3.



Figure 4. I.O.O. F. Hall (listed in Spirit Lake Historic District NRHP Ref No. 79000795), 6236 Maine Street.

southeast corner of North Fourth Avenue and West Maine Street. A weekly newspaper, *The Spirit Lake Herald*, began publication in 1907.

Spirit Lake officially incorporated as a town in January 1908, and over the next decade continued to grow, as evident in the expanding residential areas radiating from the commercial core at Fourth and Maine, and an increasing number of businesses. Primary industries in town were the sawmill, railroad shops, and a box factory. By 1910, the town's population had already reached 1,500 residents. Numerous new houses were constructed that year to accommodate the growing population. In 1912, the Idaho State Chautauquas Association expanded to North Idaho and Blackwell and other Spirit Lake founders, like W. C. Smith, formed the

Spirit Lake Chautauqua Association. Chautauqua was a late 19th and early 20th century adult education and social movement that appealed to rural American communities. Entertainment and culture were brought to the towns at these “pop-up” tent events.

In addition to the Chautauqua grounds, Spirit Lake also had five churches and a number of social halls and organizations, including the International Order of Odd Fellows (I.O.O.F.; listed in Spirit Lake Historic District, NRHP Ref No. 79000795), chartered as the “Tesemini” Lodge 126 in 1908. Others included the Rebekah's Lodge, Masons, Eastern Star, and Veterans of Foreign Wars (post-WWI). New businesses in town included a hospital, shoe repair, telephone company, bakeries, hardware stores, photography shop, grocers, livery stable, and five small hotels. Although the railroad spurred initial development in Spirit Lake, its ownership and operation by Blackwell was short-lived. The Chicago, Milwaukee, St. Paul, and Pacific Railroad (Milwaukee Road) took over controlling interest in the railroad in 1914 and eventually bought out the line in 1916.

Despite this initial growth, by 1921, Spirit Lake's population had dropped slightly to 1,200. Industry issues hit the town by 1924 when Milwaukee Road closed the railroad maintenance shops. Spirit Lake's population was only 1,242 by 1930 within the city limits, according to the U.S. Census.⁵ Passenger service to Spirit Lake then ended in 1937 and the box factory closed soon thereafter. Spirit Lake Highway was officially established in 1931 and designated as State Highway 41. The county road initially entered the city along the alignment of North Fourth Avenue, connecting with the town square.

⁵ “Table 22.—Population by Sex, Color, Age, Etc. for Incorporated Places of 1,000 to 2,500: 1930,” page 588 in U.S. Department of Commerce, Bureau of the Census, “Fifteenth Census of the United States: 1930 - Population Reports by States, Volume III, Part 1” (Washington, D.C.: United States Government Printing Office, 1932), <https://www.census.gov/library/publications/1932/dec/1930a-vol-03-population.html>.

A forest fire devastated the surrounding timber stands in August 1939 and destroyed 40 million board feet of lumber in the Panhandle Lumber Company’s Spirit Lake mill yard, resulting in over \$1 million in estimated losses.⁶ The mill got back into operation after the fire, working through the remaining lumber it had, then closed up shop for the winter with plans to reopen in spring 1940. However, by March 1940, plans had changed, and Spirit Lake was unprepared for another hit to their economy.

2.1.4 A New Era (1940–1965)

By the 1940 U.S. Census, Spirit Lake’s population had dipped to 1,006 and it would continue to drop over the next three decades. Limited development occurred during this period, given the economic state of Spirit Lake and the declining population. Notable demolitions happened, as well: the railroad passenger depot (ca. 1965) and the original portion of the Spirit Lake School (1965).

The Panhandle Lumber Company, after suffering significant losses during the 1939 forest fire, closed its sawmill operations at Spirit Lake in January 1940 after running through its remaining lumber supply, leaving only its planer mill to operate on an as-needed basis until spring. By mid-February 1940, the shareholders of the Panhandle Lumber Company expressed their desire to liquidate the company. The planer continued to operate until late September, but by October 1940, it too was closed, along with the associated power plant. In reporting on the planer mill closure, *The Coeur d’Alene Press* noted this closure, on the heels of the sawmill closure, left “the entire population... without employment.”⁷ The Panhandle Lumber Company was dissolved in 1941 along with its subsidiary companies—Spirit Lake Land Company and the Idaho Logging Company.



Figure 5. Former Spirit Lake School, 2024.

As the city’s main employer closed shop, other changes befell Spirit Lake. Spirit Lake Hotel, operated by the Panhandle Lumber Company on West Maine Street and the last major hotel, closed, as did the local hospital and drugstore. The box factory closed following an electrical fire. All these changes, in a short period, devastated the town. A few key individuals bought up significant portions of the city, including Coeur d’Alene lawyer Phil Dolan and brothers Cliff and Lester Hohman. The Hohmans purchased the old mill site and company houses as well as a couple of buildings in the commercial core.

6 “Town of Spirit Lake Safe; Mill Yard Is Total Loss,” *The Coeur d’Alene Press*, August 12, 1939: 1.

7 “Planer Closes,” *The Coeur d’Alene Press*, October 26, 1940: 3.



Figure 6. Historic pump house from the former mill across the street from Spirit Lake (the lake).

As the U.S. entered World War II in December 1941, Lake Pend Oreille was identified as a strategic location for the U.S. Navy. More than 22,000 workers were enlisted to build the new training location between April and September 1942.⁸ Farragut Naval Training Station opened in September 1942 just 12 miles east of Spirit Lake. The naval training facility had six individual camps, which could each house 5,000 recruits at a time for their weeks-long training. In addition to training new sailors, the large facility provided employment for locals as support staff. The training facility was decommissioned in June 1946, having had

293,000 recruits through its camps. It briefly became the Farragut College and Technical Institute until 1948; ownership transferred to the Idaho Department of Fish and Game in 1950, and the site became a state park, Farragut State Park, in 1966.

The employment opportunity at nearby Farragut buoyed Spirit Lake during the war years; however, once the war ended and Farragut closed, Spirit Lake once again found itself without a primary industry. However, two aluminum plants in nearby Mead (the reduction facility) and Trentwood (rolling mill) outside of Spokane, Washington, provided significant employment in the region in the post-war years, even for Spirit Lake residents. Henry J. Kaiser acquired the aluminum plants in 1946, establishing Kaiser Aluminum.⁹ A few improvements kept the hope alive for the community, including the reopening of the Spirit Lake Hospital in 1947, the retention of several anchor businesses and social organizations, and a few commercial enterprises started by the Hohman brothers. Cliff Hohman served as the city's mayor for much of the 1940s and 1950s.

Lake recreation continued to be a key draw for the Spirit Lake community. Resorts operated along the lake's shoreline and provided boating and kayak rentals, docks, cabins, and RV parking. As recreation took over and no other large businesses moved into town, Spirit Lake solidified its status as a bedroom community for Coeur d'Alene in the 1950s. By 1950, the city's population had dropped to 823 and then down to 693 by 1960.

The 1950s dealt further blows to the town as three school districts were combined to form the new Lakeland School District in 1957, ending Spirit Lake's 50-year independent school system. Spirit Lake High School (the original Spirit Lake Public School) was soon condemned despite residents' protests. A bond measure passed in 1961 that allowed for renovation of the Spirit Lake grade school (the newer portion of the Spirit Lake school facility), but the high school was eventually razed in 1965, leaving only the gym and north wing additions.

⁸ "Then and Now: Farragut Naval Training Station," *The Spokesman-Review*, May 31, 2021, <https://www.spokesman.com/then-and-now/2021/may/31/then-and-now-farragut-naval-training-station/>.

⁹ Erich Ebel, "Henry J. Kaiser Begins Operations at Kaiser Aluminum in Mead on April," in Historylink.Org, February 27, 2024, <https://www.historylink.org/file/22898>.

2.1.5 New Growth (1966–present)

This period begins following the demolition of two key structures in town that reflected its origins, the Spirit Lake Public School and the former railroad passenger depot. It reflects Spirit Lake’s new status as a bedroom community, with new construction during this period largely relegated to residential subdivisions and auto-oriented traffic along North Fifth Avenue, the new route for State Highway 41.

A new generation of developers discovered Spirit Lake in the 1960s, with plans for a 200-boat marina near Rocky Beach and a residential development set for east of town (Spirit Lake East). Spirit Lake area residents objected to the potential pollution and noise of the new marina and formed the Spirit Lake Property Owners Association. The association successfully combatted the marina construction, staving off that development. The Hohman brothers began redevelopment of the old mill site into a housing development, called Spirit Shores, in 1973.

In 1970, a new elementary school building was constructed. Then in 1975, the school district donated the 1921 gym and north wing addition from the former original school to the City of Spirit Lake.¹⁰ The community transitioned the facilities into use as a community center, which was renamed the Woolen-Brown Center in 1995 to honor the efforts of Mildred Woolen and James C. Brown to preserve it. The city also leased the building to businesses such as Little Rascals Children’s Center. By 1980 the Spirit Lake Senior Center and Spirit Lake branch of the Kootenai County Library were constructed. The city then demolished gym in 1981, citing maintenance issues.

In 1978, the city began work to revitalize the commercial core along West Maine Street with facade improvements to redesign the buildings in a “Western Frontier” style. This affected many of the buildings along West Maine Street with storefront changes. The change occurred shortly after the long-running railroad line through Spirit Lake ceased operations in 1976.¹¹

The city’s population reached its lowest point in 1970, at only 622 residents, but began to slowly grow in fits and starts over the next few decades. A key new building was constructed during this period, a U.S. Post Office in 1983.

By 2000 the city’s population had reached 1,376. During the 1990s, the growing population in the region pushed the Lakeland School District to establish a new high school. Spirit Lake pushed for the new high school to be located in Spirit Lake and a combined Timberlake Junior/Senior High opened in 1998. The campus soon grew to capacity and a separate middle school was constructed and opened in 2004. In 2014, the Fireside Lodge on the shores of Spirit Lake was torn down (the building was the previous Panhandle Lumber Company office building, constructed in 1907 and moved to the lake in 1945).¹²

10 Jerome A. Pollos, “Day care disputes meters,” *The Coeur d’Alene Press*, April 17, 2003: pages C2, C6.

11 Kit Oldham, “Port of Pend Oreille Buys a Railroad on September 19, 1979,” in Historylink.Org, January 26, 2011, <https://www.historylink.org/File/9698>.

12 Brian Walker, Hagadon News Network, “Historic lodge being recast as Spirit Lake Park,” *Bonner County Daily Bee*, February 16, 2014, via newspapers.com.

As the city passed its centennial, its streets and downtown infrastructure were showing their age. Through a \$500,000 Idaho Community Development Grant and other funds, the city was able to fund sewer, lighting, curb, and sidewalk improvements. Other new additions to the community include the Millers Harvest Foods supermarket (31964 North Fifth Ave) in 2005 and the new First Lutheran Church building (32529 North Sixth Avenue) in 2017.

2.2. Architectural Context

The following section briefly outlines the architectural context of Spirit Lake and is organized by type (i.e., common historic functions and their associated building forms) and style (i.e., key architectural styles easily identified in the city).

2.2.1 Historic Property Types

Historic property types, for the purposes of this section, are organized by use (the building's primary historic function), with examples of common forms, such as different types of commercial buildings, within the use provided. These forms are dictated by the composition of the building's facade. Given the size of Spirit Lake, some uses may only have one or two examples.

Civic

There are no historic civic structures presently in Spirit Lake, except for the U.S. Post Office (6087 West Maine Street, 1983) which is over 40 years old. The city government is not large enough to warrant multiple buildings and Spirit Lake is not the county seat or home to any other state or federal agency offices. Historically, civic institutions were housed in buildings with commercial forms. For example, the post office in 1910 was at the southeast corner of North Fourth Avenue and the alley parallel to, but south of, West Maine Street, but by 1921 it had relocated to a former grocer's space at the northeast corner of North Third and West Maine streets. The current post office building was constructed in 1983 and aligns with a mid-20th century Modernism aesthetic, highlighting the building's structure rather than an institutional form or sense of grandeur.

Commercial

Spirit Lake's historic commercial district is centered around the intersection of West Maine Street and North Fourth Avenue. Commercial buildings at this intersection are primarily one to three stories in height and of masonry construction. These buildings are flush with the sidewalks with no setbacks, emphasizing pedestrian interaction with storefronts. Historically, this commercial district stretched along West Maine Street between North Third and North Sixth avenues and along North Fourth Avenue



Figure 7. One-part block example.

between West Washington and West Vermont streets.

One-part and two-part commercial blocks are the common historic commercial building forms in town. One-part blocks are typically one story and feature a storefront assembly (bulkhead, storefront windows, transom) and a parapet wall. Examples of one-part block commercial buildings include 6242 West Maine Street (ca. 1907) and 32154 North Fourth Avenue (Spirit Lake Food Bank, ca. 1932). Two-part blocks in Spirit Lake are two to three stories tall, and the buildings' primary



Figure 8. Two-part block example.

facades divided into two distinct zones, separated by a belt course. Historically, the ground floor featured commercial storefronts while the upper floors featured housing, meeting halls, or private office space. Examples of two-part block commercial buildings in Spirit Lake include 6186 West Maine Street (ca. 1907), 6248 West Maine Street (ca. 1907), and 6249 West Maine Street (ca. 1907).

Other commercial building forms exist within Spirit Lake and are primarily clustered along North Fifth Avenue (State Highway 41). Primarily strip commercial in form, these commercial buildings reflect post-WWII suburban development, with significant setbacks and substantial surface parking to cater to automobile traffic. No standard architectural styles are associated with these developments.

Educational

Given the size of the town, educational buildings have always been limited in Spirit Lake. Historically, the block bounded by West Monroe Street, North Fifth Avenue, West Jefferson Street, and North Fourth Avenue has been related to educational use in Spirit Lake. By 1910, Spirit Lake Public School (1908) is illustrated on the Sanborn Fire Insurance maps. The two-story building with a basement was prominently sited on the block and designed by architect George T. Williams. By 1921, the school had been expanded with a large brick addition to the rear (north) of the original school building that contained a gymnasium and what the Sanborn maps identify as a heating plant. The only portion of the brick school building that remains is the north addition, which was utilized as the elementary school (now known as the Woolen-Brown Center). The original portion of the school building was transitioned to use as the town's high school, then demolished in 1965; the gymnasium was demolished by 1980.

Currently, the Lakeland Joint School District 272 manages 11 schools within its district, and three are located within the Spirit Lake city limits: Spirit Lake Elementary at 32605 North Fifth Avenue (ca. 1990), Timberlake Middle School at 5830 West Blackwell Boulevard (ca. 1998), and Timberlake Senior High School at 5973 West Highway 54 (ca. 1998). A fourth, private, school also serves elementary-age students in Spirit Lake, Heritage Christian Academy, a Christian school at 32168 North Fifth Avenue (ca. 1964). None of these four schools are historic buildings

as of 2024 when this plan was prepared; they instead reflect more recent patterns in educational construction.

