



HISTORIC PRESERVATION PLAN

CITY OF WALLACE

May 2020

Cover Images

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Aerial view, looking east, 1921. Wallace (Idaho) 1921 [03], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

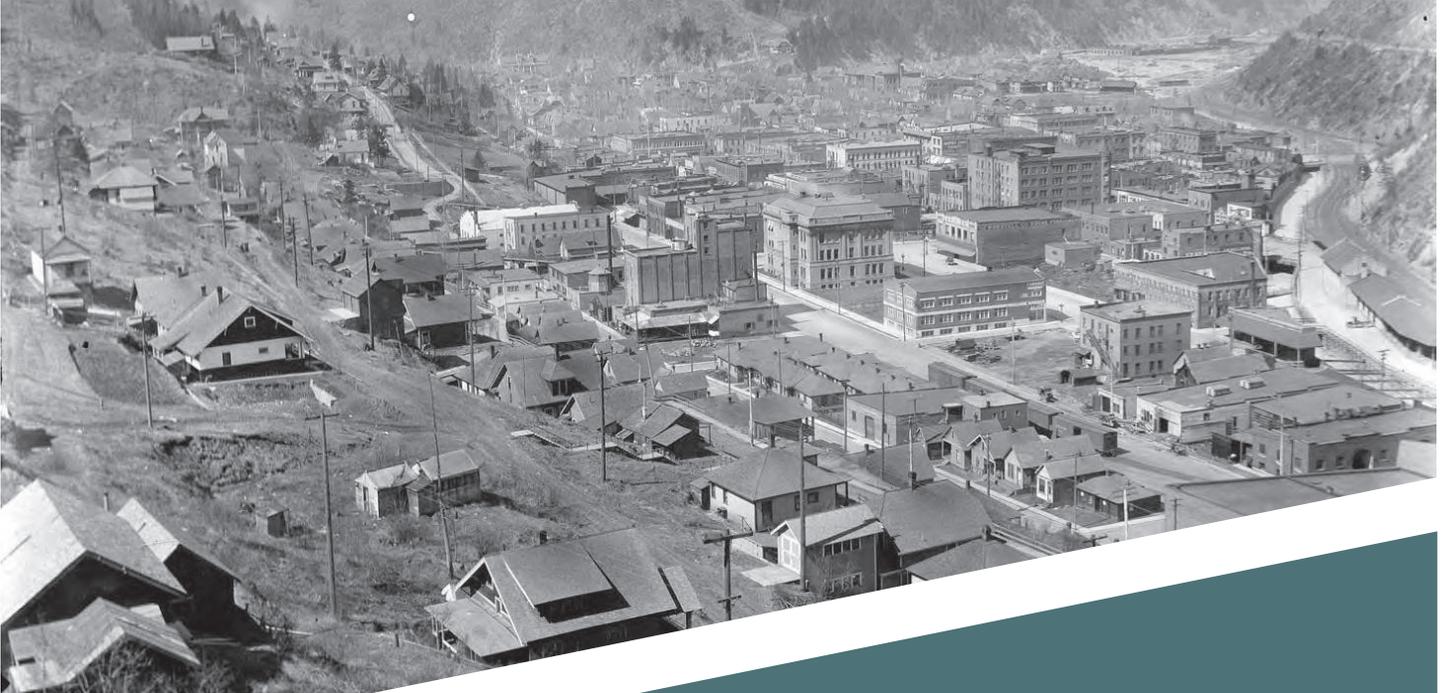
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Chapter 1.0

EXECUTIVE SUMMARY

1.1. PLAN PURPOSE

Historic preservation is an active way to help safeguard a community's heritage and historic places for future generations. Preserving historic places, from ornate downtown commercial buildings to humble worker housing, helps retain the architectural character that makes Wallace unique and provides a tangible way to share Wallace's heritage with residents and visitors. Historic preservation seeks to steward those places that embody daily life—the residences we grow up in, the neighborhoods we walk through, the iconic signage we drive by—while accommodating sensitive growth and encouraging economic vitality.

A historic preservation plan is a city planning document that identifies potential issues within the city's historic preservation program and charts out a path forward. The plan is the result of a collaborative process to identify a vision, goals, and action plan for historic preservation in Wallace.

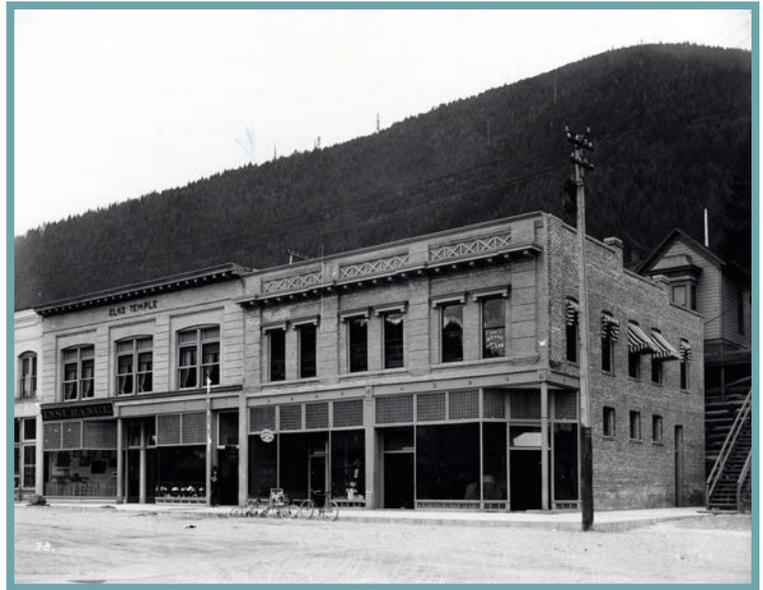
1.2. PLAN PROCESS

This historic preservation plan is the result of collaboration between the City of Wallace, historic preservation consultants Northwest Vernacular, Wallace's Historic Preservation Commission (within the Planning & Zoning Commission), key stakeholders, and the Wallace community.

The City of Wallace hired Northwest Vernacular in February 2020. The consultants began their work by collecting relevant GIS data from Shoshone County and the Idaho State Historic Preservation Office (SHPO) in order to review development patterns. They then reviewed the city’s historic preservation program, relevant ordinances, and associated planning documents. They also summarized the city’s history, organizing it within development periods, and identifying architectural trends in the city.

Northwest Vernacular also initiated a community survey, created with the online survey tool SurveyMonkey, to understand the community’s perception of Wallace. Flyers were created that included links to the survey and were distributed around town. Paper copies of the survey were made available at City Hall. The consultants also worked with the project manager, David Sherman, to identify additional stakeholders for one-on-one interviews.

The consultants followed up this initial review and community outreach with a kick-off meeting as part of a standing Historic Preservation Commission/Planning & Zoning Commission meeting on March 4, 2020. The consultants used this introduction as an opportunity to tour Wallace, walk through downtown, and meet with local business owners and residents.



Exterior view of the Elks block shows Post office, Western Union office and others in Wallace, Idaho, 1906. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

1.3. BENEFITS OF HISTORIC PRESERVATION

Historic preservation not only supports the retention of our historic built environment, it also encourages sustainability and can revitalize communities. Historic preservation helps connect our past with future generations while providing social, cultural, environmental, and economic benefits. Historic buildings, landscapes, and neighborhoods enhance our quality of life through their beauty, connection to the past, and ability to convey a sense of place.

PlaceEconomics—a private sector firm that has studied the economic impacts of historic preservation—recently published 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: <https://www.placeeconomics.com/resources/twenty-four-reasons-historic-preservation-is-good-for-your-community/>.

1. **Jobs**—labor intensive rehabilitation creates more jobs than new construction
2. **Downtown revitalization**—builds upon past investments
3. **Heritage tourism**—heritage tourists stay longer and spend more money
4. **Property values**—historic districts tend to have greater valuation stability

5. **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
6. **Strength in up and down markets**—historic properties are more resilient during economic downturns
7. **Small business**—the smaller scale and often lower rental costs support a diverse range of businesses
8. **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
9. **Jobs in knowledge and creative class sectors**—these employers disproportionately choose to locate in historic districts
10. **Millennials and housing**—44% of millennials want to live in historic, character-rich neighborhoods
11. **Walkability/Bikeability** —historic neighborhoods are inherently walkable and bikeable
12. **Density at a human scale**—historic neighborhoods already provide density
13. **Environmental responsibility**—the greenest building is the one already built
14. **Smart growth**—historic neighborhoods are the living embodiment of all ten Smart Growth principles
15. **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
16. **Housing affordability**—older housing stock can be part of the solution to housing affordability crisis
17. **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
18. **Attractors of growth**—historic districts are magnets for growth
19. **Allows cities to evolve**—historic properties and districts manage change while retaining the quality and character of a city and its neighborhoods
20. **Tax generation**—historic districts are often denser neighborhoods with sustained property values, contributing more revenue to communities in smaller land areas

1.4. SUMMARY OF GOALS, POLICIES, AND PROPOSALS

In preparing this Plan for the City of Wallace a vision statement, mission statement, and three goals to inform public policy were established to guide historic preservation efforts in the city.

Vision Statement

The vision of the City of Wallace's historic preservation is:

A Wallace that understands and stewards its heritage for the benefit of its residents and visitors.

Mission Statement

The mission of the City of Wallace's historic preservation program is to:

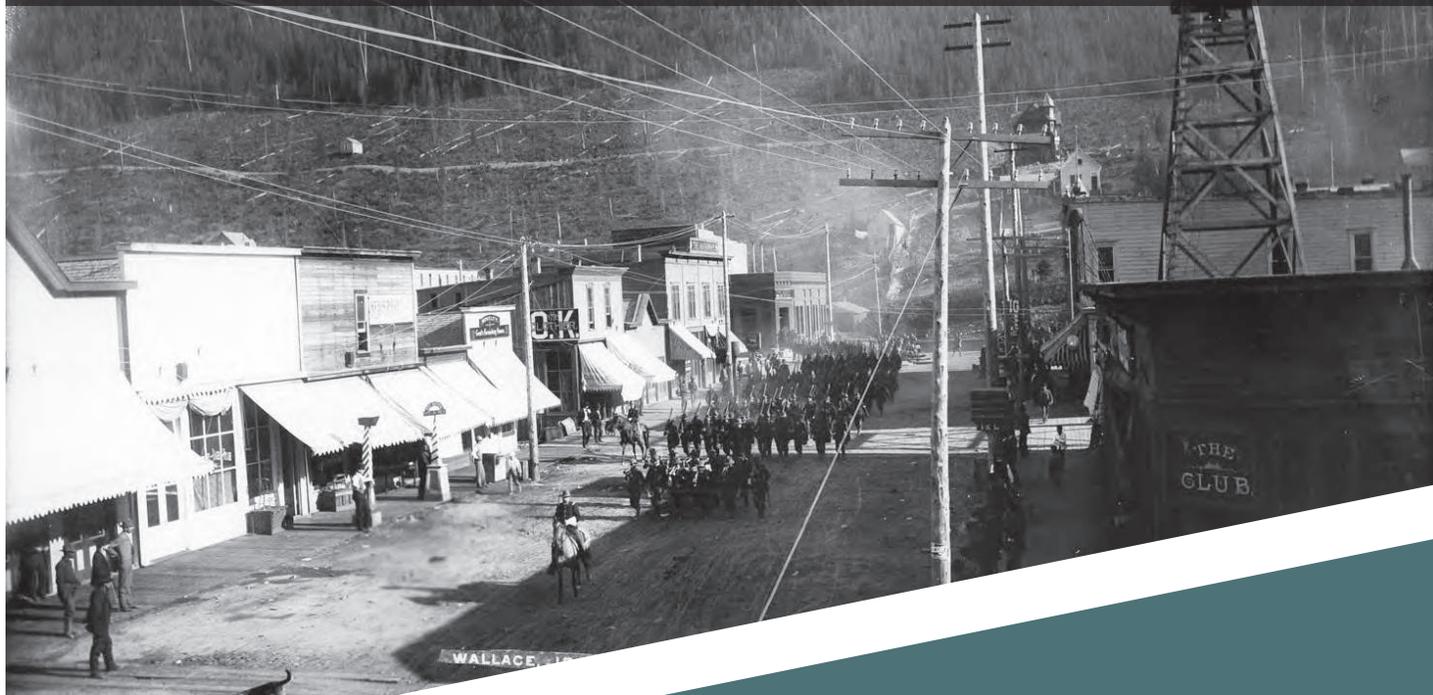
Preserve Wallace's historic resources through transparent public processes that educate and engage the public, share the city's rich history, and promote community identity.

Goals, Policies, and Implementation

The following goals support the vision and mission of Wallace's historic preservation program and will guide the program moving forward:

- Goal 1: Expand understanding of Wallace's rich history
- Goal 2: Protect Wallace's historic resources
- Goal 3: Promote the community benefit of historic preservation

6th Street looking South from Cedar Street with troops coming down the street. Wallace (Idaho), 1892 [02], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library



Chapter 2.0

HISTORIC CONTEXT

Wallace is located in northern Idaho's "Silver Valley," the economic center of the Coeur d'Alene mining district. The valley appears to have been officially branded as the "Silver Valley" in the 1970s; prior to that point the area was called the "Fabulous Valley" or simply the "Coeur d'Alenes." The community is unique in that almost the entire city of Wallace is a National Register of Historic Places-listed historic district (the district does not encompass the full extent of the city limits as of 2020). The Wallace Historic District was first listed in the National Register in 1979 and was subsequently enlarged in 1983. The original district included 42 buildings—most of the downtown commercial core. The 1983 expansion enlarged the district to encompass the entire city limits at the time, adding 13 individually National Register-listed or -eligible buildings downtown and approximately 500 residences. The Wallace Historic District's period of significance—the chronological period associated with the district's significance—extends from 1890 to 1940 to reflect when the majority of buildings were constructed within the city; however, there is history connected to Wallace that predates 1890 and extends to the present. The period of significance is important as it establishes which properties fall under the protection of design review by the Planning & Zoning Commission.

This historic context is divided into two sections: development periods and historic property types and architectural styles. The development periods section organizes Wallace's history by development period, using content from the National Register nomination forms for the Wallace Historic District as well as additional resources. The historic property types and architectural styles section will include a review of property types and architectural trends in Wallace.

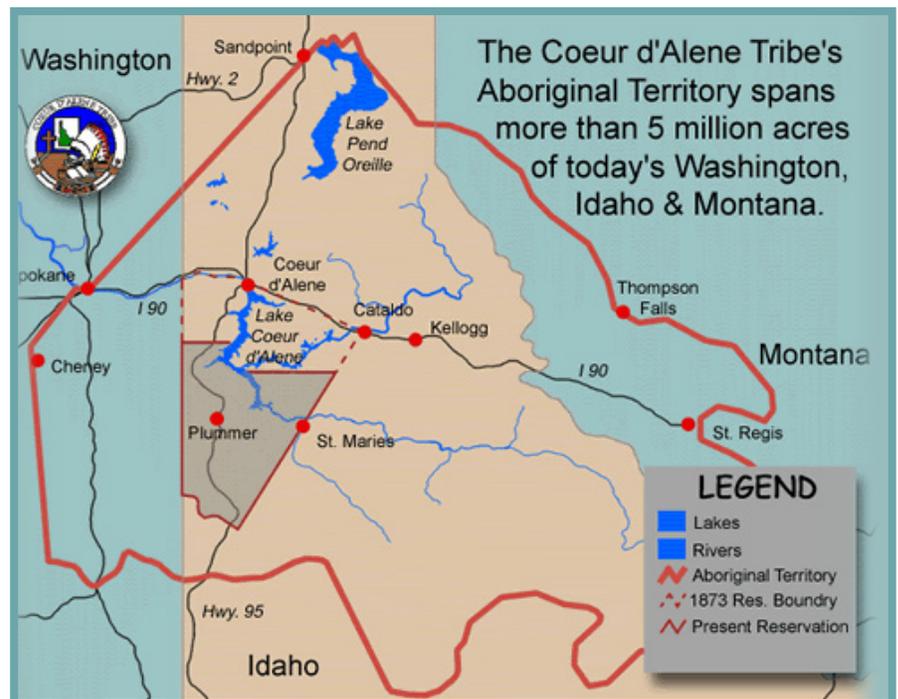
2.1. DEVELOPMENT PERIODS

After reviewing prior historic documentation on the city and the surrounding Silver Valley, Wallace's history can be organized within five development periods. These periods reflect the time when the Coeur d'Alene Tribe (Schitsu'umsh people) were the primary inhabitants of the region, the arrival of nonnative settlers, the establishment of Wallace as a community, and the continuing changes Wallace's leaders and residents have made in the city. The periods are as follows:

- Pre-contact: Schitsu'umsh (Coeur d'Alene) People
- Ca. 1760s–1889: Early Contact, Missions, Trade, and Mining
- 1890–1940: A Prosperous and Growing Mining Town
- 1941–1979: Wartime, Post-war Boom, and Highway Planning
- 1980–present: Historic Preservation and Managed Change

2.1.1. Pre-contact: Schitsu'umsh (Coeur d'Alene) People

The Silver Valley and surrounding area encompassing eastern Washington, northern Idaho, and western Montana is the ancestral homeland of the Schitsu'umsh people. Schitsu'umsh means "the discovered people" or "those who are found here,"¹ which emphasizes the deep-seated connection between their identity and their homeland. Today, the Schitsu'umsh (pronounced schëts-ü'ümsh) are known as the Coeur d'Alene Tribe. Their ancestral territory extended from the southern end of Lake Pend Oreille to the north, the Bitterroot Range of Montana in the east, to the Palouse and North Fork Clearwater River in the south, and to Steptoe Butte and just east of Spokane Falls in the west.² They hunted game animals in the nearby forests, fished the rivers and lakes, and gathered roots and berries. They traveled through their territory along walking trails and utilized pine and cedar-bark canoes over lakes and rivers.³



*Map of the Coeur d'Alene Tribes Aboriginal Territory.
Courtesy Coeur d'Alene Tribe.*

1. The Coeur d'Alene Tribe, "History," *The Coeur d'Alene Tribe*, <https://www.cdatribe-nsn.gov/culture/history/> (accessed March 3, 2020).

2. Rodney Frey, "Coeur d'Alene (Schitsu'umsh)," *American Indians of the Pacific Northwest Collection*, <https://content.lib.washington.edu/aipnw/frey.html#hp> (accessed March 3, 2020).

3. Rodney Frey in collaboration with The Schitsu'umsh, *Landscape Traveled by Coyote and Crane: The World of the Schitsu'umsh (Coeur d'Alene Indians)*, (Seattle: University of Washington Press, 2001), 27.

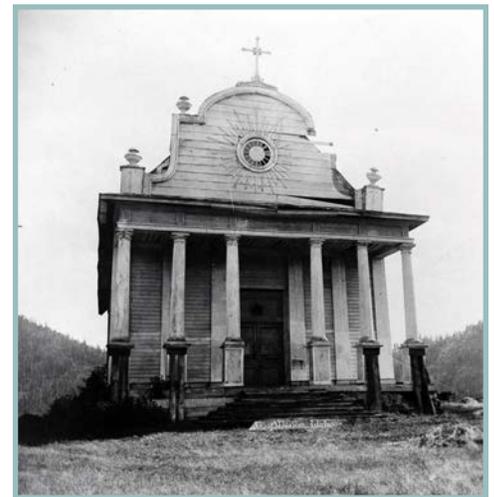
2.1.2. Ca. 1760–1889: Early Contact, Missions, Trade, and Mining

Non-indigenous contact in the Silver Valley began in the 19th century and intensified following American, French-Canadian, and British expeditions into the Pacific Northwest. The 1804–06 Corps of Volunteers for North West Discovery (Corps of Discovery), led by Meriwether Lewis and William Clark and commissioned by President Thomas Jefferson, traveled through the Bitterroot Mountains via the Lolo Trail in 1805 and 1806, approximately 80 miles south of the area. David Thompson, a British surveyor with the Canadian-based North West Company, passed north of the area between 1807 and 1811 and established trading posts on Lake Pend Oreille and near Thompson Falls in 1809. These explorations launched the American, British, and Canadian fur trade in the region, with people establishing trading posts to support the network; Thompson established Kullyspell House as a trading post on the shores of Lake Pend Oreille in 1809. During this period, the Schitsu'umsh were nicknamed "Coeur d'Alene" by French-Canadian trappers. The name continues on and is the recognized name of the tribe, the lake, and the city.

Jesuit missionaries arrived on Schitsu'umsh land in the mid-1840s and converted a few Schitsu'umsh to Christianity. The missionaries constructed their first mission, the Church of the Sacred Heart along the St. Joseph (St. Joe) River, roughly 30 miles southwest of the Silver Valley. Due to flooding, the mission was moved to a new site and a new building, the Mission of Sacred Heart, was constructed between 1850 and 1853 at present-day Cataldo. The mission became a stopping point along the Mullan Road for travelers passing through the region.⁴

In 1846, the U.S. and Great Britain signed the Oregon Treaty establishing the 49th parallel as the border between U.S. control to the south and British control to the north. As a result, more nonnatives arrived in the region, encroaching upon the Coeur d'Alenes' land and lifeways, and tensions escalated. U.S. military forces arrived in the area to protect U.S. interests and citizens. The Coeur d'Alenes, joined by warriors from the Spokane and Yakama tribes, initially defeated the soldiers led by Lieutenant Colonel Edward Steptoe in 1858. A treaty was brokered between area tribes and the U.S. government in September 1858, but settlement on Coeur d'Alene territory from the United States continued to encroach on the tribe, particularly in the area immediately east of Coeur d'Alene lake where gold had been discovered. The U.S. government negotiated a new treaty with the Coeur d'Alenes, finalized in 1873, under which the tribe would relinquish claims to most of their ancestral territory for compensation and a reservation set aside solely for them. With the new treaty, the mission at Cataldo was outside the reservation boundaries, so a new mission was constructed at DeSmet.