Recreational

Recreation has been at the heart of Spirit Lake since its founding. The natural beauty of the lake and surrounding area was a draw to vacationing eastern Washington and northern Idaho residents prior to the town's platting and as continued to the present. Historic buildings associated with recreating on the lake include resorts on private property, including Tesemini Outing Club and Sedlmayer's Resort. A key historic recreational property within the city is Spirit Lake City Park. The park, bounded by North Park Avenue, West Adams Street, North Fifth Avenue, and West Washington Street, has been in existence since at least 1921.



Figure 11. Spirit Lake City Park.

Religious

There are a few historic churches in Spirit Lake, including Lutheran, Presbyterian, and Catholic churches. These buildings are wood-frame structures and feature steeples. Although each church is distinct in design, they are all representative of early 20th century ecclesiastical design.



Figure 9. Former church.

Residential

Single-family residences are the primary residential construction in Spirit Lake. The oldest homes in the city were constructed to the south and east of the commercial district, with a neighborhood established northwest of the commercial core in the area bounded by North First Avenue, West Monroe Street, North Fourth Avenue, and West Washington Street. These buildings were primarily wood frame and one or one-and-a-half stories in height. Porches, either full- or partial-width, were present on most residences. The houses, according to the Sanborn Fire



Figure 10. Spirit Lake Presbyterian Church.

Insurance maps, have similar setbacks and forms, demonstrating how the city’s historic residential stock was constructed within a relatively short period. The bungalow is the most common housing form in town; these houses are largely vernacular with some Craftsman or Colonial Revival details. There are a few unique, larger-scale residences set on the bluff east of the lake, including the Blackwell House at 31995 North Third Avenue (ca. 1907, Craftsman); 6379 West Vermont Street (ca. 1910, Neoclassical); 32275 North Second Avenue (ca. 1913, Craftsman); 32245 North Second Avenue (ca. 1910, Craftsman); 32241 North Second Avenue (ca. 1910, Craftsman), and the former Wright House, now Masonic Lodge, at 6228 West Maryland Street (ca. 1912, Colonial Revival). These homes have more distinctive architectural detailing, reflecting the wealth of their original owners and are primarily high-style Craftsman houses.



Figure 12. Craftsman bungalow example.



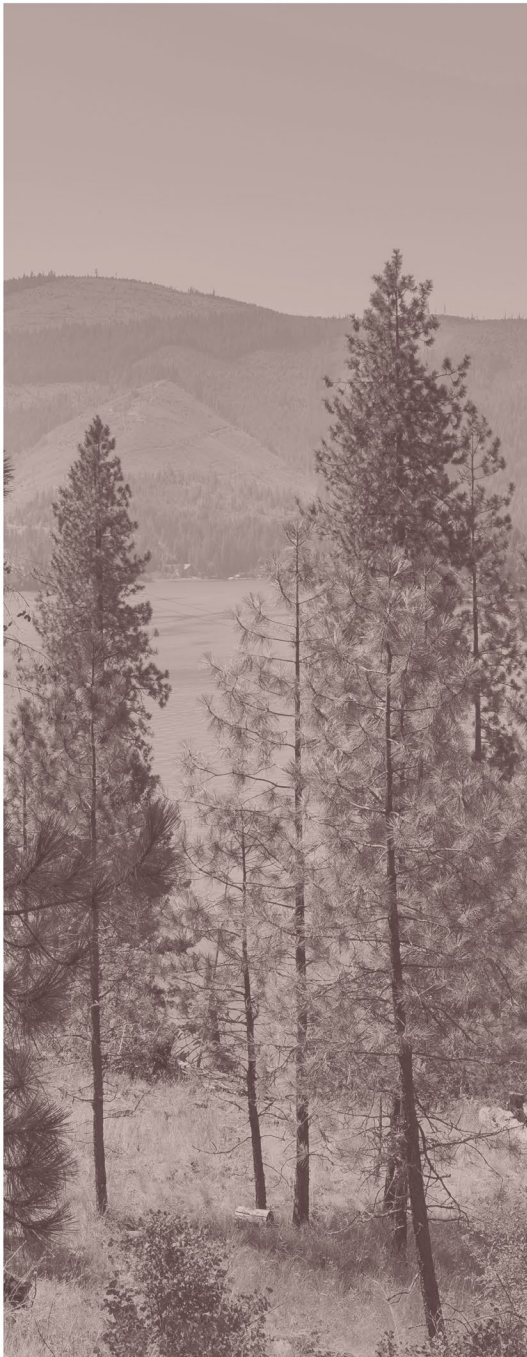
Figure 13. 6379 West Vermont Street.

Although single-family dwelling forms are the predominant residential type in Spirit Lake, historically there were also other housing types in Spirit Lake. Lodging houses, which might take the form of a typical single-family dwelling, would house multiple individuals from different families. There were at least two lodging houses in Spirit Lake by 1910, located in the southeast block of North Third Avenue and West New Hampshire Street.

Social

There were a few purpose-built historic social halls constructed in Spirit Lake during its earliest years. The Odd Fellows (I.O.O.F., 6236 West Maine Street, ca. 1907) building is a distinct example in town. The structure follows the typical form of a social hall constructed within a commercial district, with a storefront at ground level and the lodge meeting hall upstairs. The building’s arched window hoods and three bullseye windows are highly unique in Spirit Lake. By 1932, a Masonic Lodge (Spirit Lake Lodge No. 57) appeared on an update to the Sanborn Fire Insurance map, but the building predates the Sanborn revision. The lodge building was originally a single-family dwelling, constructed for David J. Wright and his family in 1912.

3. Current Status of Historic Preservation



The following chapter outlines current historic preservation policy that impacts the City of Spirit Lake at various levels. NWV reviewed these policies and what follows is a summary of applicable federal and state preservation laws; the City of Spirit Lake’s local historic preservation program; survey and inventory work within the city to date; the various historic registers; how the City currently integrates historic preservation; and financial incentives and related programs that can support historic preservation.

In support of this review, NWV developed recommendations from each subsection to enhance the city’s historic preservation program and provide action items to progress it forward.

3.1. Preservation Laws

This section outlines overarching federal and state laws that establish the structure for the city’s preservation program, requirements for projects with federal involvement, and the consideration of historic preservation as part of the city’s comprehensive plan.

3.1.1 Federal

Federal preservation laws establish that stewardship of our nation’s cultural and architectural heritage is important and provide the legal framework that supports the state

and local implementation of this stewardship. These key applicable federal laws affect historic preservation (note this is not a comprehensive list):

- **The National Historic Preservation Act (NHPA) of 1966** (80 Stat. 915, 16 U.S.C. 470 et seq.) built on two earlier measures to support historic preservation, the Antiquities Act of 1906 and the Historic Sites Act of 1935. The NHPA created the President’s Advisory Council on Historic Preservation, the National Register of Historic Places, and the National Historic Landmarks Program. The NHPA also ordered that the Secretary of the Interior develop and issue Standards for the Treatment of Historic Properties and, under Section 106, required the identification and evaluation of impacts to historic resources as part of federal undertakings—projects with federal funding, permitting, or licensing—to avoid, minimize, or mitigate potential adverse effects. The NHPA also delegated responsibility to states and federally recognized Indian tribes to establish a historic preservation office and conduct identification, evaluation, and nomination work. Tribal Historic Preservation Officers are officially designated to direct a program on tribal lands. At the city and county level, the Certified Local Government (CLG) program is one way the state historic preservation offices (SHPOs) conduct this important work. Communities that have committed to historic preservation can become CLGs by establishing a preservation ordinance and creating a historic preservation commission. CLG communities can receive technical assistance and grants—there are 40 CLG communities in Idaho; the City of Spirit Lake is not currently one of them.
- **The U.S. Department of Transportation Act of 1966** (as amended) gathered 31 different federal offices into a single Cabinet-level department. Section 4(f) of the act prohibits the Federal Highway Administration and other U.S. Department of Transportation agencies from “using land from publicly owned parks, recreation areas (including recreational trails), wildlife and waterfowl refuges, or public and private historic properties, unless there is no feasible and prudent alternative to that use and the action includes all possible planning to minimize harm to the property resulting from such a use.” (23 CFR Part 774).
- **The National Environmental Policy Act (NEPA) of 1969** (83 Stat. 852, 42 U.S.C. 4321 et seq.) provides a framework for evaluating the environmental impact of federally assisted projects with the preparation of an Environmental Impact Statement (EIS).
- **The Archaeological Resource Protection Act (ARPA) of 1979** (16 U.S.C. 470aa–470mm; Public Law 96–95 and amendments to it) provides for “the protection of archaeological resources and sites which are on public lands and Indian lands, and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals” (Sec. 2(4)(b)).
- **The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990** outlines the rights of Native American lineal descendants, Indian tribes, and Native Hawaiian organizations related to the treatment, repatriation, and disposition of Native American human remains, funerary objects, sacred objects, and cultural items. Any local government or institution receiving federal funds must comply with NAGPRA. State and local laws regulate excavations and discoveries, but NAGPRA may apply depending on

who controls human remains or cultural items removed from private or state lands as a holding or collection.

3.1.2 State

State preservation laws support the statewide coordination and implementation of historic preservation and enable delegation of responsibilities to cities to manage and implement historic preservation at the local level. These are the key applicable Idaho statutes affecting historic preservation, but they are not a comprehensive list:

- **Title 67, Chapter 41**, establishes the State Historical Society to support and encourage the preservation of cultural and architectural properties statewide.
- **Title 67, Chapter 46**, enables local governments to establish historic preservation commissions and local historic districts, conduct design review, and generally implement historic preservation at the local level.
- **Title 67, Chapter 65**, enables local land use planning and the development of comprehensive plans to guide planning and decision-making. It also specifies that the plan must identify, evaluate and consider “special areas” or “special sites”—areas, sites, or structures of historical, archaeological, architectural, ecological, zoological, or scenic significance.

3.2. Local Preservation Program

The City of Spirit Lake adopted its historic preservation ordinance, Ordinance No. 550, on July 9, 2013, which was codified within the Municipal Code as Chapter 3 Historic Preservation Commission under Title 2, Boards and Commissions.

Although the City has adopted a historic preservation ordinance, the city has not submitted a signed Request for Certification/Letter of Assurance to the SHPO to become a certified local government (CLG) pursuant to Idaho Code (IC 67–4601 to 4619) and the general requirements of the National Park Service (16 U.S.C. 470 et seq.). The City is doing the work of a CLG but without access to the CLG grant funds available through CLG status.

3.2.1 Commission and Ordinance

A historic preservation commission and historic preservation ordinance and code are essential to support the city and the public in planning and decision-making around historic preservation.

All references to the Municipal Code of Spirit Lake (MCSL) utilize the *title-chapter-section* numerical format.

Per MCSL Section 2-3-1, the purpose of the City’s historic preservation code (HPC):

“...is to promote the educational, cultural, economic and general welfare of the public of the city of Spirit Lake through identification, evaluation, designation, and protection of those buildings, sites, districts, areas, structures, and objects that reflect significant

elements of the city's, state's, and the nation's historic, architectural, archaeological, and cultural heritage."

The establishment and operation of the commission is guided by MCSL Sections 2-3-3 and 2-3-4.

The HPC provides the framework for commission operation. The HPC follows the state model ordinance.

The HPC does not contain a mechanism for design review or protection from demolition for locally designated historic properties. MCSL Section 2-3-6 provides the capacity for "special conditions or restrictions for the protection, enhancement and preservation of locally designated historic properties" to be provided as part of the designating ordinance for the subject property.

3.3. Survey and Inventory

An inventory of historic resources is an essential tool for cities to collect, in a single location, data on individual resources (sites, objects, buildings, and structures) and collections of resources (districts) within the city to inform planning, decision-making, and interpretation. There is one inventory within the city that relates to historic resources: the city inventory of historic resources maintained in the Idaho Cultural Resource Information System (ICRIS).

3.3.1 City Inventory

Conducting surveys of historic resources is identified in Section 2-3-5-A as a power, duty, and responsibility of the historic preservation commission. The City uses the Idaho Cultural Resource Information System (ICRIS) as the city inventory. The Idaho State Historic Preservation Office (SHPO) has published

The **ICRIS** is the permanent statewide inventory of architectural and historic properties maintained by the Idaho SHPO and records historic buildings, structures, objects, sites, and districts.

A **survey** is the process of collecting and recording information on historic resources. There are two types of surveys: reconnaissance-level survey (RLS) and intensive-level survey (ILS).

An **inventory** is the organized compilation of the survey records.

A **reconnaissance-level survey (RLS)** is used to identify, document, and report basic data for historic resources. An RLS is the first step in documenting properties and provides local governments and the SHPO with a baseline dataset about individual and potential historic district eligibility within a surveyed area. Information collected for an RLS is primarily limited to physical and architectural data. General research is conducted to provide context for the survey area; individual property research is not necessary with an RLS.

An **intensive-level survey (ILS)** is often the next step after an RLS and contains a higher level of documentation for each surveyed property. This documentation includes additional research into the history of each individual survey property, including builders, architects, and previous owners and tenants. This survey is often used as the next step towards a potential individual or historic district National Register nomination.

guidelines, “Create and Submit a Project for Review in ICRIS,” and “Idaho SHPO Guidance,” to help communities and historic preservation professionals identify, evaluate, and document historic resources in the state.

The ICRIS inventory for the City of Spirit Lake includes 33 resources recorded through multiple surveys. Most of the data stems from the 1972-1978 survey and the 1993 update.

Table 3.1. Previous Surveys Summary

Year	Description
1972–1978	A reconnaissance-level survey of residential and downtown commercial buildings. Most of the city’s inventoried properties were recorded as part of this survey.
1984–1985	A reconnaissance-level survey of just a few residential buildings and one education building that did not appear to have been surveyed in 1978.
1993	A reconnaissance-level survey of some buildings along West Maine Street. This included both new forms and updates to buildings surveyed in 1978.
1999	A reconnaissance-level survey of the Tesemini Outing Club.
2004	A reconnaissance-level survey of the former Panhandle Lumber Company Office Building.
2007	A reconnaissance-level update to the 1978 survey data.
2009	An intensive-level survey house at 31934 North 10th Avenue as part of a North 10th Avenue road-improvement project.
2012	A reconnaissance-level update to both the former Panhandle Lumber Company Office Building and the house at 31934 North 10th Avenue.
2021	A reconnaissance-level update to the Tesemini Outing Club and a new form for the house at 30633 North Osprey Road.
2023	A reconnaissance-level form for the house at 6130 West Vermont Street.

Table 3.2 is extracted from the ICRIS data and identifies those buildings that were recommended as potentially individually National Register eligible but are not listed to the National Register.

Table 3.2. Previously Surveyed Properties Recommended NRHP Eligible

IHSI No.	Property Name	Address
55-18650	Tesemini Outing Club (Smithsonian No. 10KA1533)	7532 West Mount Carlton Drive
55-18639	[Residence] (Smithsonian No. 10KA1522)	30633 North Osprey Road

The following list in Table 3.3 stems from ICRIS and provides a list of all resources previously surveyed within and immediately adjacent to the City of Spirit Lake. All properties identified under the column “National Register Listed” as “Yes (1979)” are listed as contributing within the Spirit Lake National Register of Historic Places historic district based on the nomination’s revised boundaries map stamped “Received Jan 23 1979.” Properties in that same column identified as “Noncontributing (1979)” were identified as noncontributing within the Spirit Lake National

Register of Historic Places historic district based on the nomination’s revised boundaries map stamped “Received Jan 23 1979.”

Table 3.3. Previously Surveyed Properties

Name	National Register Eligibility	National Register Listed (Year Listed)	Address	Smithsonian No.
Jean’s Convenience Store	Eligible	Yes (1979)	32166 North Third Avenue	28645
1908 Building	Eligible	Yes (1979)	6147 West Maine Street	28648
Spirit Lake City Hall and Fire Department	Eligible	Noncontributing (1979)	6159 West Maine Street	28466
Chevron Station	Eligible	Noncontributing (1979)	6185 West Maine Street	28631
Police Station	Eligible (2023)	Noncontributing (1979)	6155 West Maine Street	28647
Bank of Spirit Lake	Eligible	Yes (1979)	6186 West Maine Street	29974
Hodgen & Company	Eligible	Yes (1979)	6210 West Maine Street	28639
Cozy Theatre	Eligible	Yes (1979)	6222 West Maine Street	28640
Joe’s Hole	Eligible	Yes (1979)	6228 West Maine Street	28641
Millbank Building (Odd Fellows Hall)	Eligible	Yes (1979)	6236 West Maine Street	29977
H. M. Diner	Eligible	Yes (1979)	6242 West Maine Street	28642
White Horse Saloon and Hotel	Eligible	Yes (1979)	6248 West Maine Street	29973
Spirit Lake Hardware	Eligible	Yes (1979)	6249 West Maine Street	29975
Lakeland Development Company	Eligible	Yes (1979)	6259 West Maine Street	28630
Linger Longer Bar	Eligible	Yes (1979)	6262 West Maine Street	28643
Liquor Store	Eligible	Yes (1979)	6276 West Maine Street	28644
Dr. Earl S. Prindle Residence	Unevaluated	No	32278 North Second Avenue	28469
F. A. Blackwell Residence	Unevaluated	No	31995 North Third Avenue	28468
Episcopal Church	Unevaluated	No	32129 North Third Avenue	29911
Elgiva Apartments	Unevaluated	No	32083 North Fourth Avenue	29915

Name	National Register Eligibility	National Register Listed (Year Listed)	Address	Smithsonian No.
Spirit Lake Church/ St. Joseph's Catholic Church	Unevaluated	No	32486 North Fifth Avenue	29976
Spirit Lake Grade School	Not Eligible	Determined Not Eligible (1994)	32585 North Fifth Avenue	29914
Wesleyan Church	Unevaluated	No	32486 North Sixth Avenue	29912
[residence]	Not Eligible	Determined Not Eligible (2010)	31934 North 10th Avenue	29108
First Lutheran Church	Unevaluated	No	6029 West Jefferson Street	29913
United Presbyterian Church	Unevaluated	No	6174 West Jefferson Street	29916
Cliff Hoban's Garage	Unevaluated	No	6141 West Maine Street	28649
Panhandle Lumber Company Office	Not Eligible	Determined Not Eligible (2005)	7025 West Maine Street	29088
U.S. Post Office, Spirit Lake	Not Eligible	Determined Not Eligible (1984)	6087 West Maine Street	28467
Tesemini Outing Club	Eligible	Determined Eligible (2021)	7532 West Mount Carlton Drive	29235
[residence]	Eligible	Determined Eligible (2021)	30633 North Osprey Road	29224
[residence]	Not Eligible	Determined Not Eligible (2023)	6130 West Vermont Street	103304
Moe Smith's Residence	Demolished	No	Demolished	28646

Table 3.4 provides a list of properties identified by the Historic Preservation Commission that have not been previously surveyed and for which the address and/or location has been mapped as part of preparing this plan. These are properties identified as important to the City of Spirit Lake's history and should be considered for future survey work to support Goal 4.

Table 3.4. Historic Preservation Commission Identified Properties

Name	Property Type	Address
Fountain	Object	North First Avenue and West Maine Street
Hospital, former	Building	32318 North Second Avenue
Garage	Building	31924 North Third Avenue
Residence	Building	31925 North Third Avenue
Undertaker	Building	32119 North Fifth Avenue

Name	Property Type	Address
Medical Clinic	Building	32168 North Fifth Avenue
Water Tower	Structure	32173 North Eighth Avenue
Residence	Building	29500 North Calliope Lane
The Little Park	Site	6231 West Maine Street
City Water Works, Pump House	Building	7096 West Maine Street
Roman Catholic Church - St. Joseph's	Building	6284 West Maryland Street
Masonic Lodge	Building	6288 West Maryland Street
Residence	Building	30277 North Nautical Loop
Residence	Building	32329 North Park Avenue
Spirit Lake City Park (The Big Park)	Site	32352 North Park Avenue
Residence	Building	32353 North Park Avenue
Residence	Building	32377 North Park Avenue
Dam	Structure	7340 West Senequoteen Trail
Bridge	Structure	7340 West Senequoteen Trail
Chautauqua	Building	7500 West Spirit Lake Road
Sedlmayer's Resort	Building	7712 West Spirit Lake Road
Silver Beach Resort	Site	9724 West Spirit Lake Road
Bridge	Structure	West Spirit Lake Road and Spirit Lake
Cemetery	Site	5579 West Vermont Street
Residence	Building	6343 West Vermont Street
Residence	Building	6373 West Vermont Street
Residence	Building	6379 West Vermont Street
Residence	Building	6166 West Washington Street
Medical Clinic	Building	6312 West Washington Street

3.3.2 Parks

The city of Spirit Lake has five city parks, not including cemeteries. Table 3.5 lists the city's parks, their address, approximate size, and estimated year established as a park, sorted alphabetically by name.

Table 3.5. City Parks

Name	Address	Acres (approx.)	Year Est.
Fireside Park – Spirit Lake Picnic Area	7025 West Maine Street	1.07	Ca. 1950
Lakeside Parks and Recreation	7025 West Maine Street	2.38	Ca. 1950

Name	Address	Acres (approx.)	Year Est.
Spirit Lake City Park (including Spirit Lake Skatepark)	32352 North Park Avenue	3.71	Ca. 1920
The Little Park	6231 West Maine Street	0.38	Ca. 1966
Volunteer Park	5601 West Jefferson Street	10.6	Ca. 1975

3.3.3 Archaeological Resources

If no federal nexus (funding, permitting, licensing, assistance, or approval) exists, municipal and private projects in the City of Spirit Lake with ground disturbing activities do not have a review mechanism or inadvertent discovery plan requirement.

Under state law, Title 67, Chapters 41, 46, and 65 enable local governments to implement historic preservation at the local level, including mechanisms supporting the consideration and protection of archaeological resources. For more information on archaeology, refer to the Idaho SHPO. (<https://history.idaho.gov/archaeology-historic-sites/>)

The Idaho SHPO maintains the Archaeological Survey of Idaho (ASI) inventory of archaeological properties within the state. This information is confidential and not accessible to non-archaeologists due to the potential risk to these resources. Ground-disturbing activities have the potential to inadvertently damage these resources, and as such are important to consider in the overall context of historic preservation and cultural resources.

The City of Spirit Lake is within the traditional cultural and historical boundaries of the Coeur d’Alene Tribe, the Kootenai Tribe of Idaho, the Nez Perce Tribe of Indians, and the Kalispel Tribe—but not within a reservation. The Coeur d’Alene Tribe, the Kootenai Tribe of Idaho, and the Nez Perce Tribe of Indians are federally recognized. The Coeur d’Alene Tribe and the Nez Perce Tribe of Indians have each officially designated a Tribal Historic Preservation Officer (THPO) to direct their cultural resources program based on the historic preservation plan submitted to the National Park Service.

Section 106 of the National Historic Preservation Act provides a mechanism for review and consideration of potential impacts to archaeological resources and THPO consultation; however, this only applies to projects undertaken by a federal agency, using federal funds, or requiring a federal license or permit (collectively these are referred to as a federal nexus).

3.3.4 Cemeteries

Greenwood cemetery is the only cemetery within the city, and it is City owned. In addition to being the final resting place of the community’s ancestors, it can provide important genealogical information and yield information on the city’s cultural heritage.

The state’s Cemetery Maintenance District Law, Title 27, provides for local cemetery maintenance boards and the duty of maintenance. The MCSL does not codify the regulation and supervision of the city’s cemetery.

3.4. Historic Registers

Historic registers are important planning and public education tools. They document and honor properties that have the architectural integrity and significant associations to illustrate Spirit Lake's history.

3.4.1 Local Register

Section 2-3-6 Special Restrictions of the MCSL provides a mechanism for local designation through adoption of an ordinance by City Council identifying the "special conditions or restriction for the protection, enhancement and preservation of locally designated historic properties." However, there are no locally designated historic properties within the city. The mechanism does not establish the designation criteria (what a property needs to have to be designated), the public process steps for the evaluation and designation, or the applicable controls that are typically part of a local designation mechanism.

The National Register does not function as a local register as its administration and listing process are separate from municipal processes. Listing in the National Register is intended as an honorific designation, rather than a regulatory designation with design review.

3.4.2 National Register

The National Register of Historic Places (NRHP), authorized through the National Historic Preservation Act, and as stated in the National Register Bulletin 16A preface, "is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture." Listing in the NRHP is an honorary designation and places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting. For more information, visit www.nps.gov/subjects/nationalregister/index.htm.

The Spirit Lake Historic District (NRHP Reference No. 79000795), listed in 1978 with boundaries revised in 1979, is the only resource within the city listed to the NRHP. In 1994, an NRHP nomination for the Spirit Lake Elementary School was submitted, but it was determined ineligible for listing by the SHPO.

3.5. City Integration

The integration of historic preservation into broader city policy, and cooperation among the various city departments, is essential to the long-term preservation of the city of Spirit Lake's heritage.

3.5.1 Comprehensive Plan

The comprehensive plan provides an important mechanism for integrating historic preservation with city planning and decision-making goals and policies to ensure coordination.

In the process of being updated in 2024, the City of Spirit Lake’s Comprehensive Plan is a policy document authorized under Title 67, Chapter 65 of Idaho Statutes that guides future growth and land use decisions within the city.

At the time of preparing this historic preservation plan, updates to the plan were underway.

The preservation plan supports broad direction and community priorities identified within the policy framework. Historic preservation connects with the following draft goals and associated objectives, organized by guiding principles established within the policy framework:

3.5.2 Land Use and Zoning

Zoning provides an important tool supporting the continuation of historic uses and compatible new uses within historic buildings, as well as compatible new development within the historic district. Through the support of historic and compatible uses, zoning can indirectly support the retention of historic properties.

The current zoning code is under MCSL Title 12. In addition, the city uses MCSL Title 10 Subdivisions to govern how land is developed. The coordination between the Historic Preservation Commission and the Planning and Zoning Commission provides an opportunity to inform land use and development within the Spirit Lake Historic District to support compatible infill and the continued active use of the historic buildings.

3.5.3 Building Code

Building code provides an important tool supporting both life safety and the retention of historic buildings. Title 8 Building Regulations provides the city’s building regulations and MCSL Section 8-1-1(B) adopts as the Existing Building Code the 2018 International Existing Building Code (IEBC).

A building permit is required per MCSL Section 8-1-1(I) to “[...] erect, construct, enlarge or alter, improve or convert any building or structure, [...].”

Work undertaken on National Register listed properties would be reviewed under the International Existing Building Code (IEBC), just like any other property in the city requiring a building permit. Since there are no properties in the city subject to MCSL Section 2-3-6 Special Restrictions, there is currently no Historic Preservation Commission design review required.

3.5.4 Municipal Properties

The city’s management of historic municipal properties serves as an important example to the community of best practices and shared responsibility for the stewardship of the City of Spirit Lake’s heritage. The commission is authorized through MCSL Section 2-3-5(D) to “recommend methods and procedures necessary to preserve, restore, maintain, and operate historic properties under the ownership or control of the city.”

3.6. Incentives and Tools

Incentives and tools supporting historic preservation provide pathways for the city and commission to work with and support property owners, business owners, and residents in the preservation of the city of Spirit Lake's heritage. They recognize that there is a community benefit to the retention of character through the preservation of historic properties. The design review and controls that are typically involved in using incentives recognize the need to protect the public investment. These generally all leverage the limited public funds available to encourage and support private investment.

3.6.1 Federal Rehabilitation Tax Credit (Historic Preservation)

The Federal Rehabilitation Tax Credit (Historic Preservation) is a 20% federal income tax credit. It is a useful tool to support the repair and rehabilitation of historic income-producing buildings particularly if a building needs to be reroofed, storefronts repaired (e.g. removing added coverings at facades and transoms), and/or major building systems (e.g., electrical, plumbing) upgraded. The main limitation to its use in communities is the substantial rehabilitation expenditure threshold that requires spending more than 100% of the adjusted basis of just the building, excluding the land.

Eligibility requirements for the program:

- The building must be individually listed in the National Register or certified as contributing to the significance of a registered historic district.
- Must meet the substantial rehabilitation test in which the cost exceeds the greater of \$5,000 or the building's adjusted basis. The National Park Service provides the following formula to help determine if your project will be substantial:
 - » $A - B - C + D = \text{adjusted basis}$
 - » A = purchase price of the property (building and land)
 - » B = the cost of the land at the time of purchase
 - » C = depreciation taken for an income-producing property
 - » D = cost of any capital improvements made since purchase

Work must comply with the U.S. Secretary of the Interior's Standards for Rehabilitation.

The property must be income producing and remain so for at least five years.

The tax credit is 20% of the total qualified rehabilitation expenditures and is claimed as part of the federal income tax filing generally once the project is complete and the building placed in service.

To date, there has not been a project within the city that utilized this incentive. This is in part due to the high cost of the threshold expenditures, which are based on building values. The Kootenai County Assessor market value improvement valuation provides a rough estimation of the expenditure amount necessary to qualify for the program. For commercial buildings along West

Maine Street in the Spirit Lake Historic District, this ranges from just over \$44,000 for a smaller building, to over \$629,000 for a larger building. The median value is just over \$242,000.

3.6.2 Idaho Heritage Trust

The Idaho Heritage Trust is an invaluable source for technical guidance on preserving and working with the city's historic buildings and for grant funding to support technical workshops and specific brick and mortar type projects (e.g., removing added transom coverings) within the city and Spirit Lake Historic District. Grant award amounts range from \$5,000 to \$15,000 and require a 1:1 cash match. (<http://idahoheritage.org/>)

3.6.3 Energy Efficiency

Historic preservation benefits from increased energy efficiency that reduces operating costs, improves occupant comfort levels, and supports the long-term retention and active use of historic buildings. Historic buildings often incorporate efficient design elements, such as operable windows and skylights and central boilers that support steam and hot water radiators. Part of making energy efficiency upgrades to historic buildings is integrating improvements in a manner that does not diminish the architectural integrity of the building by removing original, often efficient, elements, such as wood windows. The City currently does not have a mechanism for integrating historic preservation and sustainable practices.