Between 1859 and 1862, a party of soldiers and civilians commanded by Lieutenant John Mullan constructed a wagon road from Fort Benton to Walla Walla, based on routes he had surveyed between 1853 and 1854 as a member of Governor Isaac Stevens' party. By 1866, the mountain section of the road had deteriorated to a pack trail due to the harsh climate and lack of funds for



Cataldo (Idaho), Old Mission, 1905, Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

4. Patricia Hart and Ivar Nelson, *Mining Town: The Photographic Record of T. N. Barnard and Nellie Stockbridge from the Coeur d'Alenes* (Seattle: University of Washington Press, 1993), 118.

maintenance and was largely used by miners and their pack trains. Funds were finally appropriated by Congress to improve the road in 1880, but alternate transportation routes had pressed on in the meantime and the Northern Pacific Railway arrived in Spokane Falls in 1881.⁵

Shoshone County was established in January 1861, while the area was still included within Washington Territory. At the time, the county's boundaries included all of the land north of the Snake River and south of the Canadian border between the Columbia River and the summit of the Rocky Mountains.⁶ Its first county seat was in the town of Pierce. Idaho Territory was established in 1863. The county seat was moved from Pierce to Murray in 1885, then to Osburn in 1890, and finally to Wallace in 1893.⁷

Andrew J. (A. J.) Pritchard established a winter camp for himself on the Mullan Road 23 miles east of the Cataldo Mission in the winter of 1879-1880, the first white person to live in the Wallace area.⁸ He called his camp "Evolution," which was west of Wallace and included a cabin and mine. Pritchard and Bill Keeler discovered gold on the north fork of the Coeur d'Alene River in 1881. Pritchard tried to keep the discovery quiet, but word got out, particularly once their discovery was sensationalized in a circular issued by the Northern Pacific Railway. In the resulting gold rush, nearly 8,000 men flocked to the Coeur d'Alene district, staking claims over an area 10 miles wide and 30 miles long in the headwaters of the North Fork of the Coeur d'Alene River.⁹

While some struck gold, other prospectors moved on to the creeks of the South Fork of the Coeur d'Alene River. There they discovered galena, or sulfide of lead, mixed with zinc (sphalerite) and silver tetrahedrite. While many dismissed these materials, a few recognized their value and staked claims. John Carton and Alameda Seymour's Canyon Creek claim, staked in May 1884, became the Tiger Mine. Other mines along the South Fork soon followed: the Poorman, Helena-Frisco, Hercules, Star, Sunshine, Coeur, Polaris, Bunker Hill, and Sullivan. The change from placer mining (on the North Fork of the Coeur d'Alene river) to hard-rock



The Coeur d'Alene River with the railroad along the side near Wallace, Idaho. Taken for H.L. Day. 1911. Coeur d'Alene River [37], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



Photo taken by T. N. Barnard of Wallace, Idaho, 1888. Wallace (Idaho), 1888, Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

5. Paul D. McDermott, Ronald E. Grim, and Philip Mobley, eds., *The Mullan Road: Carving a Passage Through the Frontier Northwest, 1859 to 1862* (Missoula, MT: Mountain Press Publishing Company, 2015), 238-239.

6. "Territorial Timeline: Shoshone County created by the Washington Territorial Legislature," Washington State Archives, <https://www.sos.wa.gov/archives/timeline/detail.aspx?id=47> (accessed April 30, 2020).

7. Shoshone County, "About Our County," *Shoshone County*, <https://shoshonecounty.id.gov/> (accessed April 30, 2020).

8. Robert Wayne Smith, *History of Placer and Quartz Gold Mining in the Coeur d'Alene District* (Fairfield, WA: Ye Galleon Press, 1993) 16.

9. J. Anthony Lukas, *Big Trouble: A Murder in A Small Western Town Sets of a Struggle for the Soul of America* (Touchstone: New York, 1997), 99.



Photo taken by T. N. Barnard of Wallace, Idaho, after fire of 1890 and you can still see things smoking in the distance. Wallace (Idaho), 1890, Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

underground mining (on the South Fork) involved a major economic shift from independent miners and small corporations using simple equipment to large industrial concerns using the latest technologies to sink shafts thousands of feet underground and handle ore by the thousands of tons.

In 1884, Colonel William Wallace claimed 80 acres of land at the present-day site of Wallace and established an agricultural location called “Placer Center.” Wallace’s wife, Lucy, joined him in the remote community in 1885. Wallace promoted the town as being at the center of the new mining district and conveniently located on the Mullan Road. E. D. Carter constructed a man-powered sawmill in 1887 and added a lumber yard. Merchants began to set up shop to serve the miners, including the first hardware store, J. R. Marks and Co., and E. A. Sherwin’s drugstore. Stables, saloons, blacksmiths, and laundries were soon established, along with the first hotel, helping establish Wallace as a trading center

for the new mining district.¹⁰ Lucy Wallace became the first postmistress in the growing town and the town was incorporated in 1888 and renamed “Wallace.” However, it came to light that Wallace had used Sioux scrip (or certificates used as currency) that had been reported lost and reprinted to acquire the townsite.¹¹ This revelation clouded the titles of everyone who had purchased lots from him within the townsite. A protracted legal battle ensued, which required the intervention of the U.S. Congress to settle. In 1887, a narrow-gauge railroad operated by Coeur d’Alene Railroad and Navigation Company (CR&N) arrived in Wallace, with its western terminus being the steamboat landing at Cataldo. It was soon absorbed by the Great Northern Railroad. Seeing the coming mining boom, the Union Pacific built a competing line into the area. In 1887, a narrow-gauge railroad operated by Coeur d’Alene Railroad and Navigation Company (CR&N) arrived in Wallace; its western terminus was located at the steamboat landing at Cataldo. At the time, Wallace had a population of 500.

2.1.3. 1890–1940: A Prosperous and Growing Mining Town

Not long after Wallace was incorporated in 1888, a devastating fire swept through the commercial core on July 27, 1890, burning the entire business district to the ground. The fire was believed to originate from oily rags at the Wallace Printing Company. Following the fire, new building codes required fireproof construction which favored brick construction as well as cast iron elements and sheet iron cornices. Several buildings were constructed in the immediate aftermath of the fire, including the Howes Block (1890), the White and Bender Building (1890), the Rossi Insurance Building (1890), the first Otterson Building (1890), the Delasmutt Block (1890) and the Manheim

10. Hart and Nelson, *Mining Town*, 72.

11. Hart and Nelson, *Mining Town*, 72.



Troops entered Wallace to place Coeur d'Alene under martial law. Wallace (Idaho), 1892 [03]. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

Building (1890). The materials and decorative quality of these buildings, coupled with the swiftness of their construction, reflect the success of the surrounding mines and Wallace's status as the commercial center of the mining district, the headquarters of many of the mining companies, and the home of many of the successful mine owners. Wallace catered to the dual markets of working miners and large mining companies with their owners and executives. Wallace's role as the headquarters for mining companies is reflected in the ornate commercial buildings downtown and the large single-family residences close to downtown. Idaho was also admitted as the 43rd state in the Union in 1890.

A series of Sanborn Fire Insurance maps between 1891 and 1908 depict the town's physical and economic growth during this period. The maps indicate the town's population remained at 1,800 in June 1891, December 1892, and April 1896, but that it steadily increased

during the next decade—to 2,500 by September 1901, 3,000 by September 1905, then 3,500 by December 1908.¹² By the end of 1909, the population was estimated to have climbed to 4,000.

Despite the quick rebound in fireproof construction following the 1890 fire, the majority of Wallace's commercial buildings remained wood frame for the next several years. By 1901, the primary commercial corridors—Bank, Hotel, Pine, and Cedar streets between Fifth and Seventh streets—replaced wood-frame structures or vacant lots with more masonry buildings. Residences remained primarily wood frame throughout Wallace's growth in this period. Businesses in Wallace in the 1890s and early 1900s included banks, liverys, dry good shops and grocers, saloons, cigar and tobacco shops, liquor stores, laundries, carpenter shops, breweries, and hotels. Wallace was incorporated as a city in 1892 and in 1893 the Shoshone County seat was moved here from Osburn.¹³

The town's growth was also reflected in the construction of a public schoolhouse, completed by the end of 1892 at the southwest corner of River and Third streets. Prior to this new school building, the school operated out of a wood-frame schoolhouse located at the southwest corner of Second and Bank streets. (still in use as a private residence). Large commercial and industrial operations outside of town included the Wallace Manufacturing Electrical Light & Water Company, the Coeur d'Alene Steam Laundry, and Union Mill Coeur d'Alene M. & C. Co. (a half-mile northeast of town, later Standard Manufacturing Company's mill).

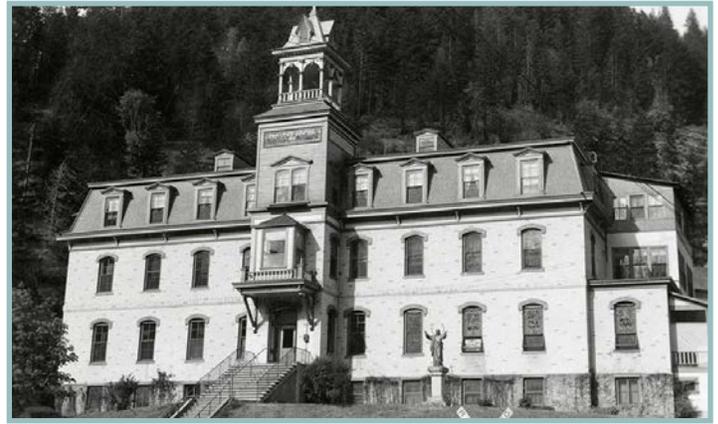
As the town expanded, commercial businesses grew with it and other businesses were added, including professional offices, a brewery (Sunset Brewing Company on Hotel Street) and a bottling plant. Construction on a new passenger depot for the Northern Pacific Railway, north of the railroad tracks on Sixth Street, was underway in 1901. A large addition to the public schoolhouse was started in 1901 and a three-story courthouse was built to house Shoshone County operations. The Coeur d'Alene Hardware Company, often called "The Coeur d'Alenes Company," was established in the

12. Sanborn Maps, 1891, 1892, 1896, 1901, 1905, and 1908.

13. Shoshone County, "About Our County," *Shoshone County*, <https://shoshonecounty.id.gov/> (accessed March 9, 2020).



Wallace Public School, 1905. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



Providence Hospital, ca. 1905. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

growing city and was both a retail and wholesale hardware store, as well as a foundry manufacturing cast iron and fabricated steel mining equipment. The company's innovations included special ore cars and "jumbo" drills especially suited for hard-rock mining in the Coeur d'Alene district. Most of the industrial buildings are still in use as of 2020 as the warehouses and shops of the Northwest Mine Supply company.

In the midst of the town's growth and prosperity, unrest permeated the mining district. Successful mines in the district were large, industrial operations that employed many men. Dangerous work and poor wages resulted in conflict between mine owners and the labor force. Workers joined the Western Federation of Miners (headquartered in Butte, Montana) to present a united front against the owners and mine owners established their own opposing organization, the Mine Owners' Protective Association. Reduced wages, along with requirements that miners live in the company boarding house and buy from the company store, pushed workers in the Coeur d'Alene mining district to go on strike in April 1892.

Mine owners responded by hiring non-union workers (known as scabs) to work in the mines and armed guards and Pinkerton agents to protect them. Violence and riots ensued between the groups and Idaho Governor N. B. Willey instituted martial law, sending in the National Guard in July 1892 to gain control of the situation. The conflict and violence continued, however, and in 1899 union workers seized a Northern Pacific railroad train at Burke and forced the engineer to take them to the Bunker Hill and Sullivan mine at Wardner (15 miles west of Wallace). At Wardner, the renegade miners blew up the Bunker Hill and Sullivan concentrator and burned down the company office and boarding house. Idaho Governor Frank Steunenberg requested troops be sent into the region once again. These troops were African-American "Buffalo Soldiers" from Fort George Wright in Spokane; they set up camp in Wallace and apprehended all the men remaining in the mining district, incarcerating them in camps that became known as "bull pens," one of which was located near the present intersection of King and Bank streets in Wallace.¹⁴

Given the sheer number of men needed to work the mines, it is unsurprising that brothels—and the saloons and gambling halls that accompanied them—also flourished in the booming mining town.

14. Sean Hiatt, "A Brief History of Wallace, Idaho," *Spokane Historical*, accessed March 12, 2020, <https://spokanehistorical.org/items/show/485>.

Upstairs spaces in saloons provided rooms for working girls and their clients, but there were also dedicated buildings for the industry. Sanborn maps from 1891 indicate a number of female boarding houses or “w’houses” (whorehouses) scattered throughout town, including two on Seventh Street near Hotel Street, three near Fifth and Pine streets, and one at the rear of the grocer building mid-block on Cedar Street between Fourth and Fifth streets.¹⁵ The industry continued to expand and between 1884 and 1903, there were about a dozen brothels in operation each year.¹⁶ By 1905, all the brothels were forced to move to a segregated red light district in Block 23, a triangular block between Sixth Street, Cedar Street, and the Coeur d’Alene River. Housing for women was constructed in the alley, Avenue A, of this block.



Wallace (Idaho) 1920 [09]. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

By the end of the first decade of the 20th century, the booming town had one public school with 12 grades plus a parochial school—the Convent of Our Lady of Lourdes Boarding and Day School ran by the Sisters of Charity. The Sisters of Charity also ran Providence Hospital in town, while two additional private hospitals also served the community, Hope Hospital and Wallace Hospital. The Coeur d’Alene Miners’ Union entered into an agreement with the Sisters of Charity to run Providence Hospital for the miners.¹⁷ Unsurprisingly, given the mining district’s history with union activities, numerous labor organizations had headquarters in town that hosted regular meetings. Organizations included the Bartenders Union, Local No. 298; Brewers Union; Brotherhood of Paints, Decorators, and Paperhangers, Wallace Local No. 840; Cigarmakers Union No. 380; Cooks Union; Federal Union; Miners Union; Wallace Typographical Union; and even American Federation of Musicians, Local No. 465.¹⁸

The O. R. & N. Co. ran two daily passenger trains between Wallace and Spokane and two daily trains to Burke and back, while the Northern Pacific Railway connected Wallace with Missoula to the east and Burke to the northeast. Two daily newspapers and three weeklies circulated news in Wallace, *The Idaho Press* (daily and weekly), *The Times* (daily and weekly), and *The Wallace Miner* (weekly). Three banks served the financial interests of the area’s businesses and citizens: First National Bank of Wallace, State Bank of Commerce (or Bank of Commerce), and the Wallace National Bank.¹⁹ The construction of first class hotels in Wallace during the first decade of the 20th century further cemented Wallace’s prominence. H. F. Samuels had a dominating 5-story brick building with corner

15. Sanborn, 1891.

16. Heather Branstetter, Ph.D., *Selling Sex in the Silver Valley: A Business Doing Pleasure* (Charleston, SC: The History Press, 2017), 25.

17. Hart and Nelson, *Mining Town*, 118.

18. R. L. Polk & Co.’s *City of Wallace and Shoshone County Directory, 1910-11* (Spokane, WA: R. L. Polk & Co., 1910), 15-34. Accessed via Ancestry.com, U.S. City Directories, 1822-1995 [database on-line] (Provo, UT: Ancestry.com Operations, Inc., 2011).

19. R. L. Polk & Co.’s *City of Wallace and Shoshone County Directory, 1910-11*, 15-34.



Lotteridge House [01], 1920. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

turret constructed at the southwest corner of Cedar and Seventh streets.²⁰ The Samuels Hotel opened for business in 1908. The Jameson and Sweet's Hotel Building at the southwest corner of Sixth and Pine streets was constructed between 1905 and 1908.

As a new decade dawned in 1910, the prosperity of Wallace was evident, due in large part to the wealth of gold, silver, lead, and copper extracted from the Coeur d'Alene mining district. However, prosperity did not guarantee security, and the fire season of 1910 made that very clear. Unusually heavy snowfall during the winter of 1909–10 ended abruptly in March. Minimal spring rains, and summer drought conditions made the surrounding forests a tinderbox. Fires began as early as June and continued through July, with electrical storms and the dry conditions igniting new fires. By mid-

August, there were 3,000 small fires and over 90 large fires and firefighters only had tenuous control. On August 20th, however, a cold front created strong wind which blew across the panhandle, stoking the small fires into one huge firestorm, with Wallace directly in its path. By nightfall the same day, a third of Wallace had burned and two people had died in the fire.²¹ Buildings including the Union Pacific Depot and the Worstell Building, burned down. The combined firestorm was often reported at the time as "the hurricane fire" due to the winds that sometimes ripped burning trees out of the ground by their roots. Edward "Ed" Pulaski, a Forest Ranger and fire boss during the fires, emerged as a hero of the fires, leading his crew to a narrow escape from the fire about two miles south of Wallace.

Misfortune hit the small city once again in 1913 when a flood, caused by heavy rains falling on the fire-denuded hillsides, swept through several communities in the Silver Valley. In subsequent years comparable floods swept through Wallace, particularly the King Street residential area and the portion of the downtown business district nearest to the river. Photographs show houses on King Street swept away, and downtown streets awash in flood waters.

The mines continued to produce during this period and demand for lead and zinc during World War I supported Wallace's economy and the nation's war effort.²² It was also during this time that Wallace settled into its role as a long-term mining community, with a steady population, rather than a boom-and-bust town. Wallace—with tax revenues from gambling, prostitution, and liquor—paved its streets and made other infrastructure improvements between 1910 and 1917.²³

20. "A Firstclass Hotel Assured," *The Wallace Miner*, May 16, 1907: 1.

21. Elers Koch, "History of the 1910 Forest Fires in Idaho and Western Montana," 1946, page 4, MG 367, Bunker Hill Company. Records, 1887-1984, University of Idaho Library Special Collections and Archives, University of Idaho Library Digital Initiatives, <https://digital.lib.uidaho.edu/digital/collection/bigburn/id/0> (accessed March 5, 2020).

22. "Wallace, Idaho," *Western Mining History*, <https://westernmininghistory.com/towns/idaho/wallace/> (accessed March 12, 2020).

23. Branstetter, *Selling Sex in the Silvery Valley*, 26.

Prohibition began in Idaho on January 1, 1916, after the state legislature voted to make the state dry. Many liquor-oriented businesses in Wallace remodeled or rebranded to demonstrate an outward compliance with the new law while many continued to house illicit activities out of sight. Saloons became soda shops, cigar stores, or billiards halls; however, doors were added to hide continued drinking from public view, and gambling and prostitution continued in association with these businesses.²⁴ As long as they were kept quiet, liquor sales and consumption were tolerated in Wallace. In December 1916, gambling was also officially outlawed in Wallace by city ordinance, following national trends. Residents were concerned about the effect on municipal revenues as alcohol sales and its related activities buoyed the city's coffers, and unofficial licensing of vice activities during this time occurred in towns throughout the Silver Valley, with funds helping to support the community. Taverns were able to operate legally again in 1933 with the repeal of Prohibition nationwide and official municipal taxation resumed.



Wallace (Idaho), Northern Pacific Depot, 1905. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

During the period after the 1910 fire and before the beginning of World War II, new construction replaced burned and wood-frame buildings and filled in vacant lots. The Masons had the Masonic Temple constructed in 1917, designed by Spokane architect G. I. Hubbell. First National Bank had a striking white terra cotta building built in 1916. Other buildings that went up during this time included the Idaho Building (1917), Shoshone Building (1916), the Art Deco-style Ryan Hotel (1933), and J. W. Tabor block (1933). Wallace built a new city hall in 1924 on Block 23, replacing the former Wallace Fire Department building. The city hall housed offices as well as the jail. The Elks fraternal organization built a two-story building downtown, designed by Spokane architect Charles I. Carpenter, in 1924. Another fire struck in August 1940, although it was not as devastating as previous fires—it destroyed four garages, a two-story apartment building, and the rear of the Stanley Hotel.²⁵

Residential construction also occurred during these three decades, with new construction infilling vacant lots or replacing older homes surrounding the downtown core. New residences were also built in three areas in Wallace: along Pearl, Maple, and Olive streets terraced on the south hillside, along King and Queen streets adjacent to Placer Creek southwest of the commercial core, and along River Street northwest of the commercial core.

24. Branstetter, 68.

25. "Hotel is Threatened in Blaze at Wallace, Idaho," *The Spokesman-Review*, August 23, 1940: 12, via Newspapers.com

The city's population had dropped from its high of 4,000 in 1910 to just over 2,800 in 1920. Men continued to outnumber women, at almost a 2:1 ratio. The population remained steady through the 1920s, listed at 2,800 on the 1927 Sanborn maps. However, as the mines ramped up in the defense build-up for World War II, Wallace's population expanded again. In 1940, the population went up to over 3,000.