3.6.4 Grant Programs

The City currently does not have a grant program specific to designated historic properties. Grant programs are in use by multiple cities in Idaho and provide a mechanism that supports investment in historic commercial buildings that enhance the role of downtown as a destination for both residents and visitors.

The Idaho Department of Commerce's Idaho Community Block Grant provides funding for capital work projects that support economic development. The program is oriented towards public infrastructure but allows communities to assist property owners with improvements. More information is available at: <https://commerce.idaho.gov/communities/community-grants/community-development-block-grant-cdbg/>

The Idaho Regional Travel and Convention Grant supports tourism marketing and possible facade restoration work that strengthens the scenic and tourism assets of the city as well as historic resort resources along Spirit Lake as a travel destination for overnight stays. More information is available at: <https://commerce.idaho.gov/tourism-resources/itc-grant-program/>

Funding mechanisms for grant programs vary. For example, Idaho's 2% travel and convention tax supports tourism and travel to Idaho and directly benefits from visitors who come to the state for heritage tourism and historic destinations, such as the City of Spirit Lake. (Travel & Convention Tax - Idaho State Tax Commission) The grant programs in Pocatello and Idaho Falls were funded

through Housing and Urban Development (HUD) Community Development Block Grants. The grant program in Caldwell uses, in part, a local improvement district (LID) for the purpose of building facade improvements.

Examples of historic preservation grants in other cities and counties in the region:

- **Pocatello, ID:** funded originally through Community Development Block Grant Program funding and administered by the City’s Planning & Development Services Department. The program provides a sign and awning grant; an intrusive element removal grant; and a facade improvement loan. For more information see: <https://www.pocatello.us/DocumentCenter/View/345/Facade-Improvement-Program-PDF?bidId=>
- **Idaho Falls, ID:** the program provides sign grants for new signs and restoring signs; an awning and canopy grant; and facade improvements. For more information see: <http://downtownidahofalls.com/facade-grant-information/>
- **Yakima, WA:** The Downtown Association of Yakima has been operating this program since 2015 providing matching grants (50/50) to building owners in downtown Yakima. For more information see: <https://downtownyakima.com/business/facade-improvement/>
- **King County, WA:** Landmarks Capital and Preservation Special Projects grants through 4Culture. The capital grant supports physical repair and rehabilitation work for designated historic properties. The special projects grant supports a wider range of projects including planning, designation, education, and survey work. For more information see: <https://www.4culture.org/grants/landmarks-capital/> and <https://www.4culture.org/grants/preservation-projects/>

3.6.5 Property Tax Reduction

Kootenai County currently does not have a property tax relief mechanism for owners of historic properties. Both Washington and Oregon utilize statewide property tax reduction programs associated with preservation work on designated historic properties. The state of Washington’s Special Tax Valuation program, established in 1985 by the Washington State Legislature, provides the more robust and user-friendly program that must be adopted at the local level for property owners to participate. The Washington State Department of Archaeology and Historic Preservation reports that, “Since 2000 when data tracking began, over 600 properties in Washington state totaling over \$1.03 billion dollars have been completed using Special Valuation.”¹³

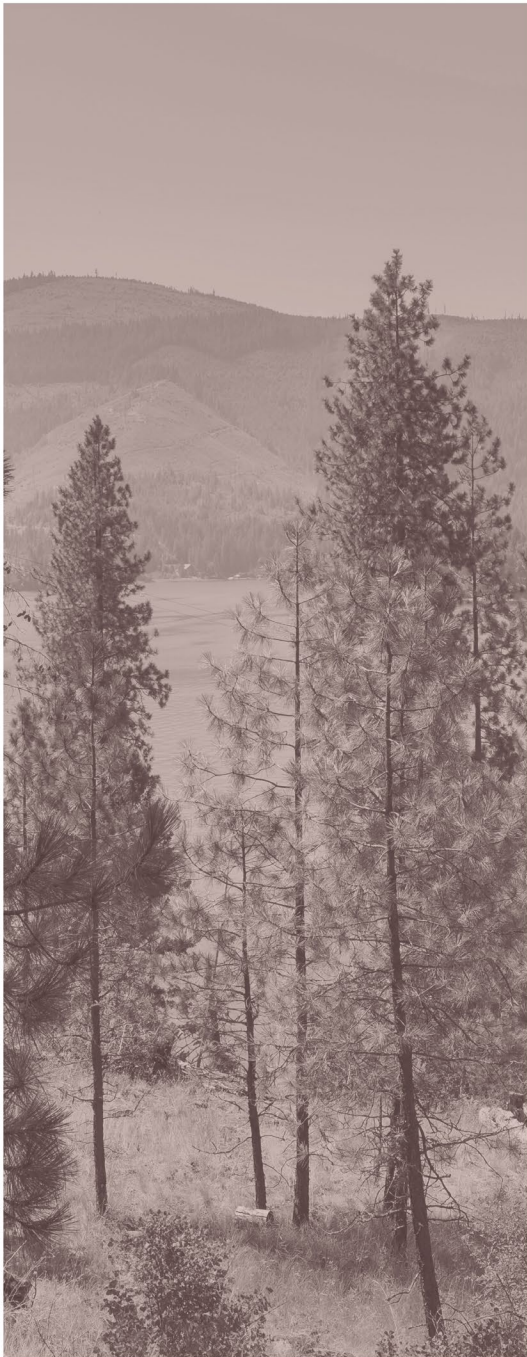
Utilizing a property tax reduction program takes a long-term view towards the stability and increase of property values and tax revenue. The Washington state program requires a property to be a designated historic property (either on a local listing or the National Register, depending on municipality) and to be subject to design review controls to prevent demolition or substantial alteration during the period of the property tax reduction. The program enables money spent on the rehabilitation or repair of a designated historic property to be deducted from its assessed value (combined land and building values), and then property taxes are calculated on the remainder. This tax reduction runs for a period of 10 years. This is like the reduction process in the county’s existing Homeowner’s Exemption Program. To qualify for the program, the improvements must

13 Washington State Department of Archaeology and Historic Preservation, “Special Valuation Flyer,” accessed on September 23, 2024, URL: https://dahp.wa.gov/sites/default/files/SV_flyer.pdf.

be substantial (at least 25% of the assessed value of just the building, excluding the land within a 24-month period), and meet the U.S. Secretary of the Interior's Standards for Rehabilitation.

This program helps to offset increases in property value due to improvements and encourages the ongoing repair and maintenance of historic properties. This program can be combined with the Federal Rehabilitation Tax Credits to provide an added incentive for commercial building owners. For more information: <https://dahp.wa.gov/grants-and-funding/special-tax-valuation>.

4. Goals, Strategies, & Recommendations



This section is divided into four parts:

Vision for Historic Preservation in Spirit Lake: An overview of the vision and mission for the city’s role in historic preservation within Spirit Lake.

Summary of Goals and Strategies: A summary list of the goals and supporting strategies.

Goals, Strategies, and Actions: A more detailed discussion of the goals and supporting strategies with recommended action items and possible participants and products.

Plan Implementation: The recommended action items are organized and prioritized in a logical and progressive manner to allow the city and HPC to achieve early successes and build capacity.

These goals and strategies were developed after a review of the current preservation ordinance and other city policies, research into preservation best practices and examples from other communities, collection of public survey results, and consultation with HPC commissioners and stakeholders. They are organized in a way to be manageable for a small city and community to make forward progress, while recognizing staff and budget resources are likely limited.

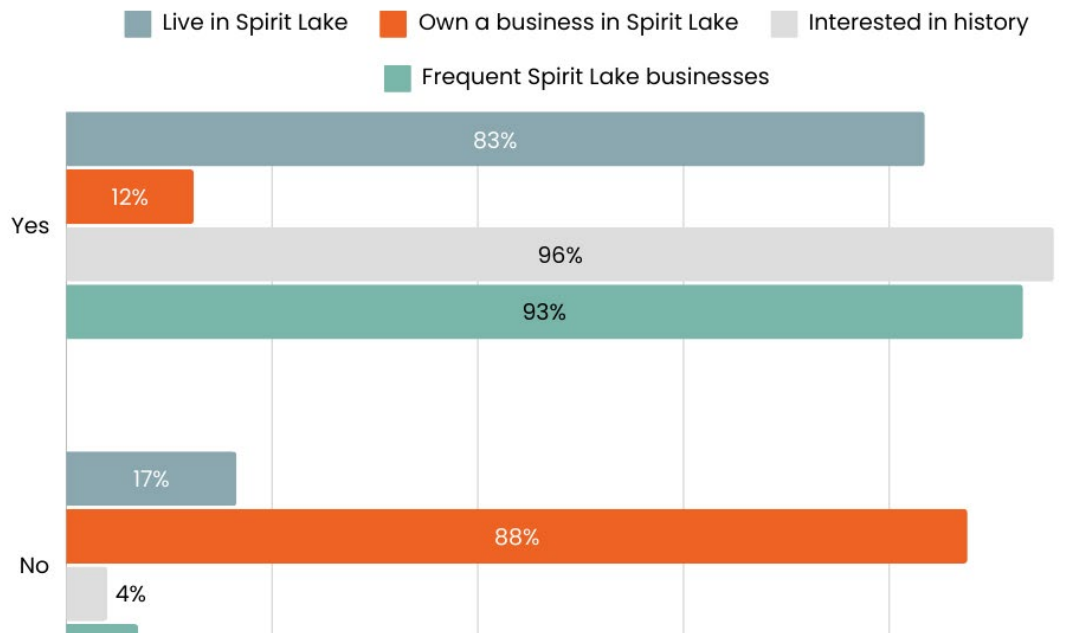


Figure 15. Frequency

Based on 2024 survey results.

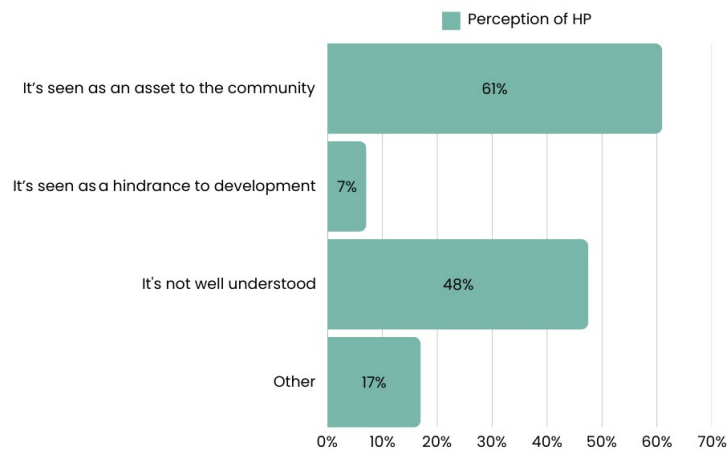
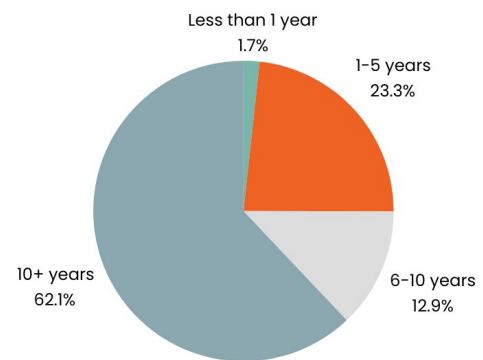


Figure 16. Perception of Historic Preservation in Spirit Lake

Based on 2024 survey results.



Length of Spirit Lake residency

Figure 17. Length of Spirit Lake Residency

Based on 2024 survey results.

4.2. Summary of Goals and Strategies

Four goals were identified to help guide and shape the city's historic preservation role and the work of the HPC.

Goal 1: Broaden the public's understanding of and participation with historic preservation.

- Consider opportunities for broader public outreach and collaboration.
- Improve the city's communication about historic preservation.

Goal 2: Improve the productivity and effectiveness of the city's historic preservation program.

- Improve understanding within the city's government to help historic property owners as they navigate the permit process.
- Make ordinance updates as necessary.
- Improve HPC operations and knowledge.

Goal 3: Pursue financial support and develop incentives for historic preservation work.

- Apply for grants and CLG status to support city-funded identification and documentation of historic resources within the city of Spirit Lake.
- Serve as an information resource for owners of historic property owners seeking grant funding or use of available financial incentives.
- Connect with Kootenai County to explore a county-wide financial incentive to encourage the adaptive reuse of historic properties.
- Evaluate whether a local grant program is a viable option.

Goal 4: Seek to identify, recognize, and protect historic properties located within the city limits.

- Assist historic property owners as they work through the permitting process and energy upgrades.
- Increase the number of properties surveyed and designated.
- Protect archaeological resources.
- Preserve historic cemeteries.

4.3. Goals, Strategies, and Actions

Goal 1: Broaden the public’s understanding of and participation with historic preservation.

Historic preservation relies on community engagement and an awareness for the value historic preservation contributes to the quality of life and character of setting for the city’s residents. Continuing to participate in community outreach in coordination with other groups, such as the farmer’s market and schools, can accomplish outreach with minimal funds. This also provides an opportunity for community groups to share information and identify ways to collaborate and support one another (e.g., liking and reposting each others’ social media posts to boost exposure).

To the extent that activities can be held downtown, this will also help to draw residents to the city’s commercial core to support local businesses and maintain a pattern of community activity within the downtown. The town square in Spirit Lake is a unique feature and an opportunity for connection.

A sustainable future for downtown Spirit Lake will rely on both connecting with current community needs and retraining residents to value and use the downtown to support existing businesses and spur future businesses to locate downtown.

A. Consider opportunities for broader public outreach and collaboration.

ACTION	PARTICIPANTS & PRODUCTS
<p>Explore the HPC leading a workshop with downtown business owners, interested residents and community groups, interested Planning and Zoning Commission members, and City staff to talk about and outline a vision for how the community would like the downtown to function in connection with the anticipated future residential growth of the city.</p> <p>Consider if removing parking and activating the town square could support its role as an asset for farmer’s and holiday markets.</p>	<p>Participants: HPC, SHPO and/or consultant, Planning and Zoning Commission, property owners, City</p> <p>Product: Open house related to the role of downtown and its historic buildings in the city’s future .</p>
<p>Conduct outreach to the school district to identify opportunities for inclusion of Spirit Lake history in the curriculum.</p> <p>This could include supporting teachers through the development and leading of walking tours downtown, in the residential areas and park, and at the cemetery. Each location provides an opportunity to talk about a different aspect of the city’s history and development.</p>	<p>Participants: HPC, school district</p> <p>Product: Email communication with School District; walking tours.</p>

B. Improve the city’s communication about historic preservation.

ACTION	PARTICIPANTS & PRODUCTS
<p>Update the city’s website to include a Commissions page under the Government tab and include the Historic Preservation Commission.</p> <p>Include the following information:</p> <ul style="list-style-type: none"> • The Historic Preservation Commission is a mayor-appointed seven member volunteer commission that promotes the educational, cultural, economic, and general welfare of the public of the City of Spirit Lake through the identification, evaluation, and public education related to those buildings, sites, districts, areas, structures, and objects that constitute or contain significant elements of historic, architectural, archaeological, and cultural interest reflecting the heritage of the city, the state, and/or the nation. • Include the list of commissioners and the commission duties identified in Section 2-3-5 of the Historic Preservation Code. • Include a Resources section with links to the following pages: <ul style="list-style-type: none"> » Idaho State Historic Preservation Office » Secretary of the Interior’s Standards for the Treatment of Historic Properties » Preservation Briefs, National Park Service » Preservation Tech Notes, National Park Service » Energy Efficiency in Historic Buildings, National Park Service » Idaho Heritage Trust » Federal Historic Rehabilitation Tax Credit 	<p>Participants: City staff, HPC</p> <p>Product: A historic preservation landing page added to the city’s website.</p>

Goal 2. Improve the productivity and effectiveness of the city’s historic preservation program

There is incredible opportunity within Spirit Lake to improve the operations of the city’s historic preservation program. The development of this Historic Preservation Plan has occurred at the same time the City has been updating its Comprehensive Plan. Continued collaboration between the HPC and other City departments, commissions, and officials is critical to ensure historic preservation continues as a valued effort within the community.

A. Improve understanding within the city’s government to help historic property owners as they navigate the permit process

ACTION	PARTICIPANTS & PRODUCTS
<p>Update building codes to minimize impacts to character-defining features and spaces while upgrading historic buildings. Consider the following items to update:</p> <ul style="list-style-type: none"> • Support flexibility in code compliance for National Register-listed buildings. This is frequently accomplished by identifying alternative compliance pathways that have no to lower impacts on character-defining features and spaces. Work with the building department to provide guidance on the identification of character-defining features and spaces per National Park Service preservation briefs 17 and 18. • Pre-submittal meetings between building permit applicants and building officials are typically the venue where the proposed scope of work comes together with the building codes that apply and how the project will comply. Typically, applicants seeking flexibility in code compliance for a National Register-listed building will identify the character-defining spaces and features for the code officials. This frequently happens with original wood windows and providing alternative means to meet energy code requirements without having to replace the original windows. This can also involve phased upgrades where one item triggers other compliance requirements and allowing a longer timeline or alternative methods for meeting the other compliance requirements. The commission does not have a role in these conversations, but by providing early guidance to the building officials, they can support their work with permit applicants. 	<p>Participants: City staff, consultant</p> <p>Product: An updated building permit process that accounts for historic buildings.</p>

B. Make ordinance updates as necessary.

ACTION	PARTICIPANTS & PRODUCTS
<p>Adopt the Historic Preservation Plan as an element of the city’s comprehensive plan. This supports compliance with Title 67, Chapter 67–6508.k., which refers to planning duties.</p>	<p>Participants: City staff, City Council</p> <p>Product: An adopted historic preservation plan.</p>
<p>Make updates to the historic preservation ordinance as outlined in the redlined document in Appendix A.</p>	<p>Participants: City staff, City Council</p> <p>Product: An updated Spirit Lake Historic Preservation ordinance.</p>

C. Improve HPC operations and knowledge

ACTION	PARTICIPANTS & PRODUCTS
<p>The Commission should adopt a set of by-laws per Section 2-3-4-A.</p>	<p>Participants: HPC, city staff</p> <p>Product: A set of by-laws for the HPC.</p>
<p>Participate in historic preservation workshops and training provided by the Idaho State Historic Preservation Office to work with members from other historic preservation commissions within the state.</p>	<p>Participants: HPC, SHPO</p> <p>Product: Attendance as possible by HPC members at SHPO trainings.</p>
<p>Maintain a consistent schedule for HPC meetings</p> <p>The most successful HPCs in Idaho follow a monthly meeting schedule. If there is limited business for the HPC, consider using the time for training for the HPC, city staff, and government officials.</p>	<p>Participants: HPC, City</p> <p>Product: A consistent HPC meeting schedule.</p>
<p>Become a member of the National Alliance of Preservation Commissions (NAPC).</p> <p>Send two commissioners to participate in a NAPC CAMP program brought to the community or a nearby community by the Idaho State Historic Preservation Office. These commissioners will then brief the full commission and interested public on the training and best practices learned through the program. The City of Spirit Lake will receive a free membership to NAPC when becoming a Certified Local Government.</p>	<p>Participants: HPC</p> <p>Products: NAPC membership.</p>
<p>Develop a training/welcome packet or binder for all incoming commission members outlining the basics of historic preservation, how to deliberate in meetings, and the standards for decision-making.</p>	<p>Participants: HPC, City staff, consultant (if needed)</p> <p>Product: A welcome packet/binder provided to each commissioner at an on-boarding session.</p>
<p>Hold an annual or biannual workshop with SHPO staff and potentially neighboring CLGs to train the commission on proper meeting procedures, the preservation ordinance, and appropriate use of the standards for decision-making.</p>	<p>Participants: SHPO, HPC, City staff</p> <p>Product: Ongoing program for training city staff and new and existing HPC members.</p>

Goal 3. Pursue financial support and develop incentives for historic preservation work

Historic preservation work—or at least the physical work associated with the maintenance and/or adaptive reuse of historic properties—requires financial resources. As with other development work, the financial viability of the rehabilitation of a historic property can hinge on the availability and use of financial incentives. A range of historic preservation-related incentives can assist projects of varying sizes and complexity and encourage continued maintenance or adaptive reuse of historic properties. While the federal Historic Investment Tax Credit is available for use by properties that are individually listed or contributing within a historic district listed in the National Register of Historic Places (NRHP), it is not always the best option for property owners seeking to rehabilitate their historic properties. Local programs (e.g., facade improvement grants) can be an exciting way to encourage and match private investment in Spirit Lake’s historic buildings.

A. Apply for grants and CLG status to support city-funded identification and documentation of historic resources within the city of Spirit Lake.

ACTION	PARTICIPANTS & PRODUCTS
<p>Submit an application for Certified Local Government (CLG) status with the Idaho SHPO.</p> <p>The city already has a historic preservation ordinance, which is typically the major work to becoming a CLG. Submittal of the formal application to SHPO will allow the city to apply for CLG grant funds to support work recommended in this plan. The City of Spirit Lake will receive a free membership to NAPC when becoming a Certified Local Government.</p>	<p>Participants: Mayor, City Council, HPC</p> <p>Product: Submitted CLG application form.</p>
<p>Conduct a building assessment survey supporting a facade conservation grant program within the Spirit Lake Historic District.</p> <p>This will require participation by property owners to allow interior access to their buildings. This could be undertaken in coordination with the Idaho Heritage Trust and the SHPO to provide the technical expertise. The intent of this survey is to document what historic facade features remain and any repair work needed, what has been added that is not historic (intrusive), and what is missing (based on drawings or historic photographs).</p> <p>This provides two pathways forward. The first is data informing individual property owners of the potential use of federal rehabilitation tax credits; work that could be done on their building that they could pursue grants for, such as Idaho Heritage Trust grants; and what original features exist that should be protected during tenant improvements. The second is looking at the preservation of the historic district and recognizing that collaboration within the historic district is a benefit to all the property owners and their ability to successfully pursue larger grants.</p>	<p>Participants: HPC, Consultant</p> <p>Products: A completed building assessment to inform use of a facade grant program.</p>

<p>Apply for an Idaho Department of Commerce’s Idaho Community Block Grant.</p> <p>The program provides funding for capital work projects that support economic development. It is oriented towards public infrastructure, but allows communities to assist property owners with improvements. This would apply to the Spirit Lake Historic District due to the community value recognized through National Register listing and job creation by new businesses within the historic district. This would require outreach to the City’s public works department and property owners to determine what infrastructure needs are most needed within the downtown. This could include sprinkler connections for buildings supporting upper floor occupancy, facade and window repairs, sewer and water mainlines, undergrounding of utilities, and electrical panel and connections upgrades at downtown commercial buildings to support continued use. An ICDBG certified grant administrator will be necessary for the grant administration. More information is available at: https://commerce.idaho.gov/communities/community-grants/community-development-block-grant-cdbg/</p>	<p>Participants: HPC, City staff</p> <p>Products: Completed Community Block Grant application.</p>
<p>Apply for an Idaho Regional Travel and Convention Grant.</p> <p>This program could potentially support a tourism marketing plan and possible facade restoration work that strengthens the scenic and tourism assets of the city as well as historic resort resources along Spirit Lake as a travel destination for overnight stays. If initial facade restoration is done through grants funded through the Idaho Heritage Trust, then this could be an important follow up to promote visitation to both Spirit Lake’s downtown historic district and historic resorts along Spirit Lake. Grant recipients must be a non-profit, incorporated organization, with an established program, and ideally a destination marketing organization (DMO) focused on promoting overnight visits to the area. The program requires a 12.5% cash match. More information is available at: https://commerce.idaho.gov/tourism-resources/itc-grant-program/</p>	<p>Participants: HPC, City staff, Non-profit</p> <p>Products: Completed Idaho Regional Travel and Convention Grant.</p>

B. Serve as an information resource for owners of historic properties seeking grant funding or use of available financial incentives.

ACTION	PARTICIPANTS & PRODUCTS
<p>Provide annual outreach to inform and remind property owners about (1) the availability of the federal rehabilitation tax credits and how they can be used with grants and energy incentive rebates and (2) the Idaho Heritage Trust as a source for technical guidance and grant funds.</p> <p>The goal is for owners to have all the tools available as they planning for substantial rehabilitation work on their buildings. Unless owners work with them frequently, they are often not considered. If a property owner might be close to meeting the expenditure threshold, then they should consult with the Idaho State Historic Preservation Office for more detailed guidance on the potential use of this program.</p> <p>Energy incentives are eligible to be combined with federal tax credits if the rebate money received from the energy provider can be used however the recipient wants and are treated as gross income and considered taxable. If non-taxable grants were received (such as facade conservation or Idaho Heritage Trust), these can be used for the purpose of meeting the substantial rehabilitation test but not included in the qualified rehabilitation expenditures claimed by the owner per Chapter 20, 20-3 of the U.S. Internal Revenue Service audit guide for Rehabilitation Tax Credits.</p> <p>For property owners considering removing previous additions to expose transoms and front facades, the grant funds and technical guidance could be an excellent resource. If there is more than one property owner in the Spirit Lake Historic District interested in removing previous additions or doing other work on their buildings, then consider working with the Trust to coordinate and bring a technical subject matter expert to the City to meet with interested property owners and talk through what a project might involve.</p>	<p>Participants: HPC, City staff, property owners, SHPO</p> <p>Products: An annual email, newsletter, blog post, and/or social media post about available incentives.</p>
<p>Conduct public outreach to areas within the city but outside of the Spirit Lake Historic District and along Spirit Lake to gauge level of interest and what types of technical guidance would be useful to inform grant applications.</p> <p>The needs of these groups are likely to be different from those of downtown, and many property owners in these areas with historic properties may not realize the resources that are available to them. These resources are an important part of the city and area’s character. Outreach and workshops could be coordinated with the Kootenai County Historic Preservation Commission for properties along Spirit Lake that are outside of the city limits. Unincorporated areas are under jurisdiction of the county but benefit from the close association with and connection to the city of Spirit Lake.</p>	<p>Participants: HPC, City staff, SHPO, property owners, Kootenai County HPC</p> <p>Products: A historic preservation open house event, hosted by the HPC and City, to connect with property owners beyond downtown.</p>

C. Connect with Kootenai County to explore a county-wide financial incentive to encourage the adaptive reuse of historic properties.

ACTION	PARTICIPANTS & PRODUCTS
<p>Work through the City to conduct outreach to the Kootenai County Assessor to discuss if a county-wide financial incentive or a similar version might be a useful tool for supporting property owner investment in their properties to support long-term tax base stability.</p> <p>This outreach could support both commercial and residential properties. For example, if the owner of a historic house were to reroof their house, the costs associated with that work could help lower their property taxes for a specific time period, particularly with market values driving up the assessed property values that taxes are calculated from. If there is interest, then determine the next steps in coordination with the assessor to create this program. This work should be coordinated with the Kootenai County Historic Preservation Commission and the City of Coeur d’Alene Historic Preservation Commission.</p>	<p>Participants: HPC, City staff, Kootenai County HPC, Coeur d’Alene HPC</p> <p>Products: Clear direction on whether a path forward exists on a county-wide incentive.</p>

D. Evaluate whether a local grant program is a viable option.

ACTION	PARTICIPANTS & PRODUCTS
<p>Research options for a city historic preservation grant program.</p> <p>Based on the range of historic property types within the city, a general grant program, rather than a facade conservation grant program, for commercial buildings is recommended. A historic preservation grant program communicates that there is an economic and community benefit for the retention of the city’s historic commercial building character; supports the reinvestment of money into local trades and craftspeople working on historic buildings; helps mitigate the expense involved in removing intrusive elements and undertaking restoration of missing features; and protects the community funds invested, typically through local designation or a controls agreement restricting exterior alterations and demolition.</p> <p>The goal of a local grant program is two-fold. One is to maintain and enhance the historic character of Spirit Lake. The second is to provide additional funds to help property owners meet the expenditure threshold to utilize the federal rehabilitation tax credits. Grant funds can count towards meeting threshold expenditures for the federal rehabilitation tax credit program. For projects that seek to regain NRHP eligibility, this will require close coordination with the SHPO to evaluate what existed at the start of the project, eligibility and work being done, but it is possible.</p>	<p>Participants: HPC, Consultant, SHPO, City staff, City Council</p> <p>Products: Report outlining options for a local grant program, including local designation and design review.</p>

<p>Establish a city historic preservation grant program.</p> <p>Tie eligibility to designation under MCSL Section 2-3-6 as a locally designated historic property for properties within the city limits. This will require establishment of this register and the associated design review mechanisms. This provides a consistent and transparent process for eligibility and design review, protection of the community investment from demolition, and an incentive for local designation. Design review for preservation and restoration work must go through the historic preservation commission.</p> <p>As an example, Pocatello uses historic preservation overlay zones for historic districts, individual landmarks, and development within the original townsite. A certificate of appropriateness is required for changes to existing buildings and new construction with review by the historic preservation commission.</p>	<p>Participants: HPC, consultant, SHPO, City staff, City Council</p> <p>Products: Establishment of a City of Spirit Lake Historic Preservation Grant Program with design guidelines.</p>
---	--

Goal 4. Seek to identify, recognize, and protect historic properties located within the city limits

Identification is the first step in recognizing and then protecting historic resources, and historic resource surveys are a prime way to begin this process. According to National Register Bulletin 24 – Guidelines for Surveying, historic resource surveys are necessary “to gather the information needed to plan for the wise use of a community’s resources.” Through survey (the process of identifying and gathering data) and inventory (the organized compilation of the survey data) work, the HPC can better understand the historic properties in Spirit Lake and plan accordingly. Recognition and protection of these identified historic properties can follow in several ways. For archaeological resources, the intent is for city staff to better provide for their identification and protection during both public and private projects, through education and increased awareness.