2.1.4. 1941–1979: Wartime, Post-war Boom, and a Highway Intrusion

Wallace and the Silver Valley continued to thrive economically through World War II with the need for lead and other mined metals, and the town's population climbed back up to 4,000. The metals industry continued to prosper during the aftermath of the war. Mining activity began to decrease during the 1970s, which also decreased the number of jobs in the community. Wallace's population declined around 20% between 1970 and 1980, from just over 2,306 to 1,747.²⁶ Despite the decline in population recorded by the census, housing remained in demand in the community and the shortage forced newcomers to find housing in neighboring communities. This incongruity between the population and housing could be due to the fact that many miners were itinerant, moving from mine to mine, and may not have been included in official population counts.²⁷

Most of Wallace was built out prior to the 1940s, but a handful of new buildings were constructed during the mid-20th century and into the 1970s. These included residences as well as commercial buildings. One prominent building constructed in town during this time was the United Church of Christ, Congregational (498 Cedar Street, 1958)—the building is a distinctive example of modernist architecture in Wallace.

In 1957, the federal government established Interstate 90 (I-90), a transcontinental east–west freeway along the northern United States. Construction to complete the transcontinental route began in 1962 and continued into the early 1990s. In Idaho, the freeway was to cross the panhandle through the Silver Valley and Wallace. Planning for the Wallace portion of the freeway began in the mid- to late 1950s. Selecting a location for the Wallace section of the new freeway posed a challenge with the valley's narrow canyon, a creek, and two railroad lines. The first design for the highway was too close to the railroad, sending the team back to the drawing board.²⁸ By 1961, a newspaper article indicated the state highway' department's preferred route for the new highway was to follow along the hillside north of the city supposedly to limit its effect on local businesses and residential districts.²⁹ Debate continued on the best route for the highway, though, with several plans presented to City Council over the years. In February 1964, the State Highway Department presented six plans to the Wallace City Council and the department's preferred plan of an elevated freeway was approved by council. This plan took the freeway bypass along the northern edge of Wallace, necessitating the purchase and demolition of a number of historic buildings in the highway's path, including the Wilma Theater, City Hall, the Pacific Hotel, and a number of residential properties. In

26. Idaho Transportation Department Division of Highways and Department of Transportation Federal Highway Administration, Environmental Impact Statement and 4(f) Evaluation: Interstate 90 Through Wallace, Idaho, Project I-90-1(115)60 (August 1982), 52. Ebook available through Google: <https://play.google.com/books/reader?id=yJc1AQAAMAAJ&hl=en&pg=GBS.PP1>.

27. Idaho Transportation Department Division of Highways and Department of Transportation Federal Highway Administration, Environmental Impact Statement and 4(f) Evaluation: Interstate 90 Through Wallace, Idaho, Project I-90-1(115)60 (August 1982), 52; Heather Branstetter, PhD, comments on draft, May 15, 2020.

28. "Engineer's View of Freeway Told," *The Spokesman-Review*, January 21, 1960: 2.

29. "Wallace Freeway Job About 4 Years Distance," *The Spokesman-Review*, November 30, 1961: 2.

the 1960s, the State began purchasing property within the proposed right-of-way, including the Samuels Hotel.

Despite being approved by the City Council, concern persisted over the routing of the freeway through Wallace. Harry F. Magnuson filed an injunction after he deemed a 1971 design hearing for the project inadequate.³⁰ A key component of Magnuson's argument against the process was that the State did not include a "no action" alternative within its plans. The injunction was granted in July 1976 by a federal judge in Boise, who required another public hearing on the proposed freeway through Wallace before federal funds could be released for the project. This restarted the review process and required a new EIS. This new round of review was now subject to newer legislation, including the National Historic Preservation Act (1966) and the National Environmental Policy Act (1970), which required consideration of the impacts of federal projects and undertakings on the environment and historic resources.

But concern over the proposed freeway didn't end with Magnuson's lawsuit. In response to the pending highway intrusion, Wallace citizens in the 1970s, led by Nancy Lee Hanson, worked to document historic properties within the community and seek historic designation. The Northern Pacific Railway Depot was individually listed in the National Register of Historic Places in 1976. Although the depot was not within the path of the original plan for the freeway bypass, the new route established following the EIS process went straight through the depot's location. Hanson and volunteers, along with staff from the Idaho State Historical Society (Idaho's State Historic Preservation Office or SHPO), also prepared a nomination for a historic district encompassing 42 commercial buildings within the downtown core. The district was designated in 1979.

Concern for the city's built environment extended beyond the freeway intrusion and included worries about inappropriate changes to the city's historic buildings. One property owner's renovations in particular, Sam Brooks, concerned the community. Brooks sought to maximize square footage in his properties, adding in mezzanine levels. Hanson, in a letter to Magnuson, agreed with his concern over the insensitive changes to prominent town buildings, including the Wilma Theatre and Day Building. A group of concerned citizens also founded the non-profit Greater Wallace Community Development Corporation in 1979 to encourage and promote the preservation and economic revitalization of the Wallace area.



*Stardust Motel sign, 2020.
Northwest Vernacular.*

30. "Wallace Freeway Hearing Ordered by Federal Judge," The Spokesman-Review, July 23, 1976: 13.

2.1.5. 1980–present: Historic Preservation and Managed Change

The last 40 years of Wallace’s history has been one of historic preservation, managing change, and weathering economic changes. Although the downtown core was a designated historic district, the community continued to battle to find a better route for the freeway bypass through Wallace. Economic changes arrived with the closure of several mines, including the Bunker Hill mine in 1981, profoundly impacting the region’s economy. Two years later, in 1983, the Bunker Hill industrial area was listed as a Superfund site due to the heavy metals contamination of the area’s soil sediment, groundwater, and surface water after over a century of commercial mining, milling, and smelting. Known as the Coeur d’Alene Basin Cleanup, it is one of the nation’s largest and most complex Superfund sites. With the designation (and expansion) of the city’s historic district, heritage tourism became a new and important element of the economy.

Historic preservation activities were well underway in Wallace in 1980. The Greater Wallace Community Development Corporation raised enough funds to hire staff, including an Executive Director, Rick Masseno, in June 1980. Work continued to protect and preserve Wallace’s historic resources. They collaborated with the Idaho State Historical Society to bring a statewide version of the National Main Street Center’s program to Wallace in 1980. They also participated in the state’s facade improvement program and filed a joint application with the City of Mullan to the Department Housing and Urban Development (HUD) to receive Community Block Grant funds to develop and rehabilitate low- and moderate-income housing. The Wallace City Library, a Carnegie library, was individually listed in the National Register in 1981. Documentation to determine the National Register eligibility for the Lux Hotel and for a residential district (encompassing the west side residences) was also submitted in the early 1980s.³¹

In 1982, the Advisory Council on Historic Preservation (ACHP) met in Wallace to provide comments on the proposed routing of I-90 through Wallace. The Idaho State Transportation Board had proposed the construction of a \$44 million, four-lane elevated freeway over the railroad on the hillside north of Wallace, skirting the Wallace Historic District.³² There was considerable public opposition to the proposed freeway and while the Greater Wallace Community Development Corporation chose not to take an official stand, they encouraged public comment in the federal review process. A 1982 Environmental Impact Statement for the project identified a number of alternatives to address several local issues with the interstate, including:

- Provision of full access to Wallace from both the east and west of the city
- Preservation of flat, open lands in west Wallace for community and development
- Improved flood protection for the city
- Minimization of further displacement of businesses and residents
- Reduction of traffic noise

31. Idaho Transportation Department Division of Highways and Department of Transportation Federal Highway Administration, *Environmental Impact Statement and 4(f) Evaluation: Interstate 90 Through Wallace, Idaho*, 69.

32. Advisory Council on Historic Preservation, “Advisory Council on Historic Preservation to Meet in Wallace, Idaho, February 22-23, to Consider Proposed Interstate-90 Construction in Historic Community,” February 3, 1982, memo enclosed with letter to Mr. Rick Masseno, Executive Director of Greater Wallace Community Development Corporation, from Robert R. Garvey, Jr., Executive Director of the Advisory Council on Historic Preservation. Available from the Mining Museum.

- Minimization of impacts to the historic and cultural resources in the city
- Minimization of visual intrusion³³

Despite the efforts of local activists, the final route for the freeway section through Wallace did affect historic structures, requiring the demolition of the Union Pacific Depot and the relocation of the Northern Pacific Depot. The preferred relocation site for the Northern Pacific Depot was a vacant lot at Seventh and Cedar streets, the former site of the Samuels Hotel (demolished in the right-of-way acquisition process by the highway department). Community activists, led by Magnuson, were able to push for the Northern Pacific Depot to be relocated to another location (its current site at 219 Sixth Street). The depot had closed in 1980 and was relocated in 1986. The last train to service the area was a Union Pacific train and it passed through the city on July 15, 1994.

The community continued its historic preservation efforts and expanded the initial historic district in 1983, enlarging the district from 42 commercial buildings to more than 500 commercial and residential buildings.

After significant delay, Interstate 90 was finally completed through Wallace in 1991. The new four-lane, elevated freeway section routed traffic on the hillside north of Wallace, protecting the Wallace Historic District. While the district remains largely intact with only minor intrusions over the years, Wallace’s population has continued to decline in numbers over the years. In 1990 the city had approximately 1,010 residents, 960 in 2000, and 784 in 2010.³⁴



View of freeway bypass, 2020. Northwest Vernacular.

33. Idaho Transportation Department Division of Highways and Department of Transportation Federal Highway Administration, *Environmental Impact Statement and 4(f) Evaluation: Interstate 90 Through Wallace, Idaho*, 15.

34. U.S. Department of Commerce, U.S. Census Bureau, "Table 5. Population and Housing Units: 1980 to 2000; and Area Measurements and Density: 2000," *Idaho: 2000, Population and Housing Unit Counts, 2000 Census of Population and Housing*, page 9, <https://www.census.gov/prod/cen2000/phc-3-14.pdf>; U.S. Department of Commerce, U.S. Census Bureau, "Table 1. Age and Sex: 2010," *Idaho: 2010, Summary Population and Housing Characteristics, 2010 Census of Population and Housing*, page 12, <https://www2.census.gov/library/publications/decennial/2010/cph-1/cph-1-14.pdf>.

2.2. HISTORIC PROPERTY TYPES AND ARCHITECTURAL STYLES

This section is divided into “historic property types” and “architectural styles.” Historic properties may be buildings, structures, objects, or sites. Types refers to general historic building types—such as commercial or residential—and outlines common historic property types in Wallace. The architectural styles section identifies key architectural trends within Wallace, a description of the style, and the time frame within which the trend occurred.

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 that use provided.

Civic

There are a handful of key historic civic structures in Wallace—city hall (1924), the county courthouse (1905), public library (1911), and local post office (ca. 1930). These buildings are brick and stone in material, reflecting their importance. The high-level architectural detailing further highlights these buildings’ value in Wallace.

Commercial

The earliest commercial structures in town were wood-frame buildings, one to two stories tall. They typically had gable roofs with a false front primary facade. This facade rises to form a parapet or upper wall that hides the roof, giving the appearance of a more permanent commercial building.

As the town grew, one-part and two-part commercial blocks became the most common forms of commercial buildings 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 in Wallace include 517 Bank Street, the Northcut Building (1895), the Follett Block (500 block of Cedar Street, 1898, remodeled ca. 1915)

Two-part blocks are typically two to four stories in height, with the building’s facade divided into two distinct zones, separated by a belt course. The ground floor consisted of public space for commercial tenants, while the upper floors were



Wallace (Idaho), Library, 1912 [01], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



Shoshone County Courthouse, 1905. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



Two examples of one-part block commercial buildings on Bank Street. Northwest Vernacular, 2020.

Two examples of two-part blocks. Note the differences between the upper and lower stories. Northwest Vernacular, 2020.

private spaces for offices, meeting halls, or even living quarters. Examples of two-part block commercial buildings in Wallace include the Arment Building (601 Cedar Street, 1911), the A. E. Frank Building (507 Cedar Street, 1939), the Furst Building (517 Cedar Street, 1900), and the Jameson and Sweet’s Hotel buildings (304–08 Sixth Street, 1907).

The majority of Wallace’s commercial buildings are located in a seven-block area bounded by Fifth Street on the west, Bank and Hotel streets on the south, and the Coeur d’Alene River on the north and east. Following the fire of 1890, brick became the predominant building material for commercial structures in addition to concrete block, stone, and terra cotta. The former Lux Hotel, now the Sixth Street Melodrama and Theater (212 Sixth Street, ca. 1890–1905), historically housed a paint shop on the first floor and a brothel on the second floor and is the only remaining frame commercial building in the downtown core.

Residential

Wallace’s residential building stock primarily consists of wood-frame, single-family dwellings that range in height from one to two-and-a-half stories in height. There are a few duplexes and small apartment houses. There are three primary residential areas in Wallace: the area west of downtown towards Placer Creek, the south hillside, and the Buena Vista/lower Burke Canyon area to the east of downtown.

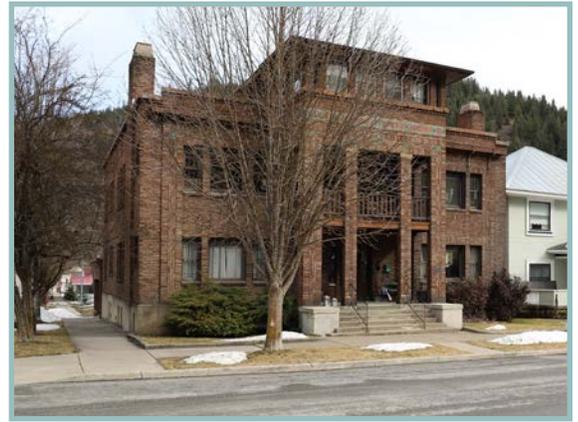
Most of the single-family residences in Wallace are one or two stories in height and are vernacular or simplified examples of high style architecture. They tend to have gable or hipped roofs. Examples of one-story wood-frame houses include 123 ½ King Street (ca. 1910–1920), 132 King Street (ca. 1910–1920), and 126 Queen Street (ca. 1910–1920).



One story wood-frame house, Reich House, 1 Hemlock. Library of Congress.

Apartment houses are typically blockier in form with a centered entrance and flat roofs with short parapets. Apartment house examples include the apartment building at 146 King Street (ca. 1910), the apartment building at 304–310 Second Street (ca. 1900–1910), and the apartment building at 118 River Street (ca. 1900–1910). A duplex example in town is the house at 218 Pine Street (ca. 1930).

There were also unique housing/commercial structures constructed in the red light district to provide space for sex workers to meet clients. These structures, called cribs, were one-story, wood-frame buildings divided into single rooms, each with an exterior door and window. One such example is located in Kelly’s Alley between Fifth and Sixth streets (ca. 1900–1920).



An example of an apartment house nextdoor to a two-story wood-frame house. Northwest Vernacular, 2020.

Religious

There are several historic churches in Wallace—St. Alphonsus Catholic Church (214 Pine Street, 1926), Holy Trinity Episcopal Church (1910), United Church of Christ, Congregational (498 Cedar Street, 1958), and United Methodist Church (213 Fourth Street, 1906). While they all have different architectural styles, most are one to two stories with a steeple distinguishing them as religious buildings.



United Congregational Church, 1920. Congregational Church [04], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

2.2.2. Architectural Styles

There are a number of architectural styles exhibited throughout Wallace. The following section will provide a brief overview and a couple of extant examples of each style.

Vernacular

Vernacular architecture is typically defined as the architecture common to a particular community, utilizing local materials and building practices. According to Eric Mercer, “vernacular architecture is the common building of a given time and place.”³⁵ Vernacular buildings usually have simple forms and by the beginning of the 20th century utilized mass-produced building elements—doors, windows, and even hardware—available for order from



Vernacular house at 28 Westside. Library of Congress.

35. Thomas Carter and Elizabeth Collins Cromley, *Introduction to Vernacular Architecture* (University of Tennessee Press: Knoxville, 2005), 8.



White and Bender Building, an Italianate commercial building. Northwest Vernacular, 2020.



A. B. Campbell House, 224 Cedar Street, ca. 1890. David Sherman, 2020.

catalogs. Vernacular house examples in Wallace include the houses at 28 Westside and 1 Hemlock streets.

Italianate

The Italianate style, like Gothic Revival and its successor Queen Anne, was a reaction to the formalism of classical architecture. The style drew its inspiration from 16th century Italian villas. It was often applied to residential buildings, but elements were also utilized on commercial buildings. On residential buildings Italianate details included elaborative decoration around windows and doors, bracketed cornices, quoins on building corners, and sometimes arched windows organized in pairs or trios. Italianate commercial buildings in Wallace demonstrate a greater level of ornamentation, particularly at the storefronts, windows, and cornices. The White and Bender Building (1890) and Rossi Insurance Building (1890), with their iconic turrets, are prominent examples of Italianate in Wallace. Others include the Coeur d'Alene Hardware Company (618 Bank Street, 1890) and Delasmutt Block (424 Sixth Street, 1890).

Queen Anne

Queen Anne architecture is known for its use of ornamentation and its complex and asymmetrical rooflines and facades. Queen Anne residences might have a mix of materials or application of materials, such as horizontal boards (clapboards) with shingles used as an accent in simple or decorative courses. Most Queen Anne houses are two- to two-and-a-half-stories in height, but some small one-story cottages do exist. Though the style is known for its elaborate decoration, over the years the ornamentation decreased, resulting in a more simple subset of Queen Anne residence styles known as the Free Classic. Large scale Queen Anne examples in Wallace include the Henry White House (301 Cedar Street, 1896–1898) and the A. B. Campbell House (224 Cedar Street, ca. 1890). Less ornate Queen examples in Wallace include the houses at 183 King Street (ca. 1905), 114 Bank Street (ca. 1905), and 305 High Bank Street (ca. 1900–1910).

Second Renaissance Revival

Second Renaissance Revival—also sometimes called Italian Renaissance Revival—is inspired by 14th and 15th century Italian palazzos. The style is primarily employed on commercial and civic buildings.

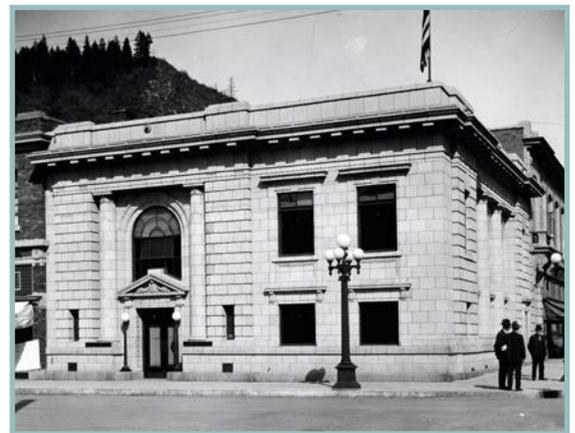
These buildings typically feature rectangular plans and symmetrical facades. Masonry or stone exterior walls are common with cast stone or terra cotta detailing. Other common features include: quoins, rusticated ground levels, elaborate belt courses, arched windows, and flat roofs hidden by highly ornate cornices. Examples of Second Renaissance Revival in Wallace include the Elks Lodge (419 Cedar Street, 1924), Idaho Building (115 Sixth Street, 1917), and Brooks Hotel (500 Cedar Street, ca. 1904).



Elks Lodge, 1924, photographed by Duane Garrett. Courtesy National Register of Historic Places nomination.

Neoclassical Revival

Neoclassical Revival takes its inspiration from Classical Greek and Roman architecture as well as Renaissance architecture. It grew in popularity during the late 19th century and continued into the 20th century. The style was used on both commercial, civic, and residential buildings, but was mostly commonly used on civic and commercial structures in Wallace. Neoclassical Revival is known for its elaborate porches, cornices, doorways, and windows. Boxed eaves with an overhang, often with modillion or dentils on the underside of the eave, are also quite common. Windows are typically multi-lite, double-hung sash, and may be grouped in pairs or have arches. Materials are typically masonry or stone; terra cotta is also a popular material. Examples of Neoclassical Revival buildings in Wallace include the Masonic Temple (605 Bank Street, 1917), Shoshone County Courthouse (1905), Wallace Carnegie Library (River Street, 1911), and First National Bank (1916).



First National Bank, April 21, 1919. Barnard Studio. Wallace (Idaho) 1919 [01], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

Colonial Revival

Colonial Revival takes its inspiration from the architecture constructed by English colonists during the 17th century. Colonial Revival applies to a number of building types, but it was particularly popular for residential construction. Wallace has numerous residential buildings with Colonial Revival elements. Common characteristics of Colonial Revival houses are symmetrical main facades, classical cornices, highlighted entries (sidelights, transoms, pediments, large porches or porticos), and double-hung windows (may have shutters). Examples of Colonial Revival houses in Wallace include the August Paulsen House (304 Cedar Street, ca. 1901), the house at 140 King Street (ca. 1910–1920), and 137 King Street (ca. 1910–1920).



August Paulsen House, 304 Cedar Street, ca. 1901. David Sherman, 2020.



Gearon Building (414-16 Sixth Street). Courtesy Google Streetview.

Art Deco

Art Deco was a popular style in the first half of the 20th century, particularly during the 1920s and 1930s. The style often has a vertical emphasis and geometric ornament like straight lines, zigzags, chevrons, and stylized floral or sunburst motifs. Colored materials (terra cotta, glass, brick, and tile) and metal were common. Examples of Art Deco in Wallace include the Gearon Building (414–16 Sixth Street, 1927), Ryan Hotel (600 block of Cedar Street, 1901–05, remodeled 1933), and Tabor Building (Southeast corner of Sixth and Cedar, 1933).



Holy Trinity Episcopal Church, 1911. Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.