A. Incorporate survey and inventory work into the work plan for the HPC.

ACTION	PARTICIPANTS & PRODUCTS
<p>Conduct a selective, city-wide reconnaissance-level survey to update previous survey data and collect data on buildings listed in table 3.4 and the city parks listed in table 3.5 that have not been previously surveyed. The intent of the survey is to record what resources exist within the city and identify potential individually NRHP eligible resources. This survey will require outreach and coordination with property owners, particularly for properties along the lake that are not readily visible from the public right-of-way.</p> <p>All historic resource surveys must be led or conducted by professionals meeting the U.S. Secretary of the Interior’s Professional Qualifications (Federal Regulations, 36 CFR Part 61) for Architectural History or History.</p>	<p>Participants: HPC, consultant, SHPO</p> <p>Product: A reconnaissance-level survey report conducted by a consultant meeting the Secretary of the Interior’s Professional Qualifications for Architectural History or History.</p>

B. Assist historic property owners as they work through the permitting process and energy upgrades.

ACTION	PARTICIPANTS & PRODUCTS
<p>Conduct outreach to Avista Utilities to coordinate a site visit with an energy engineer as part of a workshop open to property owners.</p> <p>Conduct outreach, including direct mailing post cards, to owners of properties in tables 3.2, 3.3, and 3.4. Depending on the number of property owners interested, the workshop, in addition to discussing energy audits, could include walk through of buildings and provide ideas on energy conservation through HVAC, insulation, window, and lighting upgrades.</p> <p>Note that replacing original wood sash windows is not the best method for improving energy performance, as it results in a loss of architectural integrity and new windows are not repairable. Weather stripping, retrofitting with insulated glazing units, and/or the use of interior or exterior operable storm windows all provide a better pathway for window upgrading that does not diminish architectural integrity. Replacing previously altered and noncompatible windows with energy efficient compatible windows can be an important tool for supporting the visual character of historic buildings. The goal of this work is to retain historic character while lowering operating costs for property owners and improving occupant comfort levels. Find more information at: https://myavista.com/energy-savings/tools-for-your-business/rebates-idaho</p>	<p>Participants: HPC, City staff, Avista Utilities</p> <p>Products: A workshop presented by Avista Utilities on energy efficient upgrades while maintaining historic character.</p>

ACTION	PARTICIPANTS & PRODUCTS
<p>Consider extending zoning code relief to designated historic properties (NRHP listed properties, as well as to locally designated properties under MCSL Section 2-3-6 Special Restrictions).</p> <p>MCSL Chapter 12-11 Variances allows the planning and zoning commission to authorize in specific cases variances from Title 12. This can enable the Planning Commission to authorize variances supporting the continued use of historic buildings, such as lower or alternative means of parking requirements compliance for a change in use. This provides flexibility in building use to support adaptive reuse of designated historic buildings. The following recommended language revision seeks to recognize designated historic property status as a special condition.</p> <p>MCSL 12-11-1: PURPOSE:</p> <p style="padding-left: 40px;">The planning and zoning commission may authorize in specific cases such variance from the bulk requirements of this title as will not be contrary to the public interest, where owing to special conditions including designated historic property status, a literal enforcement of the provisions of this title would result in unnecessary hardship. No nonconforming use of neighboring lands, structures or buildings in the same district and not permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for issuance of a variance. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the bulk provisions of this title would result in unnecessary hardship or inequity. Variance shall not be granted to allow a use within a district where such use is prohibited by this title. (Ord. 518, 6-10-2008)</p>	<p>Participants: City staff, HPC, Planning and Zoning Commission, City Council</p> <p>Product: Updated municipal zoning code.</p>

C. Increase the number of properties designated.

ACTION	PARTICIPANTS & PRODUCTS
<p>Work with property owners to establish an overlay zone through MCSL Section 2-3-6 Special Restrictions to support the long-term management of infill development within the Spirit Lake Historic District.</p> <p>Include applicable controls, design guidelines specific to the historic district, and review process through the Historic Preservation Commission.</p> <p>An overlay zone can help manage infill development in a manner compatible with the historic district and protect existing historic resources. The design guidelines, when developed should draw on characteristics of the original construction within the historic district to inform compatible new development but should not require new construction to mimic or create a false sense of history.</p> <p>The Original Townsite Overlay within the city of Pocatello provides an example of guidance on compatible new development specific to Pocatello’s original townsite.</p>	<p>Participants: City staff, HPC, City Council</p> <p>Product: Overlay zone to manage change within the Spirit Lake Historic District.</p>
<p>Consider updating the City’s historic preservation ordinance to include a specific section addressing local designation.</p> <p>Include designation criteria (what a property needs to have to be designated), the public process steps for the evaluation and designation, or the applicable controls that are typically part of a local designation mechanism.</p> <p>The City of Caldwell’s mechanism establishing a local register provides an excellent example of these missing elements. The city’s local historic districts (Section 02-17-07) and historic landmarks (02-17-08) allows the city to designate historic districts and individual landmarks, establishes a process for this, provides protection from demolition, and provides a mechanism for reviewing new construction within a historic district (Section 02-17-11-04).</p> <p>The City of Pocatello provides an example of establishing a local register through historic preservation overlay zones, with similar process elements to those in Caldwell’s code.</p>	<p>Participants: HPC, City staff, City Council, SHPO</p> <p>Product: An updated historic preservation ordinance including local designation.</p>
<p>Work with the SHPO to update the digital boundary for the Spirit Lake Historic District in ICRIS.</p> <p>Building 16 (6147 West Main Street, numbering per the 1979 map) is listed as contributing in the NRHP nomination but shown outside of the district boundary in ICRIS. The building’s numbering was changed from 18 (in the 1978 nomination) to 16 in the 1979 nomination amendment updating the historic district boundary.</p>	<p>Participants: HPC, SHPO</p> <p>Product: An updated boundary in ICRIS.</p>

ACTION	PARTICIPANTS & PRODUCTS
<p>Work with the SHPO to prepare an amendment to the Spirit Lake Historic District addressing the following items:</p> <ul style="list-style-type: none"> • The nomination is missing a description of building 1, which should be included. • The nomination addresses buildings 1 and 2 (numbering per the 1979 map) each as single buildings. Based on the Sanborn Fire Insurance maps each of these buildings consists of multiple buildings. The nomination should be updated to address these other buildings. • The 1979 map shows a vacant lot between buildings 7 and 8 that does not exist. 	<p>Participants: HPC, SHPO, Consultant, NPS</p> <p>Product: An amended Spirit Lake Historic District NRHP nomination.</p>
<p>Conduct outreach to owners of properties previously recommended for individual National Register eligibility listed in Table 3.2. Explain the honorary role of NRHP listing and determine if there is interest in listing. NRHP listing affords consideration of effects resulting from activities involving federal funding, licensing or permitting. NRHP listing strengthens a property’s eligibility for grants.</p> <p>The Tesemini Outing Club (Smithsonian No. 10KA1533) was surveyed in 1999 in conjunction with proposed rehabilitation work on the log building. The record was updated by SHPO in 2021.</p> <p>In 1989 the owner of the residence at 30633 N Osprey Road (Smithsonian No. 10KA1522), Rob Brewster at that time, contacted the SHPO to ask about NRHP eligibility and the potential for listing. The SHPO identified the property as eligible. This eligibility determination was updated in 2021, but a nomination has not been prepared by the owner.</p> <p>Both property owners have demonstrated interest in the history, NRHP listing, and preservation of their properties. Reconnecting with these or subsequent owners of these properties would be important as well as using that outreach to raise awareness within the community amongst owners of other properties to encourage owners to contact the SHPO to inquire about NRHP eligibility and listing.</p>	<p>Participants: HPC, SHPO, City staff</p> <p>Product: A historic preservation open house event, hosted by the HPC and city, to connect with property owners beyond downtown.</p>

D. Protect archaeological resources.

ACTION	PARTICIPANTS & PRODUCTS
<p>Work with the Coeur d’Alene Tribe THPO, the Nez Perce Tribe of Indians THPO, the SHPO, the Kootenai Tribe of Idaho, the Kalispel Tribe, and local museums and historical societies to develop educational programs around what is archaeology and traditional cultural properties.</p> <p>This should include why these properties are important, display development, and building an understanding for archaeological resources and traditional cultural properties within the community. Greater awareness and appreciation for the resources helps support policies and actions protecting and stewarding these resources.</p>	<p>Participants: THPOs, SHPO, HPC, City Council</p> <p>Product: An educational session, hosted by the HPC and presented by the Tribe(s), to discuss tribal history, archaeology, and traditional cultural properties.</p>
<p>Work with the Coeur d’Alene Tribe THPO, the Nez Perce Tribe of Indians THPO, and the SHPO to provide training for City public works staff and field crews on how to recognize archaeological deposits in the field, and the proper policies and procedures to follow when deposits are identified.</p>	<p>Participants: THPOs, SHPO, HPC, City Council</p> <p>Product: A training presented by the THPO and SHPO for a proper inadvertent discovery protocol.</p>

E. Preserve historic cemeteries.

ACTION	PARTICIPANTS & PRODUCTS
<p>Codify the regulation and supervision of the city’s cemetery.</p> <p>Refer to the City of Coeur d’Alene’s municipal code Section 4.10 for an example.</p>	<p>Participants: HPC, City staff, City Council</p> <p>Product: Program to regulate and supervise the city’s cemetery.</p>
<p>Work with the community and the SHPO to determine if there is interest in evaluating the Greenwood cemetery for National Register listing.</p> <p>Financial assistance, such as grants for restoration work, typically will require National Register listing to qualify. If there is, support the public in pursuing this documentation. Refer to National Register Bulletin 41 “Guidelines for Evaluating and Registering Cemeteries and Burial Places” (1992) prepared by the National Park Service.</p> <p>For information regarding eligibility contact the national Register Coordinator with the Idaho SHPO and refer to the preliminary eligibility questionnaire linked below.</p> <ul style="list-style-type: none"> • https://history.idaho.gov/nrhp/ • https://history.idaho.gov/wp-content/uploads/2018/11/Preliminary-Eligibility-Questionnaire-IDAHO-2024_Fillable_PDF-1.pdf <p>For more information visit the cemetery information visit the following organizations:</p> <ul style="list-style-type: none"> • Washington State Department of Archaeology and Historic Preservation’s cemetery preservation guidance page. • Oregon State Historic Preservation Office’s heritage bulletins on historic cemeteries. • Utah State Historic Preservation Office’s Gravestone Preservation guidance. 	<p>Participants: HPC, City Council, SHPO</p> <p>Product: Site visit or phone call with SHPO to establish eligibility</p>

4.4. Plan Implementation

Many of the goals, policies, and action items identified in this plan will require financial resources and/or city staff time to implement. The action items (or their final products) are organized in a way to provide a local sequence for the HPC to achieve the goals and implement the policies outlined in this Plan.

To monitor the progress of the plan’s implementation, the HPC and city staff should commit to the following activities:

- Annually review the implementation plan and identify any areas where progress has been made. And celebrate successes!
- Annually establish a work plan for the year, working from the implementation strategy. Include ongoing tasks as well as consider groundwork that needs to be laid for future projects.

- Provide an annual update to City Council—preferably in May, what is nationally recognized as “Preservation Month”—on the work completed by the HPC within the previous 12 months.

4.4.1 *Implementation Schedule*

The following implementation schedule is organized by ongoing, short term, mid-term, and long-term actions. Many items build off previous efforts or may need to be split into smaller actions with respect to staff and volunteer time, financial resources, and support from the community. For each action item there is an associated final product; these final products range from updates to the historic preservation ordinance and creating a welcome packet for historic preservation commissioners to hosting workshops and training sessions.

Ongoing action items are organizational items that will likely need to happen on an annual or biannual bases (e.g., training, website updates).

Short term action items are focused around establishing the structure within the HPC and city to support broader and more complex projects related to historic preservation. A strong foundation will be essential to ensure implementation of other action items.

Mid-term action items build off the structure established in the first few years of plan implementation and consist of outreach and education efforts, initial survey work, and analysis of the value of potential programs supporting historic preservation in the city. Identification of funding sources for long-term action items will occur during this phase.

Long-term action items build off the community interest identified and identification of feasible historic preservation programs and begin enactment of any desired program(s).

These may be rearranged and prioritized by the HPC as needed to accomplish goals, utilize grants of available funds not considered by this Plan, or address emerging issues.

Ongoing

The following are ongoing actions that should be incorporated into the annual work plan or agendas of the HPC:

- Make necessary updates to the city’s historic preservation webpage (once established)
- Review the HPC bylaws (once established)
- Update HPC welcome packet binder as needed (once created)
- Provide annual on-boarding session (led by HPC Chair with assistance from city staff) for new commissioners to present welcome binder (once established)
- Provide ongoing training to HPC members and city staff (once program is established)

Short term

Short term action items should be accomplished within the 2-3 years (2025-2027).

SHORT TERM		
Year	Product	Steps
2025	Submitted CLG application form	<ul style="list-style-type: none"> Complete, sign, and submit the application form to the SHPO.
2025	Regulate HPC meeting frequency	<ul style="list-style-type: none"> Work with the HPC and City staff to identify a regular, preferred meeting frequency. Test this for a year and check in to see what adjustments might be necessary.
2025	An adopted historic preservation plan	<ul style="list-style-type: none"> Utilize the formal process for approval via City Council.
2025	An updated Spirit Lake Historic Preservation ordinance	<ul style="list-style-type: none"> Present the line-by-line recommended revisions included as an appendix within this Plan to city staff, who will prepare it for City Council review and approval.
2026	Join the National Alliance of Preservation Commissions (NAPC)	<ul style="list-style-type: none"> Determine if this needs specific budgeting by City Council, and if so, request it in accordance with the city's budgeting process. Annual membership (as of January 2025) is \$50 for commissions located in municipalities with a population of less than 5,000. Once the City becomes a CLG the Idaho SHPO provides the HPC with a free NAPC membership. Once a member, peruse the free webinars available to members and the training resource library.
2026	A set of by-laws for the HPC	<ul style="list-style-type: none"> Identify if there are any bylaws for any other city commissions in Spirit Lake and utilize as a foundation for consistency. Connect with Idaho SHPO CLG Coordinator for examples of other CLG HPC bylaw examples. Review any examples in the NAPC training resource library (once a NAPC member).
2027	A welcome packet/ binder provided to each commissioner at an on-boarding session	<ul style="list-style-type: none"> Review any examples in the NAPC training resource library. Connect with Idaho SHPO CLG Coordinator for examples of other CLG welcome packet materials. Working with city staff, assemble, print, and compile binders. Distribute to all board members.
2026-27	Establish an ongoing program for training city staff and new and existing HPC members	<ul style="list-style-type: none"> Reach out to Idaho SHPO staff about hosting or participating in an annual or biannual workshop on proper meeting procedures, the preservation ordinance, and appropriate use of the standards for decision-making (2026). If Idaho SHPO can provide training, proceed with that training. If Idaho SHPO cannot provide that training, connect with neighboring CLGs (e.g., Kootenai County) to discuss co-hosting a training session led by NAPC or a consultant. Budget for the cost for a CAMP training session led by NAPC and coordinate with neighboring CLGs to share the cost. Attend a CAMP training session by the end of 2027.

SHORT TERM		
2027	Establish a historic preservation landing page on the city's website	<ul style="list-style-type: none"> • Look at neighboring CLG websites and identify the types of information included on those pages. • Compile information and links to include on a Spirit Lake HPC webpage. • Work with city staff to add an HPC webpage to the city website. • Provide content to city staff for inclusion.
2027*	An updated boundary in ICRIS for Spirit Lake Historic District	<ul style="list-style-type: none"> • Contact Idaho SHPO to update the Spirit Lake Historic District boundary for the following property: <ul style="list-style-type: none"> » Building 16 (6147 West Main Street, 1979 map number) is listed as contributing in the NRHP nomination but shown outside of the district boundary in ICRIS. The building's numbering was changed from 18 (in the 1978 nomination) to 16 in the 1979 nomination amendment updating the historic district boundary.

Mid-term

Mid-term action items should be accomplished within 5-7 years but will require the completion of many of the tasks in the short term and ongoing sections to build momentum and ensure success.

MID-TERM		
Year	Product	Steps
2028	Open house related to the role of downtown and its historic buildings in the city's future	<ul style="list-style-type: none"> • Connect with Idaho SHPO to gauge ability to participate in an open house forum related to historic buildings. • Plan and schedule an open house session. • Conduct extensive public outreach to connect with Spirit Lake residents and property owners to encourage attendance at the open house. • Host open house.
2028	An annual email, newsletter, blog post, and/or social media post about technical guidance and grant funds	<ul style="list-style-type: none"> • After creating a webpage for the HPC, consider establishing an annual email, newsletter, blog post, and/or social media post about historic preservation. • Potential topics include technical guidance, grant funds, and available historic preservation financial incentives.
2028	Updated municipal zoning code	<ul style="list-style-type: none"> • Work with the Planning and Zoning Commission and City Council to review and implement the proposed language change.
2028-2029	A selective, city-wide reconnaissance level survey report.	<ul style="list-style-type: none"> • Reach out to the Idaho SHPO and/or historic preservation consultants for ballpark estimating on a survey based on number of properties to be surveyed. • Apply for grant funding to prepare survey. • Solicit proposals from qualified consultants to conduct the survey according to city and grant requirements. • Hire consultant to complete survey and participate/host public meetings related to survey. • Incorporate recommendations from survey report into future work plans.

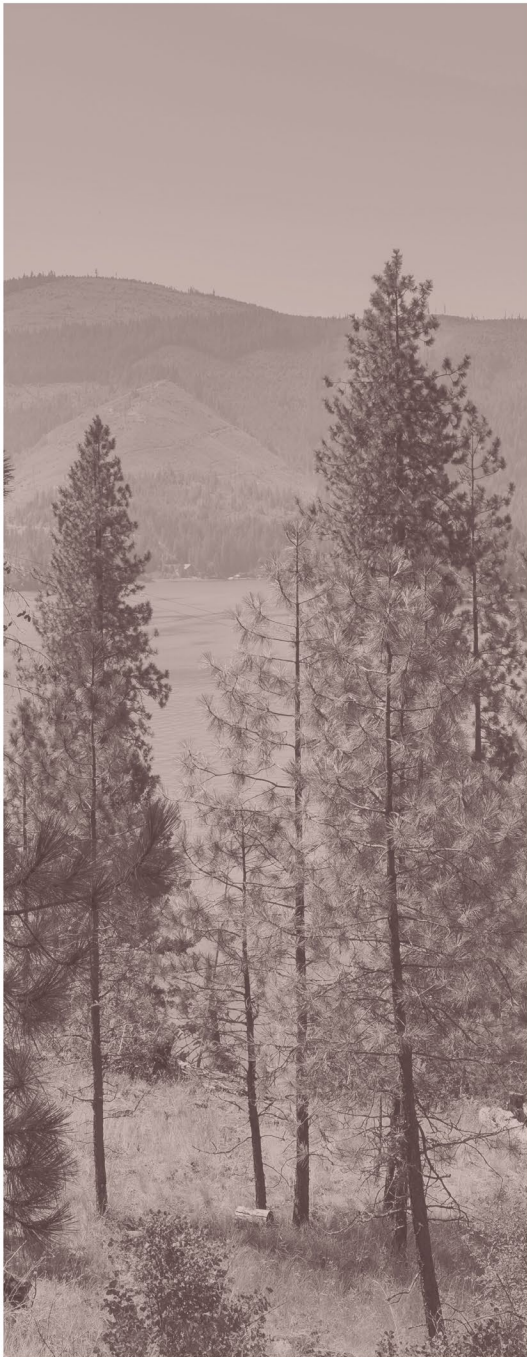
MID-TERM		
2029	A training presented by the THPO and SHPO for a proper inadvertent discovery protocol.	<ul style="list-style-type: none"> This training is for city staff, not the general public.
2030	A report outlining feasibility and options for a city or other historic preservation grant program.	<ul style="list-style-type: none"> Consider applying for grant funding to hire a consultant (or consultant team) to prepare this report. Public outreach should be a significant component of this report. Research options for a city historic preservation grant program. Depending upon funds received, possibly pair this report with the building assessment project.
2030-2031	A completed building assessment to inform use of a facade grant program (IF the previous report indicates a facade grant program is feasible).	<ul style="list-style-type: none"> Reach out to the Idaho SHPO and/or historic preservation consultants for ballpark estimating on a survey based on number of properties to be surveyed. Apply for grant funding to prepare survey. Solicit proposals from qualified consultants to conduct the survey according to city and grant requirements. Hire consultant to complete survey and participate/host public meetings related to survey. Incorporate recommendations from survey report into future work plans.
2031	If a path forward for a local grant program exists, begin laying the groundwork for that program.	<ul style="list-style-type: none"> This includes identifying and/or generating a funding source, beginning to lay out program requirements,
2032	An educational session, hosted by the HPC and presented by the Tribes, to discuss tribal history, archaeology, and traditional cultural properties	<ul style="list-style-type: none"> Connect with the Coeur d'Alene Tribe THPO, the Nez Perce Tribe of Indians THPO, the SHPO, the Kootenai Tribe of Idaho, the Kalispel Tribe, and local museums and historical societies to develop educational programs around what is archaeology and traditional cultural properties. Begin connecting with the Tribes early and ask if they have existing programs.
2032	Completed Community Block Grant application	<ul style="list-style-type: none"> Conduct initial outreach to the Idaho CBDG team to discuss proposed work and review the application handbook and grant administration manual to prepare for the application process. Apply for CBDG funding to initiate a local grant program for facade improvements.
2032-2033	Establishment of a City of Spirit Lake Historic Preservation Grant Program with design guidelines	<ul style="list-style-type: none"> Work to establish the program requirements, application materials, and conduct public outreach to launch the program if grant (or other) funding is acquired.
2033	Conduct a site visit or phone call with SHPO to establish eligibility for the Greenwood Cemetery for National Register listing	<ul style="list-style-type: none"> This site visit or phone call can be scheduled at any time, but if it is eligible for NRHP listing, consider it at this time.

Long term

Long term action items should be accomplished within 10-15 years and, like the mid-term action items, will require the completion of many of the tasks in the previous periods.

LONG TERM		
Year	Product	Steps
2034	An updated historic preservation ordinance including local designation.	<ul style="list-style-type: none"> Conduct public outreach on the role and importance of including local designation in the City’s historic preservation ordinance. Draft the updated ordinance language for public and City Council review and adoption.
2034	Completed Idaho Regional Travel and Convention Grant	<ul style="list-style-type: none"> Identify a partner non-profit, incorporated organization with a viable travel program for the region. Identify a funding source for the 12.5% cash match. Review the Idaho Commerce grant application Best Practices web page to prepare for the application process Work with the non-profit to support their submittal of the application.
2035	Overlay zone to manage change within the Spirit Lake Historic District	<ul style="list-style-type: none"> Conduct outreach to property owners within the Spirit Lake Historic District to discuss what this would mean for property owners and to affirm support. Seek funding, once property owner support is affirmed, to develop the overlay zone language including design guidelines. Develop the overlay zone and design guidelines and conduct workshops with property owners to talk through their use.
2035	An amended Spirit Lake Historic District NRHP nomination	<ul style="list-style-type: none"> Apply for CLG grant funding to prepare an amendment to the NRHP nomination. Hire a preservation consultant to prepare and submit the amendment for SHPO and NPS review and approval. Conduct public meetings reviewing the amendment updates prior to SHPO and NPS submittal for property owner comments.
2036	An updated building permit process that accounts for historic buildings	<ul style="list-style-type: none"> Conduct outreach to property owners to identify the range of potential work anticipated. Review the range of potential work with the building official to identify pathways for streamlining the process and or alternative compliance pathways. Work with building owners to test and refine these alternative compliance pathways.
2037	A workshop presented by Avista Utilities on energy efficient upgrades while maintaining historic character	<ul style="list-style-type: none"> Conduct outreach to Avista Utilities to confirm availability and identify potential times for the workshop. Advertise and hold the public workshop.
2038	Program to regulate and supervise the city’s cemetery	<ul style="list-style-type: none"> Draft municipal code language based on examples for review and adoption by City Council
2039	Conduct outreach to the School District to identify opportunities for inclusion of Spirit Lake history in the curriculum.	<ul style="list-style-type: none"> Conduct outreach to the School District to identify the best pathways to support the integration of history in the curriculum. Work with the SHPO to identify other similar examples to provide examples for the development of materials for Spirit Lake.

Bibliography



- The Coeur d'Alene Press*. "Blackwell Will Build Railway." March 27, 1907.
- . "Planer Closes." October 26, 1940.
- . "Town of Spirit Lake Safe; Mill Yard Is Total Loss." August 12, 1939.
- Ebel, Erich. "Henry J. Kaiser Begins Operations at Kaiser Aluminum in Mead on April." In Historylink.Org, February 27, 2024. <https://www.historylink.org/file/22898>.
- Kootenai County. "History," *Kootenai County, ID*. <https://www.kcgov.us/585/History>.
- Oldham, Kit. "Port of Pend Oreille Buys a Railroad on September 19, 1979." In Historylink.Org, January 26, 2011. <https://www.historylink.org/File/9698>.
- Pollos, Jerome A. "Day care disputes meters." *The Coeur d'Alene Press*. April 17, 2003: pages C2, C6.
- Spencer, F. Keith and Jan. *Historical Spirit Lake, Idaho and Vicinity*. Coeur d'Alene, Idaho: Museum of North Idaho Press, January 2014.
- Spencer, Keith. "Spirit Lake's founder a visionary," *The Spokesman Review*. February 14, 2008, <https://www.spokesman.com/stories/2008/feb/14/spirit-lakes-founder-a-visionary/>.

The Spokesman-Review. “Then and Now: Farragut Naval Training Station.” May 31, 2021. <https://www.spokesman.com/then-and-now/2021/may/31/then-and-now-farragut-naval-training-station/>.

U.S. Department of Commerce, Bureau of the Census. “Fifteenth Census of the United States: 1930 - Population Reports by States, Volume III, Part 1.” Washington, D.C.: United States Government Printing Office, 1932. <https://www.census.gov/library/publications/1932/dec/1930a-vol-03-population.html>.

Walker, Brian, Hagadon News Network. “Historic lodge being recast as Spirit Lake Park.” *Bonner County Daily Bee*. February 16, 2014. Via newspapers.com.

Washington State Department of Archaeology and Historic Preservation. “Special Valuation Flyer.” Accessed on September 23, 2024. https://dahp.wa.gov/sites/default/files/SV_flyer.pdf.

Wright, Patricia and Don Hibbard, Idaho State Historical Society. “Spirit Lake Historic District.” National Register of Historic Places Nomination. 1978.

A. Ordinance Recommendations & Language

NWV recommends the following changes to the Designated Historic Property definition for clarity. The use of the word “landmark” for properties designated under the City’s historic preservation code provides a term readily recognizable to the general public to help distinguish between the city and federal registers.

Designated Historic Property (Landmark): In order for any historic property to be designated in the ordinance, it must, in addition, meet the criteria established for inclusion of the property in the National Register of Historic Places or be at least seventy five (75) years old, retain architectural integrity, and have ~~some~~ historic significance in the community.

Add clarifying language in the definition for historic preservation in Section 2-3-1.

Historic Preservation: The identification, evaluation, recordation, documentation, curation, acquisition, management, protection, restoration, rehabilitation, stabilization, maintenance, interpretation, and conservation of, and public education ~~of related to~~ buildings, structures, objects, districts, areas, and sites significant in the history, architecture, archaeology or culture of the city, this state, its communities or the nation.

Add definitions in Section 2-3-2 for clarity on the National Register of Historic Places to which properties are **listed**, and the locally Designated Historic Property, which is **designated** in the Historic Preservation Code under Section 2-3-6.

The National Register definitions below are based on Section 106 of the National Historic Preservation Act (36 CFR Part 800 subsection 800.16) to create a common reference point for how resources are evaluated and listed. The revisions highlight the property’s age qualification and tie it to its ability to convey its architectural and historical significance as measured through the National Register of Historic Places criteria. The definitions from this section were not directly reused as they are tailored towards federal regulatory responsibility requirements.

NWV recommends the following additions to the definition section:

National Register Listed Property. Any prehistoric or historic district, site, building, structure, or object included in the National Register of Historic Places maintained by the U.S. Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe and that meet the National Register criteria.

National Register Eligible Property. Any prehistoric or historic district, site, building, structure, or object eligible for inclusion in the National Register of Historic Places maintained by the U.S. Secretary of the Interior. This term

includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe and that meet the National Register criteria. The property must be at least 50 years old or of exceptional significance.

Add a definition for “historic resources inventory” in Section 2.3.2 to avoid the City duplicating and/or having a different dataset from the SHPO. Utilizing the SHPO database offloads the logistical overhead from the City. The commission should provide updates to the SHPO on any property status changes (such as demolition).

Historic Resources Inventory: The record of buildings, structures, objects, and sites recorded in the Idaho Historic Sites Inventory (IHSI) within the City of Spirit Lake and accessed through the Idaho Cultural Resource Information System (ICRIS).

Additional definitions to consider for inclusion in Section 2.3.2. Definitions are important for fostering consistent language.

- **Building:** A structure constructed for habitation. This includes both residential and nonresidential buildings, main and accessory buildings.
- **Contributing:** A historic property listed to the National Register of Historic Places as part of a historic district and meeting the requirements identified in the nomination for conveying the architectural and or historical associations for which the district was listed.
- **Cultural Resources:** Resources associated with human manipulation of the environment and encompasses all the resources that are potentially eligible for listing in the National Register of Historic Places, that being sites buildings, structures, districts, and objects. This is inclusive archaeological sites, traditional cultural places, and built environment resources.
- **District:** A geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.
- **Exceptional Significance:** The quality of historic significance achieved outside the usual norms of age, association, or rarity.
- **Historic Significance:** The physical association of a building, structure, site, object, or district with historic events, trends, persons, architecture, or method of construction, or that have yielded or may yield information important in prehistory or history.
- **Integrity.** The ability of a resource to convey its significance through the following seven aspects of qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling or association. Refer to Section VIII of the National Register Bulletin 15 “How to Apply the National Register Criteria for Evaluation” for additional guidance on evaluating integrity.