English Cottage—Tudor Revival

The Tudor Revival style, and its more modest relative, the English Cottage, are based on the architecture of the 16th century Tudor period of English history. Architectural historians McAlester and McAlester note in *A Field Guide to American Houses* that these examples really only resemble that period in their use of ornamental, false half-timbering. Tudor Revival resembles idealized versions of medieval architecture with cross gables, elliptical arches, arched panels, and half-timbering. English Cottages rarely use half-timbering, but may have jerkinheads (clipped gables) and are more modest in size and ornamentation. Tudor Revival examples in Wallace include three churches: St. Alphonsus Catholic Church (214 Pine Street, 1926), Holy Trinity Episcopal Church (312 4th Street, 1910), and the

United Methodist Church (215 4th Street, 1900). English Cottage examples in Wallace, or at least residences with English Cottage elements, include the houses at 188 King Street (ca. 1930), 148 King Street (ca. 1920), and 14 King Street (ca. 1930).

Contemporary³⁶

A mid-20th century architectural style, the Contemporary style was popular in the post-WWII era for high style commercial and residential buildings. These buildings are a sharp departure from earlier traditional styles favoring simple details over ornamentation. Modern materials were often highlighted on Contemporary buildings, with distinctive stone, brick, or wood materials used as

36. Painter Preservation, "Spokane Mid-20th Century Architectural Survey Report: City of Spokane Mid-20th Century Modern Context Statement and Inventory" (2017), prepared for the City of Spokane and Spokane Historic Landmarks Commission, 19.

contrast. Typical features of Contemporary buildings include low pitched roofs (gable, shed, or flat) with expanses of glass and an emphasis on asymmetry over symmetry. Contemporary buildings, particularly residences, may utilize the post-and-beam construction, which allowed for deep exterior overhangs and large windows, often floor-to-ceiling. Stardust Motel (1959), designed by James & Hicks, Architects, is an example of Contemporary-style motel. The United Church of Christ is also an example of a Contemporary-style building.



United Church of Christ, Congregational (498 Cedar Street, 1958). Courtesy Google Streetview.

Googie³⁷

The Googie-style (sometimes known as Populuxe for residential buildings) is typical in post-war buildings along commercial corridors and highways. Googie buildings may have unusual shapes; large neon signs; large, often canted, plate glass windows; and bold angles. Although a small example, the Lucky Miner Auto Sales building (301 Fifth Street, ca. 1955) is a simplified example of Googie architecture with its canted plate glass windows and eye-catching angles. Across the street, the large Stardust Motel neon sign is another example of the Googie style.



Lucky Miner Auto Sales building (301 Fifth Street, ca. 1955). Courtesy Google Streetview.

Brutalism³⁸

Brutalism became popular beginning in the 1960s and persisted into the 1980s. Brutalist buildings are known for their stark or brutal appearance. They are typically structural in appearance and often use concrete. There are typically few windows on Brutalist buildings and the exteriors are marked more by contrasting solids and voids versus traditional openings. Brutalism is typically used on civic and educational buildings. Shoshone County Public Safety Building (1972), designed by Walker McGough Foltz Lyerla, is a streamlined Brutalist building

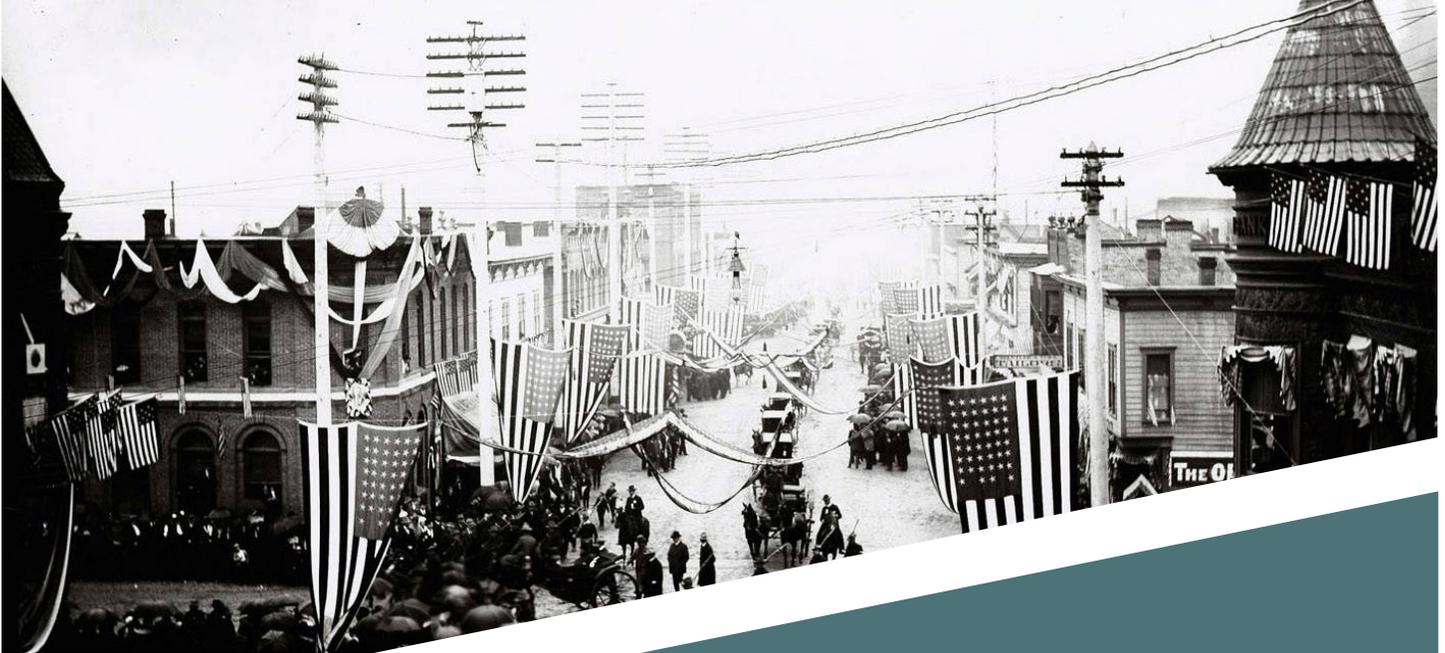


Shoshone County Public Safety Building (1972). Courtesy Google Streetview.

37. Painter Preservation, "Spokane Mid-20th Century Architectural Survey Report:," 20-21.

38. Painter Preservation, "Spokane Mid-20th Century Architectural Survey Report:," 18.

A panoramic view of the parade procession accompanying the visit of President Theodore Roosevelt. This image shows the corner of 6th and Bank Streets in Wallace, Idaho. Wallace (Idaho), T.R. Roosevelt visit, 1903 [04], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library



Chapter 3.0

OVERVIEW OF HISTORIC PRESERVATION PROGRAM

The following chapter outlines federal and state preservation laws; Wallace's local historic preservation program; building code, land use and zoning; and available incentives and tools. Recommendations for improvements are also included for each section.

3.1. PRESERVATION LAWS

3.1.1 Federal

Federal preservation laws establish the responsibility for stewardship of our nation's cultural and architectural heritage and provide the overarching 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 (amended 1992) 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, and the National Register of Historic Places. The Act also ordered that the Secretary of the

Interior develop and issue Standards for the Treatment of Historic Properties, and required under Section 106 for the identification and evaluation of historic resources as part of federal undertakings in order to avoid or minimize potential impacts. The Act also delegated responsibility to states to establish a historic preservation office and conduct identification, evaluation, and nomination work.

- 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 water fowl 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 (as amended) provides a framework for evaluating the environmental impact of federally assisted projects with the preparation of an Environmental Impact Statement.

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 federal laws affecting historic preservation, but are not a comprehensive list:

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

Recommendations

- 3.1.2-a. Adopt the Historic Preservation Plan as an element of the city’s comprehensive plan to support compliance with Title 67, Chapter 67–6508.k., which refers to planning duties.

3.2. PRESERVATION PROGRAM

The City of Wallace adopted Ordinance 468 on April 15, 1980 codified as Title 13 including Chapter 8 Cultural Resource Management. On July 14, 1987 the city adopted Ordinance 492 and codified as Title 12 the Wallace Preservation of Historic Sites Ordinance establishing the city’s historic preservation program. The city officially became a certified local government in 1998 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.). As a certified local government, the city is responsible for maintaining the

historic preservation commission; continuing to survey local historic properties; enforcing state or local preservation laws; reviewing National Register nominations; and providing the public with opportunities to participate in historic preservation activities.

All Wallace Municipal Code (WMC) references follow the WMC format of: title number–chapter number–section number–subsection letter.

3.2.1. *Commission and Ordinance*

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

Title 13 of the Wallace Municipal Code, under Chapter 8 Cultural Resource Management and Title 12 of the Wallace Municipal Code, known as the Wallace Preservation of Historic Sites Ordinance (Ord. 492, 7-14-1987) establish the city’s historic preservation program. The city combines planning and zoning and historic preservation into the single Planning, Zoning, and Historic Preservation Commission (see also Section 13-2-2). This was amended by Ordinance 92-3 on November 10, 1992 adding language pertaining to sign legislation and the day of each month for the commission’s regular meeting.

Section 12-1-3 of Title 12 declares: “As a matter of public policy the recognition, preservation, enhancement, perpetuation and use of structures, natural features, sites and areas within the City having historic, architectural, archeological, cultural or aesthetic significance is required in the interest of the health, economic prosperity, cultural enrichment, and general welfare of the people.”

The purpose of Title 12 is stated in the ordinance as follows:

- A. Safeguard the heritage of the city by providing for the protection of historic districts representing significant elements of its history;
- B. Enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions;
- C. Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;
- D. Strengthen the economy of the city by protecting and enhancing the city’s attractions to residents, tourists, and visitors;
- E. Stabilize and improve property values within the city; and
- F. Promote the private and public use of historic districts for the education, prosperity, and general welfare of the people.

Recommendations

The following recommendations support continuing education for commission.

- 3.1.1-a. 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.

- 3.1.1-b. Apply for a grant from the Idaho State Historic Preservation Office to send two members to the National Alliance of Preservation Commissions' CAMP program. These commissioners will then brief the full commission and interested public on the training and best practices learned through the program.
- 3.1.1-c. Develop a 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.
- 3.1.1-d. Hold an annual workshop with SHPO staff and potentially neighboring CLGs to train P&Z Commission on proper meeting procedures, the preservation ordinance, and appropriate use of the standards for decision-making.
- 3.1.1-e. Update the city's website to expand the information on the Commission and historic preservation under <http://wallace.id.gov/departments/#pnz>
- Make the following changes shown in underline and ~~striketrough~~ and include a hyperlink to Title 12 at the end of the text: The City of Wallace is a Certified Local Government (CLG) and the only city in the country to be entirely listed in the National Historic Register. One of the federal requirements for a CLG such a listing is that the city must have a Historic Preservation Commission (HPC) to write and enforce standards that maintain the historic character of the listed buildings. ~~Local HCPs have considerable discretion as to the details of the standards, where they apply penalties for non-compliance, etc., but to be a Historic District we must have a HPC which must work to maintain the historical integrity of the District.~~ In Wallace, the P&Z and HPC Commissions are combined, due to the relatively small number of applications. Historic Preservation is governed by Title 13 and Title 12 of the Wallace Municipal Code.
- A link to the local historic district map Figure "Map 6. Historic District" on page 83 with definitions for contributing, compatible, and non-contributing, and the 1979 National Register nomination and the 1983 National Register boundary increase. Not all of the properties included in the resource lists in the binders in City Hall have addresses. Use of the map will make it easier for owners to find their property and to confirm if their property is within the historic district.
- Include Title 12 section references under the sections: "What do I need approval for?", "What do I need to submit with my application?"
- Under Historic Preservation FYI include a link to the historic preservation plan and the following links and any others that are relevant:
 - » Idaho State Historic Preservation Office <https://history.idaho.gov/location/shpo/>
 - » Preservation Briefs, National Park Service <https://www.nps.gov/tps/how-to-preserve/briefs.htm>
 - » Preservation Tech Notes, National Park Service <https://www.nps.gov/tps/how-to-preserve/tech-notes.htm>
 - » Energy Efficiency in Historic Buildings, National Park Service <https://www.nps.gov/tps/sustainability.htm>

- » Idaho Heritage Trust <http://idahoheritage.org/>
- 3.1.1-f. Council should pass a new ordinance that replaces the the portions in Ordinance 468 dealing with Title 13 Chapter 8 Cultural Resource Management and Ordinance 492 as it pertains to Title 12 Wallace Preservation of Historic Sites in order to provide a single enabling ordinance for historic preservation and to consolidate and remove duplicates in content from Title 13 Chapter 8 and Title 12. This should also include a change requiring owner consent on all future nominations for local designation. This would only apply to City of Wallace Historic Register designation and does not apply to National Register of Historic Places listing. This change does not affect currently designated properties and does not mean that a currently designated property would be removed if the owner wanted it to be removed. It does mean that for all future nominations, the owner(s) must consent to having the building designated.

3.2.2. Inventory

An inventory of historic properties is an essential city tool for collecting, in a single location, data on individual properties (sites, objects, buildings, and structures) within the city to inform planning, decision-making, and interpretation.

Section 12-2-6-A of Title 12 authorizes the commission to maintain and update an inventory of properties of historic significance within the city. The city uses the Idaho Historic Sites Inventory (IHSI) as the reference.

Prior to becoming a certified local government, the city undertook the following two surveys: The lead work for the 1972, 1980, and 1984 surveys is attributed to Miss Nancy Lee Hanson. The Idaho State Historic Preservation Office maintains the Idaho Historic Sites Inventory (IHSI) and the Archaeological Survey of Idaho (ASI). The IHSI for the City of Wallace includes 597 properties recorded through the following surveys.

- 1972: Reconnaissance-level survey of 41 commercial buildings within the downtown commercial core that formed the basis for the 1976 Northern Pacific Railway Depot National Register individual nomination and the 1979 National Register of Historic Places Wallace historic district nomination. The Wallace historic district nomination refers to this survey as the 1972 survey. The date of action recorded in the IHSI is 1976 (one property, the depot) and 1979 (all others) for these properties.
- 1980: Reconnaissance-level survey of 14 commercial buildings within the city that were included in the 1983 boundary increase to the National Register of Historic Places Wallace historic district.
- 1983: Reconnaissance-level survey of 512 commercial and residential buildings within the city that formed the basis for the 1983 boundary increase to the National Register of Historic Places Wallace historic district.
- 1984: Survey of two properties, the tunnel south of Wallace on the east side of the West Fork Placer Creek and the associated escape route from the 1910 fire on the west side of West Fork Placer Creek; and the Nine Mile Cemetery north of Wallace. Neither of these are included within the National Register of Historic Places Wallace historic district.

- 1990: Reconnaissance-level survey of 14 residential buildings within the northwest portion of the city that are included in the 1983 boundary increase to the National Register of Historic Places Wallace historic district.
- 2000: Survey of the city swimming pool at Sixth and Hotel streets that was included in the 2000 boundary increase to the National Register of Historic Places Wallace historic district.
- Undated survey of 13 properties within the city that are not known to be included within the National Register of Historic Places Wallace historic district.

Property data from the 1972, 1980, and 1983 surveys was integrated directly into the above referenced National Register Wallace historic district nomination form and subsequent boundary expansion with binders of this information on file at City Hall. No separate inventory form or photograph data is known to exist. Based on the content in the nomination, surveys were predominately conducted at the reconnaissance level, recording architectural data without the in-depth architectural description or historical narrative associated with intensive-level survey work.

In 1988 Historic American Building Survey documentation was undertaken for 17 properties within the city and recorded in the Library of Congress. These were properties scheduled for demolition as part of construction of a new hotel, restaurant, and gift shop complex. Data pages identify the data compiler as Michael Green of Depot Productions in Wallace, Idaho.

TABLE 3.1. HABS DOCUMENTED PROPERTIES

<i>CALL#</i>	<i>HABS ID</i>	<i>PROPERTY NAME</i>	<i>ADDRESS</i>
40-WAL-8	81	House	7 Westside
40-WAL-16	82	Henry Smith House	12 Westside
40-WAL-2	83	House	15 Westside
40-WAL-15	84	Leo E. Reich House	1 Hemlock
40-WAL-10	85	House	9 Hemlock
40-WAL-5	86	House	5 Spruce Street
40-WAL-14	87	Henry & Olga Olson House	71 Tamarack
40-WAL-1	88	House	11 Westside
40-WAL-3	89	House	2 Hemlock
40-WAL-6	90	House	6 Hemlock
40-WAL-9	91	House	8 Hemlock
40-WAL-13	92	Leonard A. Johnson House	8 Spruce Street
40-WAL-7	93	House	61 River Street
40-WAL-12	94	Carl Beiswinger House	18 Westside
40-WAL-11	95	Carl & Annie Beiswinger House	22 Westside
40-WAL-17	96	Diserie Vallard House	24 Westside
40-WAL-4	97	House	28 Westside

Recommendations

The following recommendations support the continued expansion of inventory data to promote planning and public education work within the city.

- 3.2.2-a. Intensive-level survey of key residential properties within the city to identify house builders and past occupants and their historic association with city, state, and national history. Preliminary research has been done as part of the “Historic Wallace Idaho National Register of Historic Places Homes & Churches” self-guided walking tour, which is provided by the Historic Wallace Chamber of Commerce. The commission should develop a list of known properties to form the basis for this work. This effort will support interpretive and public education efforts and continue to build upon previous data and information documenting the broader level of influence Wallace had beyond its city limits.
- 3.2.2-b. Intensive-level survey of commercial buildings within the 1979 historic district boundary to develop an occupancy and use chronology for each building and a list of character-defining features as part of the architectural narrative. This work will support interpretive and public education efforts and the list of character-defining features will support both owners and the commission in understanding the significant architectural features of the buildings.
- 3.2.2-c. Intensive-level survey of apartment buildings within the Wallace historic district to develop an occupancy and use chronology for each building and a list of character defining features as part of the architectural narrative. This work will support interpretive and public education efforts and the list of character-defining features will support both owners and the Commission in understanding the significant architectural features of the buildings
- 3.2.2-d. Intensive level survey continuation to work through remaining residential and commercial properties in phases.
- 3.2.2-e. Historic context development for the entire city utilizing volunteers or seek grant funding. This should be led or done by someone meeting the U.S. Secretary of the Interior’s Professional Qualification Standards for historian. This will update and expand the information included in the original and expanded boundaries nomination. This history will also be able to be repackaged and utilized in a number of ways—from the city website and informational brochures to interpretive efforts.
- 3.2.2-f. Prepare a “How to Research Your Property” brochure, outlining the resources available locally for individuals to research their buildings. This should be developed in coordination with local museums, the county assessor office, and the library to provide a comprehensive approach to building research and available resources. King County example: https://www.kingcounty.gov/~media/operations/archives/documents/Researching_the_History_of_Seattle_and_King_County_Buildings.ashx?la=en

3.2.3. Historic Registers

Historic registers are important planning and public education tools, documenting properties that constitute Wallace’s built environment heritage with their architectural integrity and significant architectural and historical associations, and for which there is public benefit in their preservation.

3.2.3.1 Local Register

The local register is important as properties designated to this register are subject to protection through design review required for exterior alterations per Section 12-5-1 of Title 12.

Section 12-2-6-B of Title 12 authorizes the commission to maintain a local register of historic districts within the city. Title 12 does not establish a name for this local register. Wallace’s historic preservation ordinance is unique in that it treats all historic properties as districts and only has provisions for designating properties as districts and not individually.

- Chapter 3 of Title 12 establishes the Historic District Designation Criteria used to designate properties at the local level.
- Chapter 4 of Title 12 establishes the Historic District Designation Procedure used to designate properties at the local level.

City design review processes under Title 12 treat the following National Register of Historic Places historic district (including all boundary expansions) as locally designated historic districts.

- 1979: National Register Wallace historic district was listed, encompassing the core commercial area, with most buildings built between 1890 and 1939. This historic district was listed to the National Register at the state level of significance.
- 1983: A boundary increase to the National Register Wallace historic district was made to include additional commercial buildings and the majority of the city’s residential buildings.
- 2000: A boundary increase to the National Register Wallace historic district including the swimming pool and associated bathhouse.

3.2.3.2 National Register

The National Register of Historic Places, authorized through the National Historic Preservation Act, is the official list of the nation’s historic places worthy of preservation. Unless designated at the local level under Chapter 4 of Title 12, these properties are not subject to design review under Title 12. Federal laws identified in Section 3.1 Preservation Laws do apply to properties listed to or determined eligible for listing to the National Register of Historic Places.

TABLE 3.2. NATIONAL REGISTER LISTED PROPERTIES

REF#	PROPERTY NAME	LISTED DATE	NAME OF MULTIPLE PROPERTY LISTING
76000681	Northern Pacific Railway Depot	4/2/1976	
84001179	Pulaski, Edward, Tunnel and Placer Creek Escape Route	9/20/1984	North Idaho 1910 Fire Sites TR
89000137	US Post Office—Wallace Main	3/16/1989	US Post Offices in Idaho 1900—1941 MPS
84001180	Wallace 1910 Fire Memorial	9/20/1984	North Idaho 1910 Fire Sites TR
81000209	Wallace Carnegie Library	2/3/1981	
79000809	Wallace Historic District	8/10/1979	
83000289	Wallace Historic District (Boundary Increase)	9/1/1983	
	Wallace Historic District (Boundary Increase for the swimming pool and bath house built 1939)	4/19/2000	

Recommendations

The following recommendations support the maintenance of existing historic districts within the city.

- 3.2.3-a. Locate a copy of the ordinance passed by City Council designating the National Register historic district as a local historic district pursuant to Title 12 and Title 13 Chapter 8 and include a copy with the binders on file at City Hall containing the data on the National Register historic district. If the ordinance cannot be located, then City Council must pass an ordinance per chapters 3 and 4 of Title 12 establishing the National Register Wallace historic district inclusive all boundary expansions as a locally designated historic district.
- 3.2.3-b. Review the National Register historic district map “Map 6. Historic District” on page 83. This map should be adopted and maintained as the local historic district map for public use and reference. This map should be updated annually, or as needed. The historic district boundary is based on the maps in the 1979 National Register nomination ([PDF link](#)) starting on page 45 of the PDF and including the 1983 boundary increase ([PDF link](#)). This updates the geographic information system (GIS) boundary on file with SHPO. The numbers assigned to each building are the resource ID numbers shown in the 1983 boundary increase resource list, which starts on page 10 of the PDF. This list should match the black reference binders at City Hall. Point locations for each property started with the GIS layer from SHPO. Geo-referenced 1927 Sanborn Fire Insurance maps for the entire city, Google satellite images, the maps and resource descriptions in the

1979 nomination including the 1983 boundary increase were then used to correct the location of each point so that it is over the right property. Tree canopy made this difficult on the houses on the hillside south of downtown. The point locations update those on file with SHPO.

- Confirm status levels (contributing, compatible, non-contributing, demolished) for all properties identified and field verify point locations. This will require walking the entire historic district with a printed copy of the 1979/1983 map, a printed copy of the detail maps for Map 6 and confirming that each point is over the correct building.
- Review properties that do not have a NRHP resource ID number for potential inclusion within the local historic district per chapter 3 of Title 12.

3.2.4. Design Review

Design review is important as the mechanism for retaining integrity through application of the U.S. Secretary of the Interior's Standards for Rehabilitation in the review of proposed alterations to historic properties.

Design review stems from Section 12-2-6-G, authorizing the commission to approve or deny, in whole or in part, applications for certificates of appropriateness. Section 12-5-1 establishes the requirements for a certificate of appropriateness: that a certificate is required whether or not a building permit is required and requiring an approved certificate prior to issuing other permits. A notable aspect of design review in Wallace is the dual review of effects on the individual property and relative to the historic district.

- Ordinary repair and maintenance do not require a certificate of appropriateness.
- Applications are considered based on their zone (13-4-2) and compatibility relative to that zone. Note that this language per Ordinance No. 92-3 refers to sign and signage guidance to establish priority zones and guidelines for consistent sign legislation within historic areas.
- Design review does not extend to the building interior, unless interior alterations affect the building structure/exterior or is visible from the exterior of the building (Section 12-5-2).
- A change in use does require a certificate of appropriateness prior to approval of any change in zoning classification within the historic district (12-5-3).
- Design guidelines are established in Chapter 12-8 and utilize the period from 1890 to 1920 as the "historic period" to provide a general basis for the evaluation of compatibility of new buildings within the historic district, while also allowing for exceptions (12-8-1-D).
- The Shoshone County Courthouse is established as the tallest building in the city (12-8-4-A).

Section 12-8-2 provides the basis for reviewing three different construction activities by the Commission:

- New construction of new buildings and additions to existing buildings to ensure "compatibility of new construction with the existing predominant historic character of the City without dictating style or taste (12-8-2-A)."
- Reconstruction, remodeling, repair to "guide and encourage restoration in line with the original character of the structure (12-8-2-B)."

- Relocation of buildings to sites within a historic district to “ensure that buildings moved to sites within the district are compatible with the predominant historical character of surrounding buildings and are suitably situated on the lot (12-8-2-C).”

Preapproved items that require a certificate of appropriateness but do not require a public hearing consist of the following. Note that the requirement for approval of paint colors has been deleted. Sample color charts are maintained at city hall for public reference only.

- Siding styles (12-8-5-B-5) consists of any horizontal siding, including wood, metal, vinyl, or fiber-cement, or wood, or fiber-cement shingles.
- Window styles (12-8-5-C-1) consist of vertical slider windows, either single or double hung, fitting their original wall openings, and with vinyl or wood frames.
- Roofing choices (12-8-5-G-1) consist of any wood, composition shingle, or metal roofing.
- Fence styles (12-8-5-K) of vertical wood boards of any size and spacing but limited in height to 4 feet at the front and 6 feet at the back of the house. Fence posts may be metal.

Recommendations

The following recommendation supports the application of the design review guidelines.

- 3.2.4-a. Consult with Shoshone County on an inter-agency agreement relative to administering design review of the portion of the historic district along King Street that is outside of the city limits.

3.2.5. Environmental Review

Section 12-2-6-H of Title 12 authorizes the commission to review all applications for permits, environmental assessments, environmental impact reports, and statements pertaining to cultural resources and historic preservation or related neighboring properties within public view, and to provide its comments to the city council.

3.2.6. Enforcement and Penalties

Chapter 10 of Title 12 and section 12-8-15 authorize the commission to enforce the regulations of Title 12. Although the commission is vested with the authority to implement the enforcement, there is no mechanism that automatically triggers the implementation of enforcement. The commission through the application of Title 12 is working to retain the historic properties that provide a public benefit and are part of the city’s heritage.

Recommendations

The following recommendations support alternative approaches to compliance issues.

- 3.2.6-a. Section 12-8-15 Enforcement; Penalties should be merged with Chapter 12-10 to avoid confusion.
- 3.2.6-b. Require owners of locally designated contributing historic buildings who are unwilling to maintain their buildings to implement mothballing steps in order

to minimize damage to the building due to deferred maintenance. Based on the community benefit demonstrated through local designation of historic buildings there is community value in ensuring that these buildings are not lost through demolition by neglect. This does not apply to compatible and non-contributing buildings understanding that financial resources are scarce and that prioritization of the contributing buildings having the highest architectural integrity levels is necessary to support their retention.

- » If property owners are financially unable to implement these steps, then City Council should direct the city to undertake the work to mothball the property and a lien be placed on the property for the value of the work undertaken to be paid to the city upon sale of the property. The work could be undertaken by city public work staff or a contractor hired to complete the work. Outreach by the P&Z to owners through the public meeting process to raise the issue with the owner, seek owner action on correcting the issue, and when non-responsive to recommend action to City Council based on the historic status of the building, the condition issues, demonstrated outreach to the property owner, and documentation through the public meetings of the owner's refusal to take corrective actions.
 - » The mothballed building should be inspected at least once a year by the building department and the P&Z, and ideally in the late summer ahead of the winter season and in the spring confirm that stabilization and mothballing systems are functioning correctly.
 - » Preservation Brief 31 Mothballing Historic Buildings provides guidance on best practices. Stabilization and mothballing are the two key steps that at a minimum should be undertaken. <https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>
- 3.2.6-c. Implement the use of the following alternative penalties under section 12-8-15-A-2 that could be utilized by the building department, the P&Z, and City Council to enforce the requirements in Title 12 prior to the violation, which results in a misdemeanor. These must be supported by a robust public education process.
 - » New construction of buildings (infill) undertaken without a Certificate of Appropriateness should be red-tagged by the building department and occupation should not be allowed until the necessary review and alterations required to obtain a Certificate of Appropriateness have been completed.
 - » Demolition through neglect by property owners failing to comply with Section 12-9-1 Duty to Keep In Good Repair and the mothballing procedures (recommendation 3.2.6-b above) despite repeated outreach and effort to encourage and support stabilization work to, at a minimum, preserve the property, must allow access by the P&Z for building documentation. This presumes that property owner(s) have refused all efforts of outreach by the P&Z as documented through registered mailings of notice and public P&Z meetings including the subject property as an agenda item for discussion with the owner(s), are unwilling to either sell or bring their building into compliance, and that the deterioration has proceeded to the stage where

dangerous conditions will soon prevent building access. The intent of the documentation is to, at a minimum, record the original configuration and materials of the building for community benefit to provide a record of its design in the event the building is lost. This applies to all locally individually designated and designated contributing and compatible buildings within the local historic district.

- » Placing a lien on the land for a property that is being demolished through neglect, or has undertaken work without a Certificate of Appropriateness that results in a loss of the building's historic contributing or compatible status within the historic district. The lien must be authorized by City Council through a public meeting providing opportunity for owner comment. The lien should be for either the assessed value of the building prior to the non-compliant work or \$20,000, whichever is greater. This recognizes that forcing compliance is unlikely and that the building will be lost; however, upon the future sale of the land (or change in ownership including transfer of ownership), the value of the lien recovered must be utilized by the city to establish or contribute to a preservation fund to support repair and maintenance work on other historic buildings within the historic district. This applies to all locally individually designated and designated contributing and compatible buildings within the local historic district.

3.3. BUILDING CODE, LAND USE AND ZONING

The integration of historic preservation with, and cooperation amongst, the various city departments is essential to the consistent application of Title 12 and the long-term preservation of the city of Wallace's heritage.

The following sections support the integration of historic preservation with building code, land use, and zoning:

- Section 12-5-1-B of Title 12 requires a certificate of appropriateness be issued by the commission prior to the issuance of a building permit or any other permit related to the construction of new buildings or structures within a historic district, or related to alterations to a historic building.
- Section 12-2-6-C of Title 12 authorizes the commission to review and comment on land use, housing and redevelopment, municipal improvement, and other types of planning and programs undertaken by any agency of the City of Wallace, Shoshone County, or the State of Idaho as they relate to the cultural or historic resources of Wallace.
- Section 12-5-3 of Title 12 requires a certificate of appropriateness for a change in use prior to approval of any change in zoning classification within the historic district.

3.3.1. 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.

Prepared in 1980 and adopted in 1984, the City of Wallace 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.

Chapter 4 of the plan establishes the goals and policies that are intended to be “a statement of community planning desires which can be used for development of other planning elements, regulations, zoning ordinances, and land uses in general.” (Underlining per original document) The following goals and policies directly support historic preservation:

Under Housing, goal 1 states the “upgrading of substandard housing shall be encouraged” and identifies the following historic preservation-supporting policies:

- a. Housing policies should be developed to ensure that they encourage the upgrading and rehabilitation of homes rather than discourage or perpetuate existing problems.
- b. Exploring, and assisting in obtaining, of available assistance for upgrading or rehabilitation of substandard housing.

Under Historical, the plan states, “there are many areas within the city that could be preserved as areas of local interest and historical significance.” Goal 1 states that “the City of Wallace will recognize the structures and sites which are important to the understanding of the local history” and identifies the following supporting policy:

- The City of Wallace shall encourage those sites and structures which are deemed historically or culturally significant to be identified and, if possible, restored and preserved.

Recommendations

The following recommendations support updates to the comprehensive plan and the plan’s continued role in guiding decision-making within the city:

- 3.3.1-a. Adopt the Historic Preservation Plan as an element of the city’s comprehensive plan to support compliance with Title 67 Chapter 67-6508.k., which addresses planning duties. As part of this, the comprehensive plan’s history section in Chapter 2 should be removed and reference the history in the historic preservation plan instead.
- 3.3.1-b. Update the economic analysis in chapter 3 to address the role of heritage tourism and the relationship with the city’s historic buildings. This provides an opportunity to quantify the economic benefit to the city of historic preservation in retaining the city’s historic buildings.
- 3.3.1-c. Update chapter 4 addressing commercial goals to include language on the reuse and retention of historic buildings, and the prioritization of placing new commercial functions into existing historic buildings over constructing new buildings. Long-term value must be placed on keeping the city’s commercial core anchored around the historic districts, rather than allowing commercial growth to extend east and west outside of the historic district. Refer to “Map 6. Historic District” on page 83 for a map showing the historic district boundary relative to the city limits boundary. There are areas within the city limits that are not within the historic district boundary.

- 3.3.1-d. Update chapter 4 addressing residential goals to prioritize residential growth within the historic district. This can include bringing vacant apartment units into use, construction of infill housing within the historic district that is compatible with the historic character of the historic district, and converting second floor former offices to apartment use. The long term goal is to provide a dense population base within the city that supports local businesses, which in turn supports property owners investing in the repair and maintenance of their historic buildings.
- Title 12-8-11 allows City Council, upon recommendation by the commission to exempt a City of Wallace designated property from county health and city building codes if they would otherwise result in a loss of integrity. This does not consider property owner financial constraints, and alternative approaches should always be sought to provide for a safe building while retaining historic character.
- The city has adopted the uniform code for building conservation allowing the potential to modify specific requirements of the building code for locally designated historic buildings, since typically when there is a conflict between general and specific requirements, the specific requirement is applicable. This provides a pathway to identify alternative pathways for bringing buildings into compliance with modern codes while retaining historic character and working with property owner financial constraints.

3.3.2. *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 Wallace's heritage.

Section 12-2-6-F of Title 12 authorizes the commission to preserve, restore, maintain, and operate cultural or historic properties under the ownership of the City of Wallace or control of the historic preservation commission.

Recommendations

The following recommendations support city stewardship of its historic buildings.

- 3.3.2-a. Develop a list of municipal properties that are historic, such as the Depot, City Hall, the Carnegie library, and the swimming pool and bath house. Update capital repair plans for these buildings. As part of planned repairs, prioritize the retention of original materials. Seek FEMA grants for seismic upgrades where needed.
- 3.3.2-b. Continue to seek funding for repairs to the city's swimming pool and bath house in order to return this facility to operation for community use.

3.3.4. *Building Code*

Building code provides an important tool supporting both life safety and the retention of historic buildings. Title 9 provides the city's building regulations. Title 11 provides the city's site development regulations. The coordination between the city's building department and the commission is

essential for ensuring that property owners seeking building permits are directed to the commission to obtain a Certificate of Appropriateness prior to being able to secure building permits.

- Under section 9-1-5 the city has adopted the Uniform Code for Building Conservation for the “purpose of regulating and controlling building and construction within the historical districts of the city, [...]”
- Section 11-1-9-5 provides project guidance that clearing and/or grading will not diminish the city’s aesthetic and historic character.

Recommendations

The following recommendation supports the integration of historic preservation and building code compliance.

- 3.3.4-a. Under section 9-1-9 Permit Issuance, subsection A. Duties of Permit Applicant, include language directing permit applicants to refer to Title 12, section 12-5-1, for work requiring a Certificate of Appropriateness and to obtain one where required. See Title 11-1-3-A-1 for an example. Contractors new to the city will be used to looking only at the building regulations and likely not realize the city is a historic district and that most of the work conducted within the city will potentially require a Certificate of Appropriateness. Including this language can help to better prepare them for successful work in the city.

3.3.5. Zoning

Zoning provides an important tool supporting the continuation of historic uses and compatible new uses within the historic districts. Title 13 provides the city’s zoning regulations and chapter 11 of Title 13 regulates signage. The city’s planning and zoning and historic preservation commissions are integrated as a single Commission. This commission considers certificate of appropriateness applications based on their zone (13-4-2) and compatibility relative to that zone.

Section 13-7-3-E addresses the need for architectural conformity within the historic district: “It is recognized that the existing structures found in Zones R-0 and GC have historical value and that it is in the best interest to preserve and maintain this historical setting. Therefore, all construction in Zones R-0 and GC will be of a nature that will blend with and not detract from the period architecture in these zones. Metal buildings of any nature in these zones are to be discouraged and prohibited unless designed in such a manner as to blend with existing structures. (Ord. 468, 4-15-1980; amd. 2000 Code)”

Recommendations

The following recommendations support the integration of historic preservation and zoning code compliance.

- 3.3.5-a. Include language in 13-6-2-6 Neighborhood Business District (C-1), 13-6-2-8 General Commercial District (GC) requiring the use of light wells and or five foot setbacks in new construction (buildings and additions) for interior sides adjacent to historic (contributing and compatible) commercial buildings if the existing wall has windows or doors. Retain the zero-setback where adjacent

buildings were never intended to be visible, are not particularly well built, and/or have no doors or windows in them. In these cases building right up to the lot line will help protect the neighboring building, make better use of an often narrow lot, and restore the original density. The code currently states, “no requirements for interior sides.” Many of the historic commercial buildings are built up to the lot lines and utilize windows for day lighting and ventilation. There are also vacant lots and locations where buildings have been lost exposing the party walls of buildings that were never intended to be exposed.

- 3.3.5-b. Consider updating Section 13-7-3-E to also include the R-1 and R-2 zones.

3.4. 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 Wallace’s heritage. They recognize that there is a community benefit to the retention of Wallace’s historic character through the preservation of historic properties.

Section 12-2-6-E of Title 12 authorizes the commission to investigate and report on funding sources and mechanisms to support and promote cultural resources and historic preservation in the city. The city and associated non-profits, including the Greater Wallace Community Development Corporation, have a well-established history of developing and securing funding and/or financing for projects supporting historic preservation in Wallace. These include, but are not limited to:

- 1981, the city received a \$350,000 Housing and Urban Development grant for housing development and rehabilitation to rehabilitate a one-story apartment complex between Hotel and Residence streets as well as to build new housing units outside of town.
- 1981, a local improvement district was established to finance major structural repairs to the South Hill section of Wallace.
- By 1981 the Greater Wallace Community Development Corporation operated a facade improvement program supporting repair and restoration work on commercial historic buildings in Wallace. Work also included supporting the Wallace Book Project, including a brochure for widespread distribution and a museum exhibit to promote the town’s historic and architectural assets and encourage tourism.
- By 1981, the Greater Wallace Community Development Corporation was active in planning to create a revolving fund program using the existing balance from the Wallace Community Housing Fund to purchase and rehabilitate substandard dwellings within the city for sale to qualifying buyers. Proceeds would then return to the fund to continue program activities.
- Work on commercial buildings in Wallace during the 1980s included work on the White & Bender Building, the Jameson Hotel, the 1890 Otterson Building, the Delasmutt Building, the Idaho Telephone Company Building, the Asarco Building, the Sears Building, and the Gyde-Taylor (Hecla) Building.
- 1980s depot relocation and restoration as part of the Interstate 90 development.
- During the 1990s a local improvement district was established to finance street upgrades and associated flood improvements.

- In 2012 the city received a grant from the Idaho Heritage Trust to assist with the restoration of the South Hill Stairs. Over 20 projects within the city have been awarded grants from the Idaho Heritage Trust.
- In 2020, the city received a certified local government grant from the Idaho Historic Preservation Office to fund preparation of this preservation plan.

3.4.1. Federal Rehabilitation Tax Credits

The Federal Rehabilitation Tax Credits are a useful tool to support the repair and rehabilitation of historic income producing buildings. The main limitation to their use in communities is the substantial rehabilitation expenditure threshold of spending more than 100% of the adjusted basis of just the building, excluding the land.

The city has only one project that sought to utilize these incentives, a building at 209 Cypress Avenue (NPS project number 3491) in 1998. Parts two and three of the application, description of proposed work and documentation of completed work, respectively, were denied.

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 Secretary of the Interior's Standards for Rehabilitation.
- The property must be income producing and remain such for at least five years.

Recommendations

The following recommendations support the use of financial incentives to support historic preservation.

- 3.4.1-a. Continue to encourage property owners to consider the use of the federal rehabilitation tax credits and their integration with grants and energy incentive rebates in planning for substantial rehabilitation work on their buildings and to consult with the Idaho Historic Preservation Office on the potential use of this program. Other grant funded brick and mortar projects affecting historic buildings within the city could also be a mechanism to assist property owners in meeting the substantial rehabilitation test.
 - » Energy incentives are eligible for inclusion 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, 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.

3.4.2. 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, central boilers supporting 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 of Wallace has a link to a guide for improving energy efficiency in historic buildings. The two main limitations around implementing energy efficiency upgrades within the city are lack of knowledge or information about potential incentives and the cost of making improvements.

Recommendations

The following recommendations support the use of energy efficiency incentives to support historic preservation.

- 3.4.2-a. Include a link on the city website to the U.S. National Park Service Technical Preservation Services online guide to help property owners work through energy upgrades to their buildings. This online guide includes links to applicable preservation briefs and technical notes: <https://www.nps.gov/tps/sustainability/energy-efficiency/weatherization.htm>
- 3.4.2-b. Conduct outreach to interested property owners, conduct public workshops with an energy engineer from Avista Utilities to discuss energy audits, and walk through buildings and provide ideas on energy conservation through HVAC, insulation, window, and lighting upgrades. 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, 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. Find more information at: <https://myavista.com/energy-savings/tools-for-your-business/rebates-idaho>
- 3.4.2-c. Conduct workshops with interested property owners to assess and develop treatment approaches for the repair and weatherization of historic wood windows to assist property owners in planning for this work. Windows are a significant visual feature of buildings and often the target of deferred maintenance and then replacement with a new window. The old growth wood in the historic windows is an important asset to retain due to the length of its serviceable life. These workshops should include assessments to identify repair and upgrade needs, and offer guidance on how to undertake this work. Many of the property

owners work on their buildings themselves, so technical training can make this type of work accessible and affordable.

- 3.4.3-d. Determine if there are any industrial and manufacturing businesses operating from historic buildings within the city that would meet the requirements for participation in the Boise State University Energy Efficiency Research Institute: <https://www.boisestate.edu/ceeri/industrial-assessment-center/clients/>

3.4.3. Disaster Management

Preparing for natural disasters helps to improve life safety and reduce damage to the historic buildings. The city has a long history of dealing with floods, fires, and snow overloading roof structures.

Major flooding has occurred six times in Wallace: in 1896, 1917, 1933, 1938, 1964, and 1974. The Flood Insurance Study of Shoshone County Idaho and Incorporated Areas (effective September 26, 2008), prepared by FEMA, identifies the city as susceptible to flooding by the South Fork of the Coeur d'Alene River due to rapid mid-winter thaws, and heavy spring runoffs that can raise river levels from normal to extreme flood peak in 2 days.

In 1983 the City of Wallace and the Federal Emergency Management Agency (FEMA) undertook the development of a flood channel for Placer Creek. During the 1990s a local improvement district was established to finance street upgrades, which included associated drainage and flood improvements for the commercial core in Wallace. The city also coordinates with the Shoshone County Emergency in the development of the Multi-Jurisdictional Hazard Mitigation Plan (updated 2018) for disasters, including flooding. Title 14 of the city ordinance provides guidance and has adopted the September 26, 2008 Flood Insurance Study and Flood Insurance Rate Map (FIRM).

Major fires occurred in 1890 and 1910. The city and county undertook fuel remediation work ca. 2010 in the areas surrounding the city using local work crews. Forest fire presents a risk to houses within the historic district, especially along the South Hill and Placer Creek (King and Queen streets).

Snow loading of the flat roofs of the commercial buildings is a significant concern within the historic district. During the heavy 2008 snowfall the county utilized the National Guard to clear public building roofs. Snow accumulation was in excess of 5 feet on many of the flat roofs. Heavy snow in this climate is typically followed by heavy rain, resulting in loads of 100-200 tons on a typical commercial building. Removal of bearing walls, clogging of roof drains, and rot in the roof framing due to lack of ventilation have all contributed to the collapse of flat roofs. Roof systems on the historic commercial buildings are typically only rated for 20 psf (pounds per square foot) snow load, whereas the current code requirement for this area is 60 psf. The roof systems were originally designed on the assumption that the building would be fully occupied and heated, which along with a lack of insulation, would melt much of the snow throughout the winter. Lack of occupancy, heating system failure, and addition of insulation have contributed to making most flat roofs vulnerable to a heavy snow event.

Recommendations

The following recommendations support the proactive protection of historic properties and the quick recovery of businesses within the buildings and mitigation action items

identified in the 2018 *Multi-Jurisdictional Hazard Mitigation Plan* that relate to Wallace.

- 3.4.2-a. Seek FEMA grants to support repairs and upgrades to historic commercial buildings and brick chimneys on buildings within the average and above average Shoshone County Earthquake Vulnerability map areas to improve their resiliency during a seismic event (Figure 23 in the *Multi-Jurisdictional Hazard Mitigation Plan*). This should utilize existing National Register data to identify existing unreinforced masonry buildings within the historic district. This should involve consultation with a structural engineer experienced in assessing and working with historic unreinforced masonry buildings to prioritize which repairs and upgrades will have the greatest long-term benefit in terms of life safety and minimizing damage to historic buildings during a seismic event. The City of Port Townsend, Washington used a FEMA grant to evaluate and upgrade the below grade areaways (open volumes) under sidewalks within their historic district. Historic Carnegie Libraries are frequent recipients of FEMA grants to support seismic upgrades to the buildings.
- 3.4.2-b. City coordination with FEMA, the Shoshone County Floodplain Administrator, property owners, and the commission to conduct a workshop with FEMA and/or county representative to review the flood insurance rate maps and identify and prioritize risk potential to historic commercial buildings. This will provide a pathway to support grant applications seeking FEMA support for flood damage mitigation measures, which could include installing back-flow preventers on sewer lines for the priority buildings and wet proofing. All changes to historic buildings should comply with the U.S. Department of the Interior Guidelines on Flood Adaptation for Rehabilitating Historic Buildings (November 2019).
- 3.4.2-c. City coordination with Shoshone County to increase Wildland-Urban Interface Fire Mitigation Program participation and share updated information relating to policies for existing historic buildings and best practices for fire risk reduction. The commission will be the lead on helping the city to understand what if any potential impacts new policies and best practices have on historic buildings and where alternative approaches may be necessary to retain architectural integrity while still meeting performance goals.
- 3.4.2-d. City and county coordination to address roof improvements to improve performance during heavy snowfall. This should include identification of at risk roofs within the city, access routes, owner contact information, a protocol to implement in the event of a severe snowfall, and a reserve of emergency funding to hire snow shovelers. The potential damage to historic buildings from collapsing roofs is significant and the cost of rebuilding a collapsed roof is likely beyond the financial capacity of the local economy. For this reason, preventative steps are imperative. Competent laborers are often in short supply and can cost \$20/hr during a heavy snow based on previous events. Clearing the accumulation from heavy snow event from a typical commercial roof can require roughly 100 man-hours of labor, which is a significant expense and usually more than the total monthly rent for the building.

3.4.4. Public Outreach

Public outreach to raise awareness for the public benefit of historic preservation and what historic preservation involves is essential for the long term success of the city's historic preservation program and retention of the city's historic character. The role of the commission in public outreach is supported by the following two code sections:

- Section 12-2-6-M of Title 12 authorizes the commission to provide advice and guidance upon request to property owners or occupants on the restoration, alteration, decoration, landscaping or maintenance of any property located within a historic district or other property located within Wallace.
- Section 12-2-6-N of Title 12 authorizes the commission to participate in, promote and conduct public programs, educational, and interpretive programs pertaining to historic preservation and historic districts.

During the 1980s the Greater Wallace Community Development Corporation led a robust public outreach program that included showing educational films on historic preservation and main streets, developing a book, exhibits, brochures, and working with the areas businesses to cultivate donors and involvement in local historic preservation programs. Rick Masseno, a historic architect, was hired by the Greater Wallace Community Development Corporation as the executive director to lead preservation work in the city. Masseno had served as the program coordinator in San Francisco for the Mayor's Office of Community Development.

Today the city contains four museums, a public library, and hosts multiple events throughout the year. The peak tourism period generally begins in April and extends through the summer, declining by late October and remaining low through the end of March. Residents have developed several walking tours, including a Downtown Walking Tour and a Historic Homes and Churches Walking Tour.

Recommendations

The following recommendations support public outreach and interpretive efforts to continue to raise awareness for historic preservation.

- 3.4.4-a. Update and expand the existing trifold Frequently Asked Questions brochure to include as a flier for realtor distribution to new property purchasers that includes links to the historic preservation plan. The intent is to easily inform new and prospective buyers about Wallace's history and the role of historic preservation in supporting the long-term value of their investment. Early education is key to building the long-term connection of new residents with Wallace's history.
- 3.4.4-b. Post the historic preservation plan on the city's website for broad public access to the information.
- 3.4.4-c. Continue to build upon existing walking tours to include other aspects of the city's history.
- 3.4.4-d. Host a "How to research your property" event annually at one of the museums and the public library. This is an opportunity to connect property owners with past residents and to collect data from the research. Refer to recommendation 3.2.2-f. on page 38 for a PDF link to a sample brochure

providing guidance on how to conduct the research.

- 3.4.4-e. Conduct a workshop with the county assessor for people interested in researching their property to talk through what records are available and how to access them.
- 3.4.4-f. Continue outreach and engagement with recreation-oriented groups in developing bike routes and trails that support the integration of history into maps, the addition of interpretive elements for these trails, and to promote public trail use.
- 3.4.4-g. Recognize May as Idaho Archaeology and Historic Preservation Month. Nationally, May is considered Historic Preservation Month, which originated as National Preservation Week, started by the National Trust for Historic Preservation in 1973. The National Trust, the national historic preservation advocacy nonprofit organization, expanded the celebration to the entire month of May beginning in 2005. Coordinate with the Idaho State Historical Society to identify sponsored events and exhibits that could be held in Wallace.
- 3.4.4-h. Encourage the Wallace City Council to make a proclamation every year at the first May meeting that May is Historic Preservation Month, commending the value of historic preservation in the city. Use the official proclamation as an opportunity for the chair of the commission to give a brief “State of Historic Preservation” in the city to discuss historic preservation activities within the last year.
- 3.4.4-i. Create an awards program to recognize worthwhile historic rehabilitation or heritage-related projects that occurred throughout the year. This helps to create broader local awareness for work that is being done that contributes to heritage retention in the city. This can include both brick and mortar work as well as research and advocacy efforts.
- 3.4.4-j. Consider working towards one historic preservation month event to be held during May. Possibilities include a neighborhood walking tour, a workshop on researching historic properties, or a history trivia night at a local brewery or restaurant.
- 3.4.4-k. Continue to support the Fall for History Festival, held annually October 1 through 4, which includes tours of historic homes and churches and trolley rides to the historic Nine Mile Cemetery.
- 3.4.4-l. Coordinate with Preservation Idaho to identify areas where local and statewide advocacy efforts overlap and could be mutually beneficial and what training opportunities Preservation Idaho might have to support the commission and museums in supporting and guiding educational efforts.

3.4.5. Public/Private Programs

Public/private programs provide an important tool for providing grants and financing to support on historic buildings within Wallace. The Greater Wallace Community Development Corporation was active during the 1980s in generating public and private investment in Historic Wallace to support historic preservation. During this period the city also established a local improvement district to finance major structural repairs to the South Hill section of Wallace.

The following two programs have been developed by the Greater Wallace Community Development Corporation but are no longer in operation:

- Facade improvement, supporting repair and restoration work on commercial historic buildings in Wallace.
- A revolving fund, using the existing balance from the Wallace Community Housing Fund to purchase and rehabilitate substandard dwellings within the city for sale to qualifying buyers. Proceeds would then return to the fund to continue program activities.

Recommendations

- 3.4.5-a. Continue to work with the Idaho Heritage Trust as a 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 within the city. <http://idahoheritage.org/> The Idaho Heritage Trust has provided the following grants:
 - » Northern Pacific Depot, 1994, 1995, 2014
 - » Wallace District Mining Museum, 1994, 1998, 2013
 - » Sixth Street Melodrama, 1996, 2015
 - » Wallace Eagles Lodge, 1996
 - » Wallace Carnegie Library, 1997, 1998
 - » Holy Trinity Episcopal Church, 1999
 - » 1939 PWA Swimming Pool, 2000, 2003, 2018
 - » Shoshone Masonic Hall, 2004, 2011, 2015
 - » Wallace City Hall, 2006
 - » St. Alphonsus Catholic Church, 2006
 - » Nine Mile Cemetery Association, 2008
 - » United Methodist Church, 2010
 - » South Hill Stairs, 2012
 - » 1907 Shoshone County Courthouse, 2018
- 3.4.5-b. Consult with the Idaho Main Street Program and other communities involved in the program to determine if the Main Street Program could be a good fit for Wallace. More information is available at: <http://commerce.idaho.gov/community-programs/idaho-main-street-program/>. "Organizing a Successful Downtown Revitalization Program Using the Main Street Approach" is a book available through the Washington Department of Trade and Economic Development at: http://www.commerce.wa.gov/cted/documents/ID_160_Publications.pdf
- 3.4.5-c. Develop a roof and facade improvement program supporting the repair and restoration work on commercial historic buildings in Wallace. Roofs, although often not visible from grade, are essential to maintaining interior spaces and the building structure. Examples of cities and towns with such programs include:
 - » Nampa, provides design assistance and construction reimbursement for

downtown businesses of up to 50% (maximum \$40,000) of the cost of facade restoration as a 5-year forgivable loan. For more information see: <https://www.cityofnampa.us/1180/Facade-Program>; <https://www.mainstreet.org/blogs/national-main-street-center/2019/06/06/new-facade-improvement-fund-established-to-transfo>

- » Idaho Springs, Colorado; funded initially through a grant from the operators of the Henderson Mine and then from Freeport McMoRan (a mining company). Low or no cost loans are also available through Clear Creek Economic Development Corporation. For more information see: <https://colorado.gov/pacific/idahospings/news/2019-business-facade-mini-grant-program-idaho-springs>
- » Pocatello, 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, the program provides sign grants for new signs and restoring signs; awning and canopy grant; and facade improvements. For more information see: <https://www.downtownidahofalls.com/facade-grant-information/>
- » Caldwell, programs include a Local Business Improvement District program (the city pays 100% and the owner pays back 35% to the city over a 10-year period with no interest); Commercial Building Improvement grants (up to \$20,000); and the Hire and Reimburse program (city pays 35% of total project costs and the owner pays the rest). For more information see: <https://www.cityofcaldwell.org/departments/economic-development/urban-renewal>
- 3.4.5-d. Evaluate the Idaho Department of Commerce's Idaho Gem Grant and Community Block Grant programs for potential funding of provides funding for capital work projects that support economic development, this could potentially include window repairs and restoration at downtown hotels and apartments to support continued commercial use. Grant amounts are up to \$50,000.
 - » Gem Grant: <https://commerce.idaho.gov/communities/community-grants/idaho-gem-grant/>
 - » Community Block Grant: <https://commerce.idaho.gov/communities/community-grants/community-development-block-grant-cdbg/>
- 3.4.5-e. Evaluate the USDA Rural Development Initiative grants to support work on historic municipal, commercial, and multi-family residential buildings. For more information see: <https://www.rd.usda.gov/programs-services/rural-community-development-initiative-grants/id>
- 3.4.5-f. Evaluate the HUD Hope VI Main Street grant program for potential use by the city to support the rehabilitation of commercial buildings in downtown. The objectives of the program are to redevelop Main Street areas, preserve historic or traditional architecture or design features in Main Street areas, enhance economic

development efforts in Main Street areas, and provide affordable housing in Main Street areas. For more information see: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/grants/mainstreet

- 3.4.5-g. Evaluate the Paul Bruhn Historic Revitalization Grants Program for potential use by the city to support the rehabilitation of commercial buildings in downtown. This grant is intended to support National Register of Historic Places listed properties in rural communities. The City of Wallace as a Certified Local Government is eligible to apply as a grantee and subgrant to organizations within the city to undertake project work. The city should begin planning for this application and work with the Historic Preservation Commission to develop a list of potential projects to support economic development in Wallace amidst the COVID-19 pandemic and decreased tourism. For more information see: <https://www.nps.gov/orgs/1623/upload/Bruhn-5.pdf> and <https://www.nps.gov/orgs/1623/historic-revitalization-subgrant-program.htm>

Group in back of truck promoting Lee puncture proof tires in front of Frank and Kramer Garage in Wallace, Idaho. Wallace (Idaho), Frank and Kramer Garage [01], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



Chapter 4.0

GOALS, FINDINGS, AND PROPOSALS

Wallace is a unique, small city with well-preserved commercial and residential areas within a picturesque valley. While past efforts by residents helped Wallace retain its historic character, there is great potential for the city to protect its historic resources, better understand its heritage, and promote connection between long-time residents, newer residents, and visitors.

This chapter features a vision statement, mission statement, and three goals to guide ongoing work by the City's historic preservation program.

- A **vision statement** captures what community members value about their community's heritage and the long-term role they want historic preservation to have in shaping the character and growth of their community.
- A **mission statement** is directly connected to the vision statement, describing how the City's historic preservation program will work to support the City in achieving the vision.
- **Goals** are broadly-based statements intended to set forth the general principles that express priorities of community value and guide public policy to directly support mission and achieving the long-term vision.



Distant view of the city of Wallace. Panoramic photograph of Wallace, Idaho. Barnard Studio. Wallace (Idaho), Panorama [01], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library

- **Policies** are guidelines to integrate historic preservation into City decision-making in order to reach the goals by supporting coordinated development.
- **Proposals** are the possible courses of action available to the City, P&Z, and stakeholders to implement policies and achieve the goals.

4.1. VISION STATEMENT

The vision of the City of Wallace’s historic preservation is:

A Wallace that understands and stewards its heritage for the benefit of its residents and visitors.

4.2. MISSION STATEMENT

The mission of the City of Wallace’s historic preservation program is to:

Preserve Wallace’s historic resources through transparent public processes that educate and engage the public, share the city’s rich history, and promote community identity.

4.3. GOALS, POLICIES, AND IMPLEMENTATION

The following goals support the vision and mission of Wallace’s historic preservation program and will guide the program moving forward:

- **Goal 1: Expand understanding of Wallace’s rich history**
- **Goal 2: Protect Wallace’s historic resources**
- **Goal 3: Promote the community benefit of historic preservation**

Goal 1: Expand understanding of Wallace's rich history

Wallace has a fascinating and rich history, a history that includes a range of stories. The downtown core echoes the wealth of resources mined in the region and the surrounding housing stock reflects the people who worked in the mines, profited from the mines, and helped support the mines and surrounding industries. By expanding Wallace's history to include lesser known stories, it will help residents and visitors feel even more connected to the community. Furthermore, it is clear that local stories are known, but documenting those stories will help to share them with current and future generations so they are not forgotten. This goal seeks to encourage Wallace to actively engage with its history to preserve its historic resources, promote thoughtful growth and development, and nurture heritage tourism.

Policy 1.A. Support the documentation of Wallace's history

Although almost the entire city is a historic district, listed in both the National Register of Historic Places and Wallace Register of Historic Places, the nomination for the district is over 35 years old. The following proposals are suggestion to support this policy:

- **Proposal 1.A.1.** Develop a historic context statement for the entire city. This will update and expand the information included in the original and expanded boundaries nomination. See recommendation: 3.2.2-e.
- **Proposal 1.A.2.** Prepare a "How to Research Your Property" brochure, outlining the resources available locally for individuals to research their buildings. See recommendation: 3.2.2-f and 3.4.4-d, e.
- **Proposal 1.A.3.** Conduct intensive-level survey work on residential and commercial properties to expand the understanding of who occupied the buildings and how they were used. See recommendations: 3.2.2-a through d.

Policy 1.B. Update and maintain current data on Wallace's historic properties

Wallace needs to steward its own local register data so that it can be shared with the public so they may be educated and engaged with the process. The following proposals are suggestion to support this policy:

- **Proposal 1.B.1.** Include the city's Historic Preservation Ordinance designating the local historic district in the reference binders available for public use at City Hall. See recommendation: 3.2.3-a.
- **Proposal 1.B.2.** Maintain a local historic district map. See recommendation: 3.2.3-b.
- **Proposal 1.B.3.** Post the historic preservation plan on the city's website for broad public access. See recommendation: 3.4..4-b.
- **Proposal 1.B.4.** Update Title 13 removing content that is redundant with Title 12 to avoid conflicts and confusion and consolidate language regarding penalties to avoid confusion. See recommendations: 3.2.4-a, 3.2.6-a.
- **Proposal 1.B.5.** Adopt the Historic Preservation Plan as an element of the city's comprehensive plan. See recommendations: 3.1.2-a, 3.3.1-a.

Policy 1.C. Recognize May as Historic Preservation Month

Nationally, May is considered Historic Preservation Month and Idaho Archaeology and Historic Preservation Month. Preservation Month has its origins as National Preservation Week, which was started by the National Trust for Historic Preservation in 1973. The National Trust, the national historic preservation advocacy nonprofit organization, expanded the celebration to the entire month of May beginning in 2005. The following proposals are suggestions to support this Preservation Month policy:

- **Proposal 1.C.1.** Encourage City Council to make a proclamation at their first May meeting every year that May is Historic Preservation Month, commending the value of historic preservation in the city. Use the official proclamation as an opportunity for the chair of the commission to give a brief “State of Historic Preservation” in the city to discuss historic preservation activities within the last year. See recommendations: 3.4.4-g, h.
- **Proposal 1.C.2.** Create an awards program to recognize worthwhile historic rehabilitation or heritage-related projects that occurred throughout the year. See recommendation: 3.4.4-i.
- **Proposal 1.C.3.** Work towards one historic preservation month event to be held during May and continue to support existing programs supporting historic preservation. See recommendations: 3.4.4-j, k, l.

Policy 1.D. Integrate sustainability measures with historic preservation.

Sustainability avoids the depletion of our natural resources and historic preservation—which reuses our historic built environment—reduces the need for new construction and its consumption of energy, materials, and other resources. When old buildings are reused the energy already represented in those building (called “embodied energy”) is retained. As many efforts to promote energy efficiency and sustainability ignore the embodied energy and value in historic buildings, encouraging replacement of historic fabric with new materials, often in return for a financial incentive. The following proposals are suggestions to support this policy:

- **Proposal 1.D.1.** Support the use of energy rebates for historic buildings to lower operating costs and support the use of federal rehabilitation tax credits. See recommendations: 3.4.2-b, d and 3.4.1-a.
- **Proposal 1.D.2.** Work with property owners to conduct workshops and provide guidance on best practices for home improvements and repairs to commercial buildings reducing energy consumption. See recommendations: 3.4.2-a, c.

Goal 2: Protect Wallace’s historic resources

Historic preservation can help to retain and reinforce Wallace’s distinct character, a character that includes its historic built environment, social and cultural history, patterns of commerce and industry, and the surrounding natural environment. Protecting Wallace’s historic resources does not mean freezing Wallace in time but promoting policies that ensure change is sensitive to existing historic character and that buildings remain in active use.

Policy 2.A. Ensure new construction and development reinforces the historic character of the city.

Although much of Wallace is within a historic district, historic preservation is not meant to prevent change, only manage it in a sensitive manner. There is room in Wallace for new construction and development. However, new development should be compatible with the existing historic character in Wallace, which includes materials, massing, and form. The following proposals are suggestion to support this policy:

- **Proposal 2.A.1.** Support training for commission members to provide them with experience and training on how other commissions are managing new development. See recommendation: 3.1.1-a, b.
- **Proposal 2.A.2.** Support the integration of historic preservation and building code compliance to support occupant safety and historic building retention by reducing electrical fires. See recommendations: 3.3.4-a, b.
- **Proposal 2.A.3.** Updated Title 13 language to include setbacks within the general commercial district in order to retain the historic character and functional role of windows in historic buildings. See recommendation: 3.3.5-a.

Policy 2.B. Support the retention of historic buildings through compatible uses.

This policy recognizes that historic buildings can be endangered when they are vacant for long periods of time and if their original use does not match up well with contemporary building uses. Historic buildings remaining in the community is vital to retaining the identity that makes Wallace distinctive—even if these buildings may be reused in a new way. The following proposals are suggestions to support this policy:

- **Proposal 2.B.1.** Update the comprehensive plan to include language supporting the reuse and retention of historic buildings and prioritize residential growth within the historic district. See recommendations: 3.3.1-c, d.
- **Proposal 2.B.2.** Update capital repair plans for municipal properties and continue to seek funding to support the preservation of these buildings. See recommendations: 3.3.2-a, b.
- **Proposal 2.B.3.** Encourage and support property owners in the use of financial incentives for rehabilitation of historic buildings through the pursuit of FEMA grants and the implementation of mitigation action items identified in the 2018 Multi-Jurisdictional Hazard Mitigation Plan. See recommendation: 3.4.1-a, 3.4.2-a, b, c, d.

Policy 2.C. Limit demolition of and inappropriate changes to historic resources

Wallace has an incredible concentration of historic resources within its historic district and an important step to ensuring these resources remain for future generations is to limit demolition to only dire situations. Preventative measures and enforcement measures can help prevent unnecessary demolition and inappropriate alterations. The following proposals are suggestion to support this policy:

- **Proposal 2.C.1.** Require mothballing procedures for locally designated contributing historic buildings. See recommendation: 3.2.6-b.

- **Proposal 2.C.2.** Modify enforcement policies to provide additional tools that support long-term stewardship of properties. See recommendation: 3.2.6-c.
- **Proposal 2.C.3.** Develop and include a flier for realtor distribution to prospective and new property purchasers. See recommendation: 3.4.4-a.
- **Proposal 2.C.4.** Develop a facade improvement program supporting the repair and restoration work on commercial historic buildings in Wallace. See recommendation: 3.4.5-c.
- **Proposal 2.C.5.** The City should seek out grants supporting capital work projects that support economic development and historic preservation in Wallace. See recommendations: 3.4.5-d, e, f.

Policy 2.D. Support educational opportunities for P&Z and City Council

The Planning & Zoning (P&Z) Commission acts as a quasi-judicial body as it reviews and makes decisions on Certificates of Appropriateness (COA) for changes to historic properties. These decisions must be fair and based upon evidence, not the opinions of Commission members. Increased education will help the P&Z make informed and deliberate decisions, demonstrating their competency to the community and ensuring a fair process for all applicants. The following proposals are suggestion to support this policy:

- **Proposal 2.D.1.** Prepare a packet or binder for all incoming P&Z Commission members outlining the basics of historic preservation, how to deliberate in meetings, and the standards for decision-making. See recommendation: 3.1.1-c.
- **Proposal 2.D.2.** Seek out Certified Local Government (CLG) training opportunities with the Idaho State Historic Preservation Office (SHPO) or other nearby CLG programs. See recommendations: 3.1.1-a, b.
- **Proposal 2.D.3.** Hold an annual workshop with SHPO staff to train P&Z Commission on proper meeting procedures, the preservation ordinance, and appropriate use of the standards for decision-making. See recommendation: 3.1.1-d.

Goal 3: Promote the community benefit of historic preservation

Many if not most of Wallace’s residents understand that it is a historic place and value the community’s historic resources. To ensure that residents and property owners continue to value the built environment, information about historic preservation needs to be clear and easily accessible. Historic preservation extends beyond the well-designed architecture of Wallace’s most prominent buildings and can help Wallace prosper through thoughtful growth.

Policy 3.A. Promote broad understanding of historic preservation and its benefits.

The City should prioritize increased public outreach regarding historic preservation to help more people know the program and understand its purpose so they in turn can participate in it and support the program. The following proposals are suggestions to support this policy:

- **Proposal 3.A.1.** Update the city’s website to expand the information on the P&Z and historic preservation. See recommendation: 3.1.1-e.
- **Proposal 3.A.2.** Prepare a historic preservation resources brochure or list to include on the city website.

- **Proposal 3.A.3.** Raise awareness for the economic benefit of historic preservation within the community and steps that can be taken to support and grow this economic benefit. See recommendation: 3.3.1-b.
- **Proposal 3.A.3.** Consult with the Idaho Main Street Program to determine if the Main Street Program could be a good fit for Wallace. See recommendation: 3.4.5-b.

Policy 3.B. Support interpretive efforts.

Place continues to matter; a recent study by the National Trust for Historic Preservation indicates that over 90% of millennials support preservation efforts. However, preservation can be more than reusing old buildings, encouraging heritage tourism, or promoting sustainability—it can be an opportunity for education. Interpretation, which aims to help people understand and appreciate the importance of a place, is an avenue of education. The following proposals are suggestions to support this policy:

- **Proposal 3.B.1.** Consider starting a historic plaque program for the city’s historic resources. Rather than putting up a plaque on every building, consider developing signs at key locations throughout the community to help orient residents and visitors to the community’s history.
- **Proposal 3.B.2.** Promote existing and develop additional walking tours supporting both interpretive and potential school activity, field trip, or tourist event use. See recommendations: 3.4.4-c, f, j.
- **Proposal 3.B.3.** Connect the historic preservation program with the annual “Fall for History” event and other relevant historic activities. Connection can be as simple as asking to be a co-sponsor to cross promote the activity or inviting event organizers to attend P&Z meetings to share about their upcoming events. See recommendations: 3.4.4-j, k, l.

Exterior view of the Elks block shows Post office, Western Union office and others in Wallace, Idaho. Wallace (Idaho), Elks block, 1906, Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



Chapter 5.0

IMPLEMENTATION PLAN

The following section outlines an implementation plan for the proposals outlined in the previous chapter, Chapter 4: Goals, Policies, and Proposals. It divides the proposals into ongoing, short-term, mid-term, and long-term activities over a 15-year period starting in 2020 (2020-2035). The proposals are sequenced in order to help the planning department prioritize activities and build upon previous work.

- Ongoing: these proposals will continue each year and directly support the proposals outlined in each phase. Ongoing proposals emphasize continuing education for commission members and basic public outreach.
- Short-term: between 2020 and 2022. This phase focuses on administrative updates, funding for larger projects, and general commission and public education.
- Mid-term: between 2023 and 2025. This phase builds upon the ground work of the short-term projects, focusing on financial incentives for property owners and policy updates to support and encourage historic preservation.
- Long-term: between 2026 and 2035. This phase continues education and establishes key programs that will take more planning and financing to implement.

The proposals were developed from a review of the historic preservation ordinance, interviews with stakeholders, and a community online survey.

5.1. PROPOSALS

Ongoing

- **Proposal 1.B.2.** Maintain a local historic district map. See recommendation: 3.2.3-b.
- **Proposal 1.C.1.** Encourage City Council to make a proclamation at their first May meeting every year that May is Historic Preservation Month, commending the value of historic preservation in the city. Use the official proclamation as an opportunity for the chair of the commission to give a brief “State of Historic Preservation” in the city to discuss historic preservation activities within the last year. See recommendations: 3.4.4-g, h.
- **Proposal 2.A.1.** Support training for commission members to provide them with experience and training on how other commissions are managing new development. See recommendation: 3.1.1-a, b.
- **Proposal 2.C.5.** The City should seek out grants supporting capital work projects that support economic development and historic preservation in Wallace. See recommendations: 3.4.5-d, e, f.
- **Proposal 2.D.2.** Seek out Certified Local Government (CLG) training opportunities with the Idaho State Historic Preservation Office (SHPO) or other nearby CLG programs. See recommendations: 3.1.1-a, b.
- **Proposal 2.D.3.** Hold an annual workshop with SHPO staff to train P&Z Commission on proper meeting procedures, the preservation ordinance, and appropriate use of the standards for decision-making. See recommendation: 3.1.1-d.
- **Proposal 3.B.2.** Promote existing and develop additional walking tours supporting both interpretive and potential school activity, field trip, or tourist event use. See recommendations: 3.4.4-c, f, j.
- **Proposal 3.B.3.** Connect the historic preservation program with the annual “Fall for History” event and other relevant historic activities. Connection can be as simple as asking to be a co-sponsor to cross promote the activity or inviting event organizers to attend P&Z meetings to share about their upcoming events. See recommendations: 3.4.4-j, k, l.

Short-term

- **Proposal 1.A.2.** Prepare a “How to Research Your Property” brochure, outlining the resources available locally for individuals to research their buildings. Include a link to this resource on the city website. See recommendation: 3.2.2-f and 3.4.4-d, e.
- **Proposal 1.B.1.** Include the city’s Historic Preservation Ordinance designating the local historic district in the reference binders available for public use at City Hall. See recommendation: 3.2.3-a.
- **Proposal 1.B.3.** Post the historic preservation plan on the city’s website for broad public access. See recommendation: 3.4.4-b.

- **Proposal 1.B.5.** Adopt the Historic Preservation Plan as an element of the city’s comprehensive plan. See recommendations: 3.1.2-a, 3.3.1-a.
- **Proposal 2.B.3.** Encourage and support property owners in the use of financial incentives for rehabilitation of historic buildings through the pursuit by the City of FEMA grants and the implementation of mitigation action items identified in the 2018 Multi-Jurisdictional Hazard Mitigation Plan. See recommendation: 3.4.1-a, 3.4.2-a, b, c, d.
- **Proposal 2.C.3.** Develop and include a flier for realtor distribution to prospective and new property purchasers. Include this flier on the city website. See recommendation: 3.4.4-a.
- **Proposal 2.D.1.** Prepare a packet or binder for all incoming P&Z Commission members outlining the basics of historic preservation, how to deliberate in meetings, and the standards for decision-making. See recommendation: 3.1.1-c.
- **Proposal 3.A.1.** Update the city’s website to expand the information on the P&Z and historic preservation. See recommendation: 3.1.1-e.
- **Proposal 2.A.2.** Support the integration of historic preservation and building code compliance to support occupant safety and historic building retention. See recommendations: 3.3.1-d, 3.3.4-a.
- **Proposal 1.D.1.** Support the use of energy rebates for historic buildings to lower operating costs and support the use of federal rehabilitation tax credits. See recommendations: 3.4.2-b, d and 3.4.1-a.

Mid-term

- **Proposal 1.B.4.** Update Title 13 removing content that is redundant with Title 12 to avoid conflicts and confusion and consolidate and update language in Title 12. See recommendations: 3.2.4-a, 3.2.6-a, 3.3.5-a.
- **Proposal 3.A.3.** Consult with the Idaho Main Street Program to determine if the Main Street Program could be a good fit for Wallace. See recommendation: 3.4.5-b.
- **Proposal 2.C.4.** Develop a facade improvement program supporting the repair and restoration work on commercial historic buildings in Wallace. See recommendation: 3.4.5-c.
- **Proposal 1.C.2.** Create an awards program to recognize worthwhile historic rehabilitation or heritage-related projects that occurred throughout the year. See recommendation: 3.4.4-i.
- **Proposal 1.C.3.** Work towards one historic preservation month event to be held during May and continue to support existing programs supporting historic preservation. See recommendations: 3.4.4-j, k, l.
- **Proposal 2.C.2.** Modify enforcement policies to provide additional tools that support long-term stewardship of properties. See recommendation: 3.2.6-c.
- **Proposal 3.A.3.** Raise awareness for the economic benefit of historic preservation within the community and steps that can be taken to support and grow this economic benefit. See recommendation: 3.3.1-b.
- **Proposal 1.A.3.** Conduct intensive-level survey work on residential and commercial properties to expand the understanding of who occupied the buildings and how they were used. See recommendations: 3.2.2-a through d.

Long-term

- **Proposal 1.D.2.** Work with property owners to conduct workshops and provide guidance on best practices for home improvements and repairs to commercial buildings reducing energy consumption. See recommendations: 3.4.2-a, c.
- **Proposal 2.B.2.** Update capital repair plans for municipal properties and continue to seek funding to support the preservation of these buildings. See recommendations: 3.3.2-a, b.
- **Proposal 2.C.1.** Require mothballing procedures for locally designated contributing historic buildings. See recommendation: 3.2.6-b.
- **Proposal 3.B.1.** Consider starting a historic plaque program for the city’s historic resources. Rather than putting up a plaque on every building, consider developing signs at key locations throughout the community to help orient residents and visitors to the community’s history.
- **Proposal 1.A.1.** Develop a historic context statement for the entire city. This will update and expand the information included in the original and expanded boundaries National Register nomination. See recommendation: 3.2.2-e.
- **Proposal 2.B.1.** Update the comprehensive plan to include language supporting the reuse and retention of historic buildings and prioritize residential growth within the historic district. See recommendations: 3.3.1-c, d.

The following tables organize the ongoing, short term, mid-term, and long term recommendations and identify a lead entity and suggested participants. The “lead entity” is the group or individual responsible with completing the work, while the suggested participants are those that will assist the lead entity or need to be involved. When the City of Wallace is listed that indicates staff people. P&Z will include volunteers from the Planning & Zoning Commission. A consultant is listed when the amount of work indicated likely necessitates hiring a professional to lead the work.

TABLE 5.1. ONGOING TASKS

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 1.B.2.		
Maintain a local historic district map. This map should be adopted and maintained as the local historic district map for public use and reference. This map should be updated annually, or as needed.	City of Wallace	City of Wallace, P&Z
Proposal 1.C.1.		
Encourage City Council to make a proclamation at their first May meeting every year that May is Historic Preservation Month, commending the value of historic preservation in the city. Have the chair of the commission to give a brief “State of Historic Preservation” in the city to discuss historic preservation activities within the last year. See recommendations: 3.4.4-g, h.	P&Z	P&Z, City Council

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 2.A.1. and Proposal 2.D.2		
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. See recommendation: 3.1.1-a.	P&Z	P&Z, SHPO
Apply for a grant from the Idaho State Historic Preservation Office to send two members to the National Alliance of Preservation Commissions' CAMP program. These commissioners will then brief the full commission and interested public on the training and best practices learned through the program. See recommendation: 3.1.1-b.	P&Z	P&Z, Volunteers
Proposal 2.C.5.		
The City should seek out grants supporting capital work projects that support economic development and historic preservation in Wallace. See recommendations: 3.4.5-d, e, f.	P&Z	P&Z, Volunteers, Consultant
Proposal 2.D.3.		
Hold an annual workshop with SHPO staff to train P&Z Commission on proper meeting procedures, the preservation ordinance, and appropriate use of the standards for decision-making. See recommendation: 3.1.1-d.	P&Z	P&Z, SHPO
Proposal 3.B.2.		
Promote existing and develop additional walking tours supporting both interpretive and potential school activity, field trip, or tourist event use. See recommendations: 3.4.4-c, f, j.	P&Z	P&Z, Museums, City Council
Proposal 3.B.3.		
Connect the historic preservation program with the annual "Fall for History" event and other relevant historic activities. Connection can be as simple as asking to be a co-sponsor to cross promote the activity or inviting event organizers to attend P&Z meetings to share about their upcoming events. See recommendations: 3.4.4-j, k, l.	P&Z	P&Z, Museums, City Council

TABLE 5.2. SHORT-TERM

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 1.A.2.		
Prepare a “How to Research Your Property” brochure, outlining the resources available locally for individuals to research their buildings. Include a link to this resource on the city website. See recommendation: 3.2.2-f and 3.4.4-d, e.	P&Z Volunteers	P&Z, Museums, Volunteers
Proposal 1.B.1.		
Include the city’s Historic Preservation Ordinance designating the local historic district in the reference binders available for public use at City Hall. See recommendation: 3.2.3-a.	City of Wallace	City of Wallace, P&Z
Proposal 1.B.3.		
Post the historic preservation plan on the city’s website for broad public access. See recommendation: 3.4.4-b.	City of Wallace	City of Wallace, P&Z
Proposal 1.B.5.		
Adopt the Historic Preservation Plan as an element of the city’s comprehensive plan. See recommendations: 3.1.2-a, 3.3.1-a.	City Council	City Council, P&Z, City of Wallace
Proposal 2.B.3.		
Encourage and support property owners in the use of financial incentives for rehabilitation of historic buildings through the pursuit by the City of FEMA grants and the implementation of mitigation action items identified in the 2018 Multi-Jurisdictional Hazard Mitigation Plan. See recommendation: 3.4.1-a, 3.4.2-a, b, c, d.	P&Z	P&Z, City Council, City of Wallace
Proposal 2.C.3.		
Develop and include a flier for realtor distribution to prospective and new property purchasers. Include this flier on the city website. See recommendation: 3.4.4-a.	P&Z	P&Z, City of Wallace
Proposal 2.D.1.		
Prepare a packet or binder for all incoming P&Z Commission members outlining the basics of historic preservation, how to deliberate in meetings, and the standards for decision-making. See recommendation: 3.1.1-c.	Consultant	P&Z, City of Wallace

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 3.A.1.		
Update the city’s website to expand the information on the P&Z and historic preservation. See recommendation: 3.1.1-e.	City of Wallace	City of Wallace, P&Z
Proposal 2.A.2.		
Support the integration of historic preservation and building code compliance to support occupant safety and historic building retention. See recommendations: 3.3.1-d, 3.3.4-a.	City Council	P&Z, City of Wallace
Proposal 1.D.1.		
Support the use of energy rebates for historic buildings to lower operating costs and support the use of federal rehabilitation tax credits. See recommendations: 3.4.2-b, d and 3.4.1-a.	City Council	P&Z, City of Wallace

TABLE 5.3. MID-TERM

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 1.B.4.		
Update Title 13 removing content that is redundant with Title 12 to avoid conflicts and confusion and consolidate and update language in Title 12. See recommendations: 3.2.4-a, 3.2.6-a, 3.3.5-a.	City Attorney	P&Z, City Council, City of Wallace
Proposal 3.A.3.		
Consult with the Idaho Main Street Program to determine if the Main Street Program could be a good fit for Wallace. See recommendation: 3.4.5-b.	P&Z	P&Z, downtown business and property owners
Proposal 2.C.4.		
Develop a facade improvement program supporting the repair and restoration work on commercial historic buildings in Wallace. See recommendation: 3.4.5-c.	Consultant	P&Z, City Council, City of Wallace, Consultant
Proposal 1.C.2.		
Create an awards program to recognize worthwhile historic rehabilitation or heritage-related projects that occurred throughout the year. See recommendation: 3.4.4-i.	P&Z	P&Z, Volunteers

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 1.C.3.		
Work towards one historic preservation month event to be held during May and continue to support existing programs supporting historic preservation. See recommendations: 3.4.4-j, k, l.	P&Z	P&Z, Volunteers, Museums
Proposal 2.C.2.		
Modify enforcement policies to provide additional tools that support long-term stewardship of properties. See recommendation: 3.2.6-c.	P&Z	P&Z, City Council, City Attorney, City of Wallace
Proposal 3.A.3.		
Raise awareness for the economic benefit of historic preservation within the community and steps that can be taken to support and grow this economic benefit. See recommendation: 3.3.1-b.	P&Z	P&Z, City Council, City of Wallace, Volunteers
Proposal 1.A.3.		
Conduct intensive-level survey work on residential and commercial properties to expand the understanding of who occupied the buildings and how they were used. See recommendations: 3.2.2-a through d.	Consultant	P&Z, Consultant, Volunteers

TABLE 5.4. LONG-TERM

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 1.D.2.		
Work with property owners to conduct workshops and provide guidance on best practices for home improvements and repairs to commercial buildings reducing energy consumption. See recommendations: 3.4.2-a, c.	P&Z	P&Z, SHPO, Consultant, Crafts and/or trades people
Proposal 2.B.2.		
Update capital repair plans for municipal properties and continue to seek funding to support the preservation of these buildings. See recommendations: 3.3.2-a, b.	City Council	P&Z, City Council, City of Wallace
Proposal 2.C.1.		
Require mothballing procedures for locally designated contributing historic buildings. See recommendation: 3.2.6-b.	City Council	P&Z, City Council, City of Wallace

RECOMMENDATION	LEAD ENTITY	SUGGESTED PARTICIPANTS
Proposal 3.B.1.		
Consider starting a historic plaque program for the city's historic resources. Rather than putting up a plaque on every building, consider developing signs at key locations throughout the community to help orient residents and visitors to the community's history.	P&Z	P&Z, City Council, Museums
Proposal 1.A.1.		
Develop a historic context statement for the entire city. This will update and expand the information included in the original and expanded boundaries National Register nomination. See recommendation: 3.2.2-e.	Consultant	P&Z, Volunteers, Consultant
Proposal 2.B.1.		
Update the comprehensive plan to include language supporting the reuse and retention of historic buildings and prioritize residential growth within the historic district. See recommendations: 3.3.1-c, d.	City Council	City Council, P&Z

Exterior view of the Worstell Co. Store building. A variety of furnishings and housewares can be seen through the windows. A street lamp hangs in the foreground of the photo. Wallace (Idaho), Worstell Co. Store, 1917, Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



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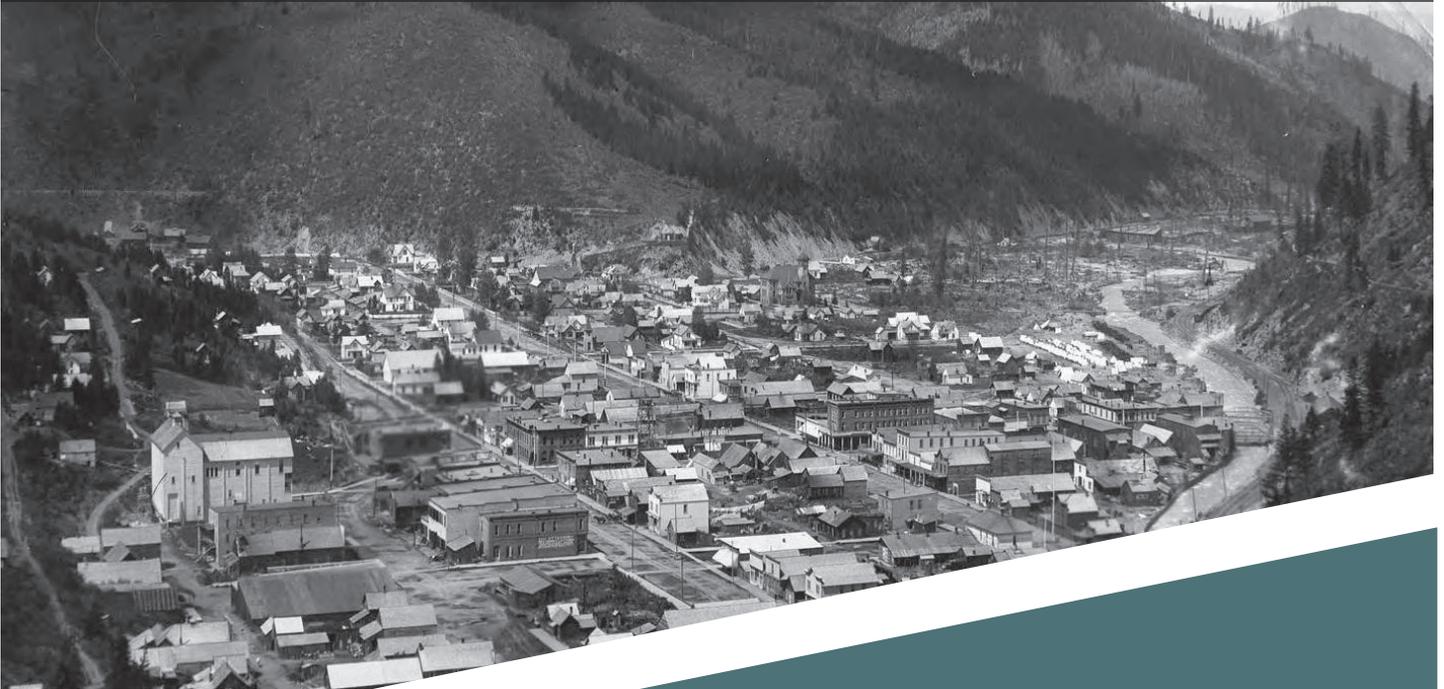
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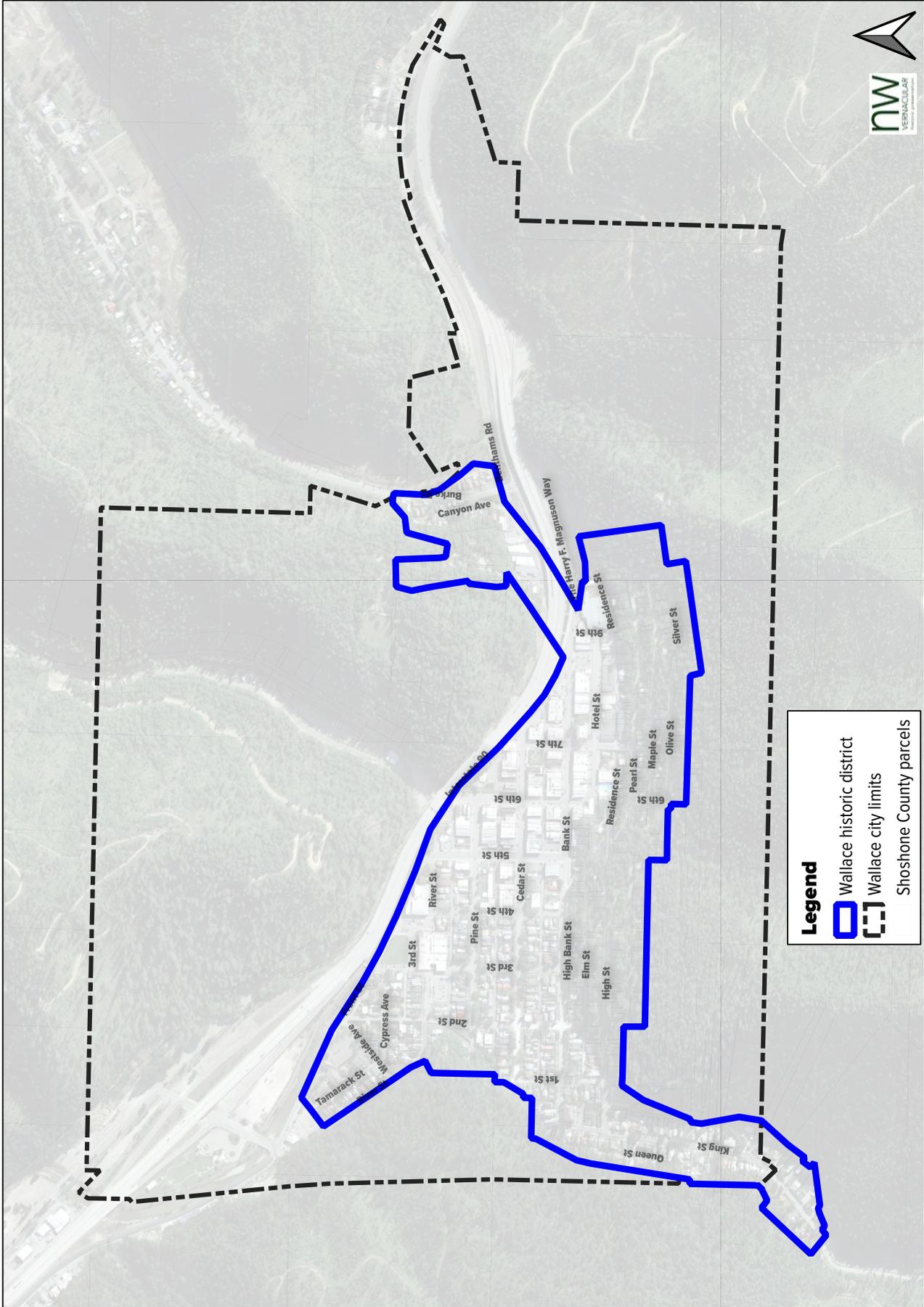
With soldiers camp. Distant view of the town. Wallace (Idaho), 1899 [03], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



APPENDIX A.0

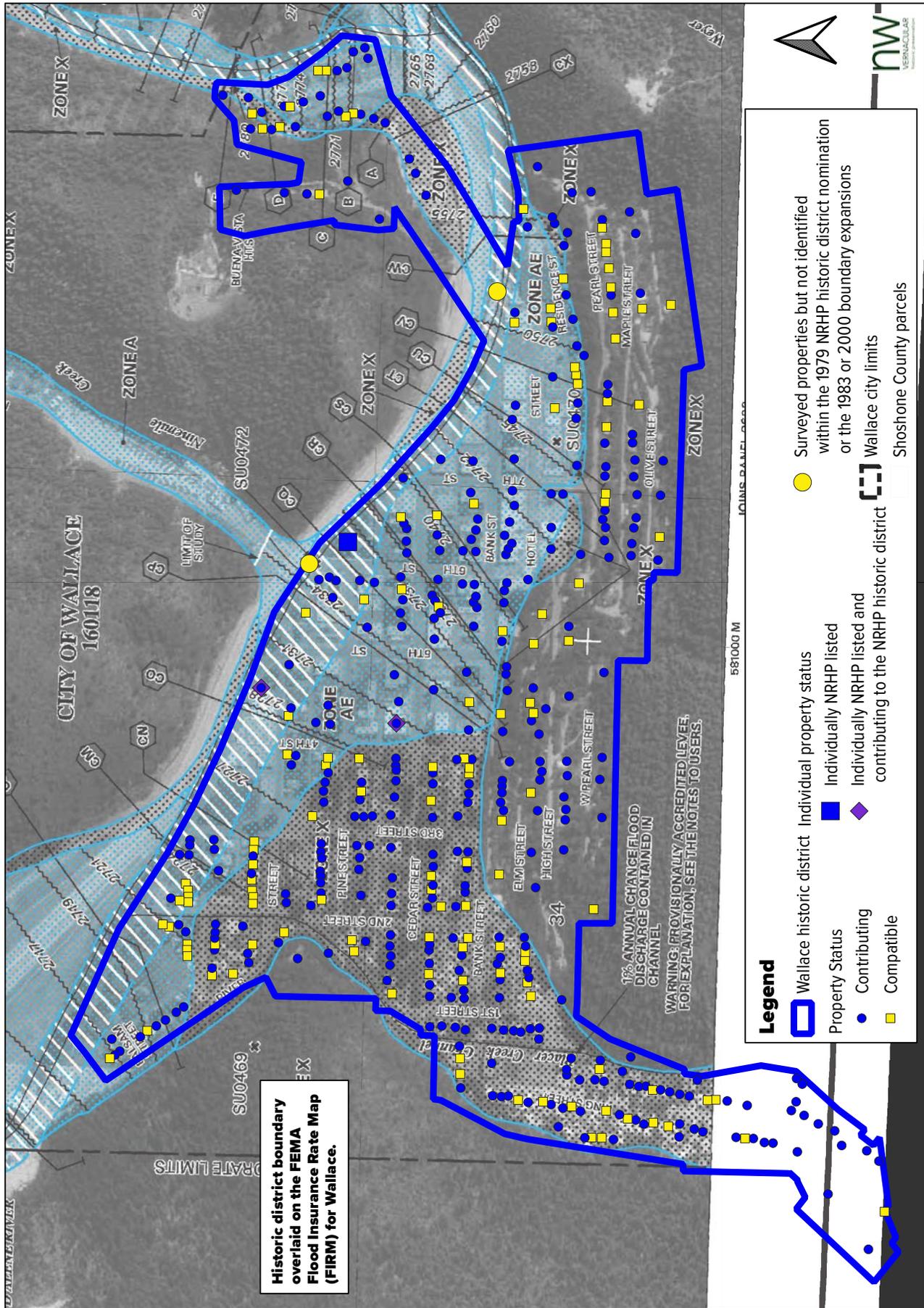
MAPS

The following pages include maps that support or illustrate previous sections in the plan.



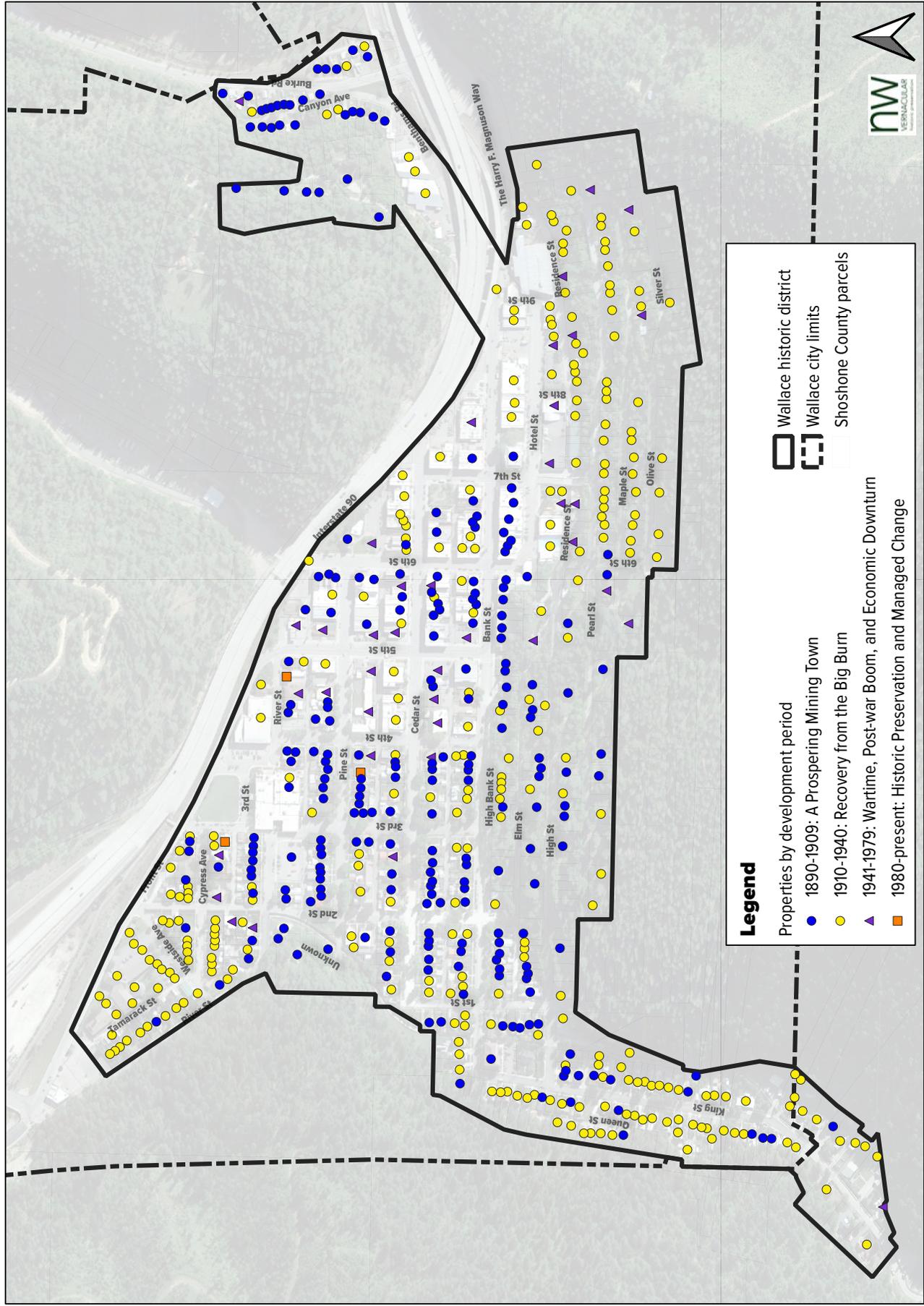
Map 1. City Overview

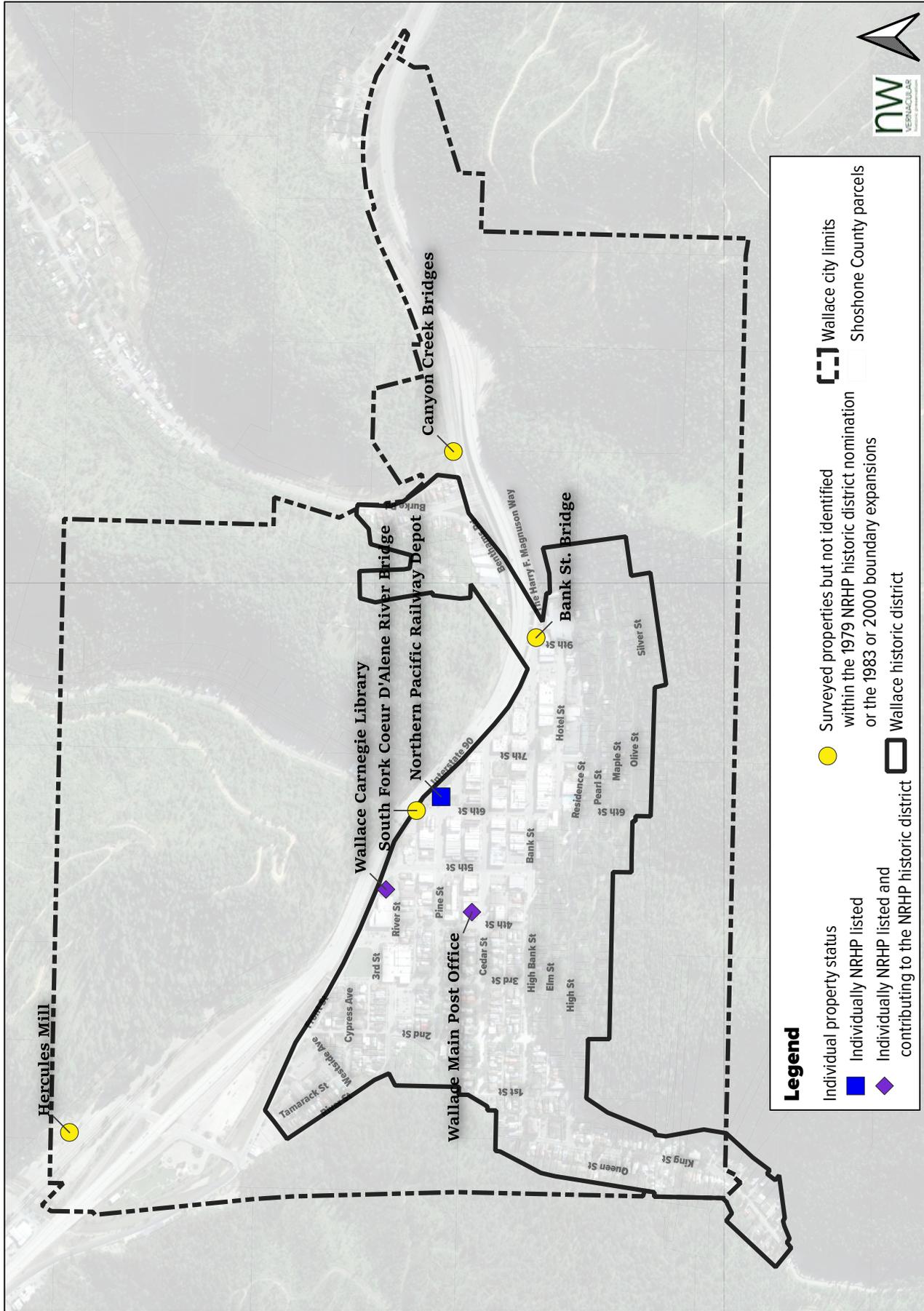
This map provides an overview of the Wallace historic district relative to the Wallace city limits.



Map 2. FIRM and Historic Resources

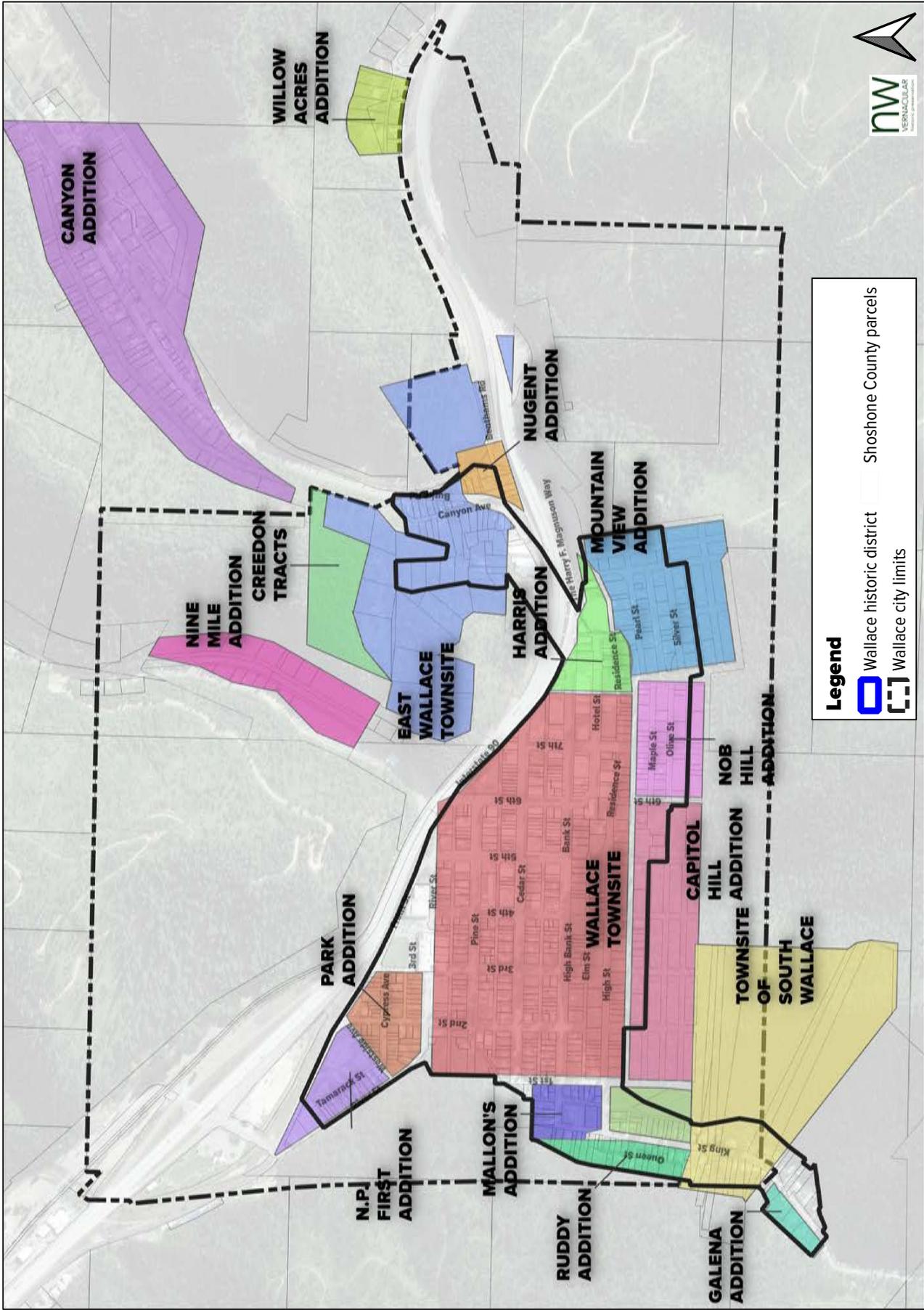
This map shows historic resources within the city relative to the FIRM to illustrate the importance of planning for disaster management.