- **National Register of Historic Places:** The national listing of properties significant to our cultural history because of their documented importance to our history, architectural history, engineering, or cultural heritage.
- **Non Contributing:** A property listed to the National Register of Historic Places as part of a historic district that either was constructed outside the district’s period of significance or does not meet the requirements identified in the nomination for conveying the architectural and or historical associations for which the district was listed.
- **Object:** A construction that is of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.
- **Site:** A place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupation or activities that may be marked by physical remains; or it may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may be the location of ruined or now non-extant buildings or structures or the location itself possesses historic cultural or archaeological significance.
- **Structure:** A work made up of interdependent and interrelated parts in a definite pattern of organization.

Change language in Section 2-3-5-E to convey the commission’s intent to work with the tribal governments (underline is added text).

Cooperate with the federal, tribal, state, and local governments in the pursuance of the objectives of historic preservation.

B. Historic Preservation Plan Survey

Community Survey Questions

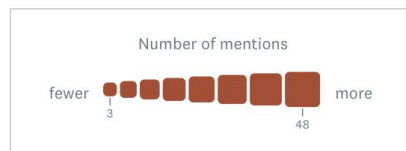
The City of Spirit Lake received a grant as an Urban Renewal District to prepare a historic preservation plan to guide historic preservation efforts in the city for the next 10 years. This survey will help the consultants, Northwest Vernacular, gather data about Spirit Lake.

Historic preservation is about ensuring the heritage and historic places that enrich our lives remain for future generations. Preserving historic places (buildings, structures, objects, sites) highlights what’s already valued in Spirit Lake by both residents and visitors.

A historic preservation plan is the result of a process through which a community establishes its vision, goals, and priorities for the preservation of its historic resources. A historic preservation plan is a city planning document that will guide the city’s historic preservation program and provide a roadmap to achieving its goals.

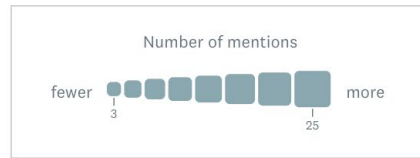
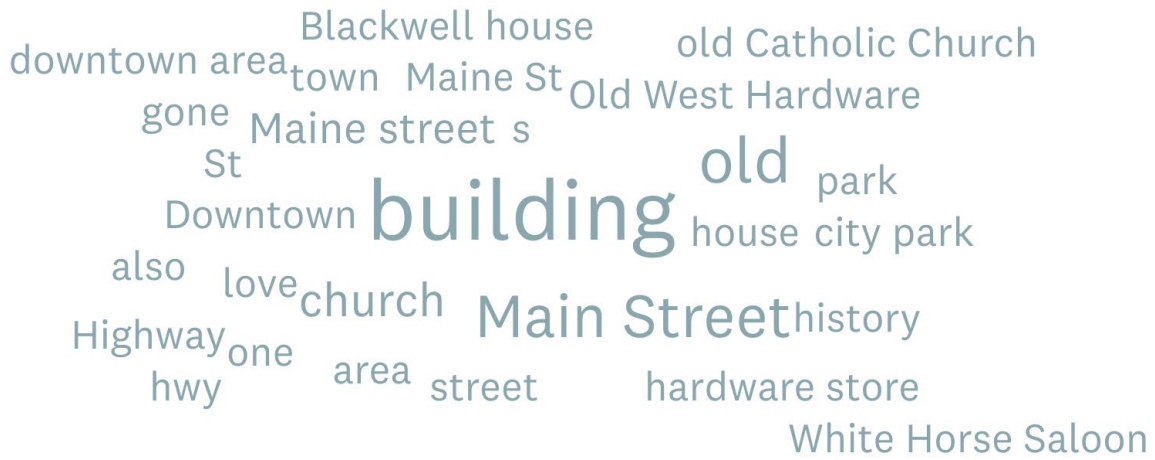
Q1. What do you love about Spirit Lake?

Responses:



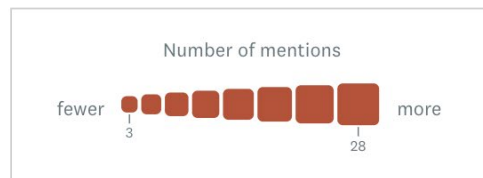
Q4. What is your favorite historic building or area in Spirit Lake?

Responses:



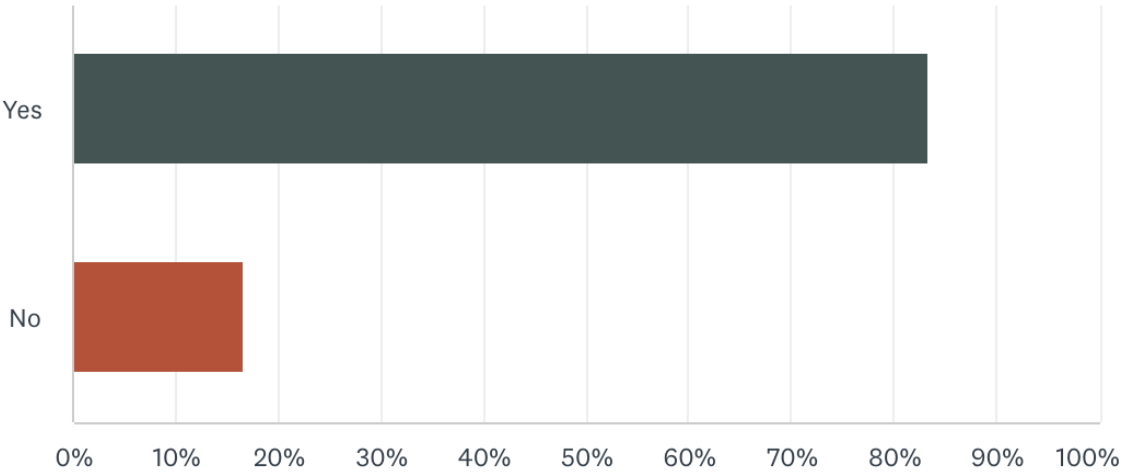
Q5. What buildings or places do you worry about losing in Spirit Lake?

Responses:



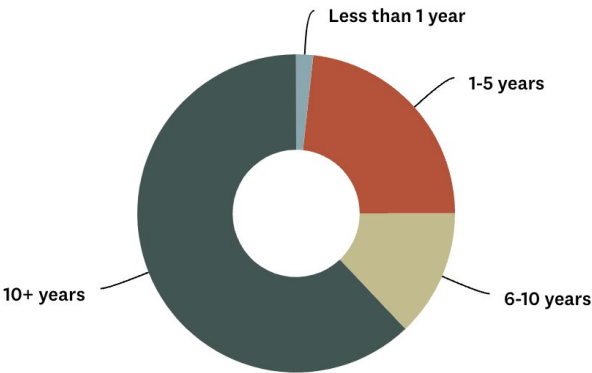
Q6. I live in Spirit Lake OR I live in the surrounding area (outside the city limits) but consider Spirit Lake your town?

Responses:



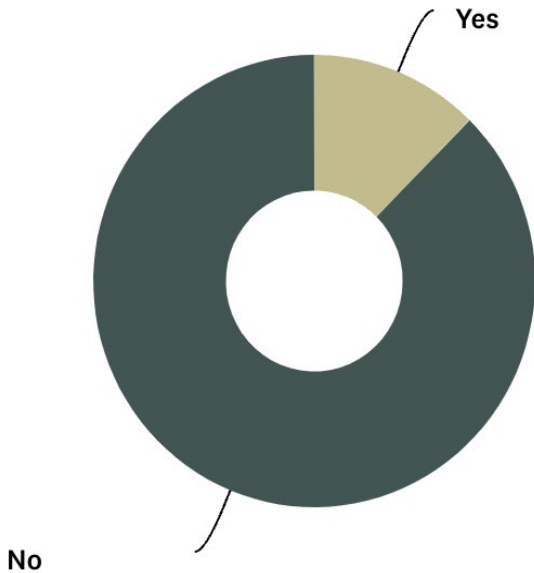
Q7. If you do live in Spirit Lake or the surrounding area, how long have you lived there?

Responses:



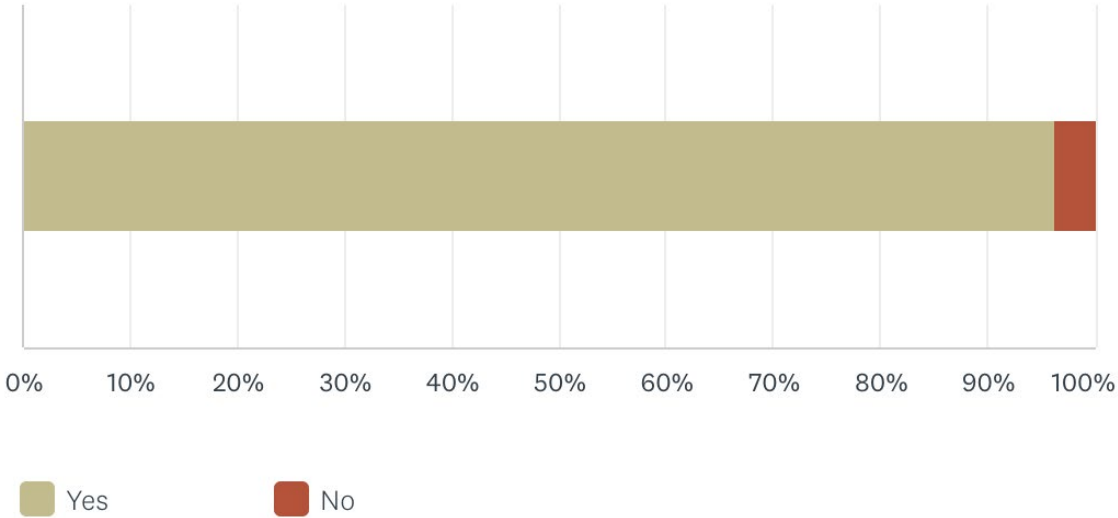
Q8. I own a business in Spirit Lake?

Responses:



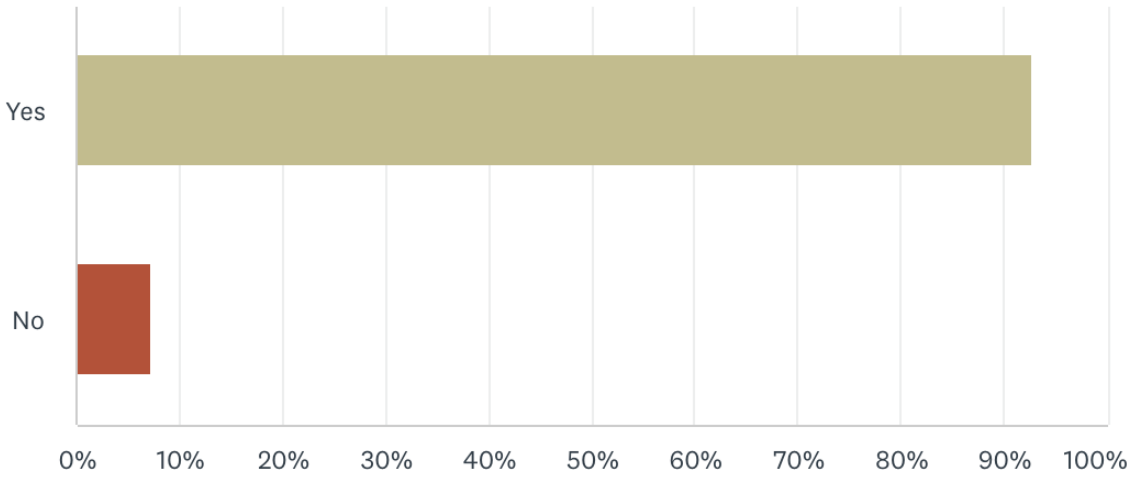
Q9. I have an interest in history or historic preservation.

Responses:



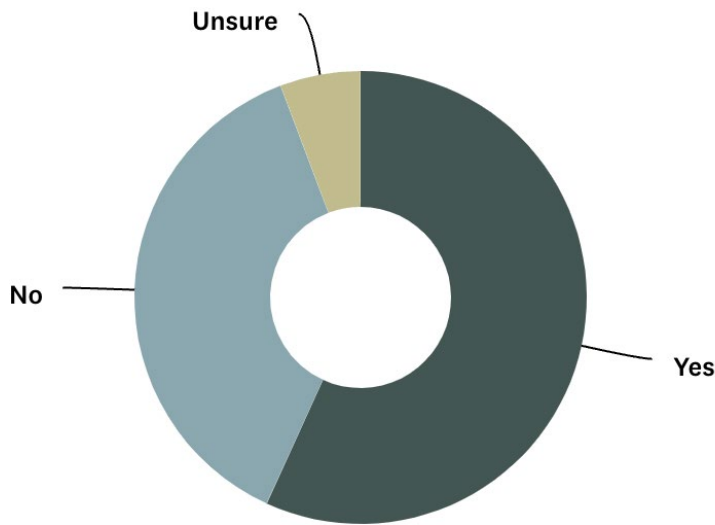
Q10. I utilize businesses in downtown Spirit Lake

Responses:



Q11. Do you live in a property 40+ years old?

Responses:



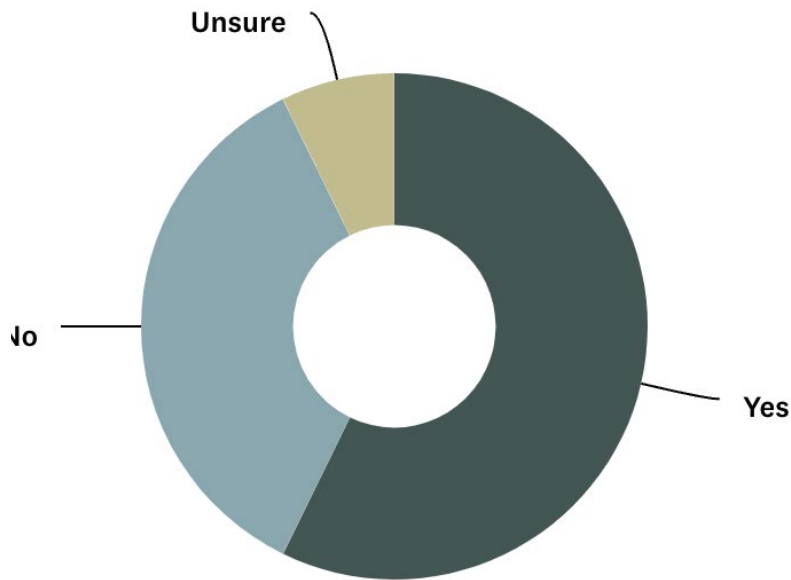
Q12. If you live in a property that is 40+ years old, did you purposefully choose to live in an older property?

Responses:



Q13. Do you own a property 40+ years old?

Responses:



Q13. If you own a property that is 40+ years old, did you purposefully choose to purchase an older property?

Responses:

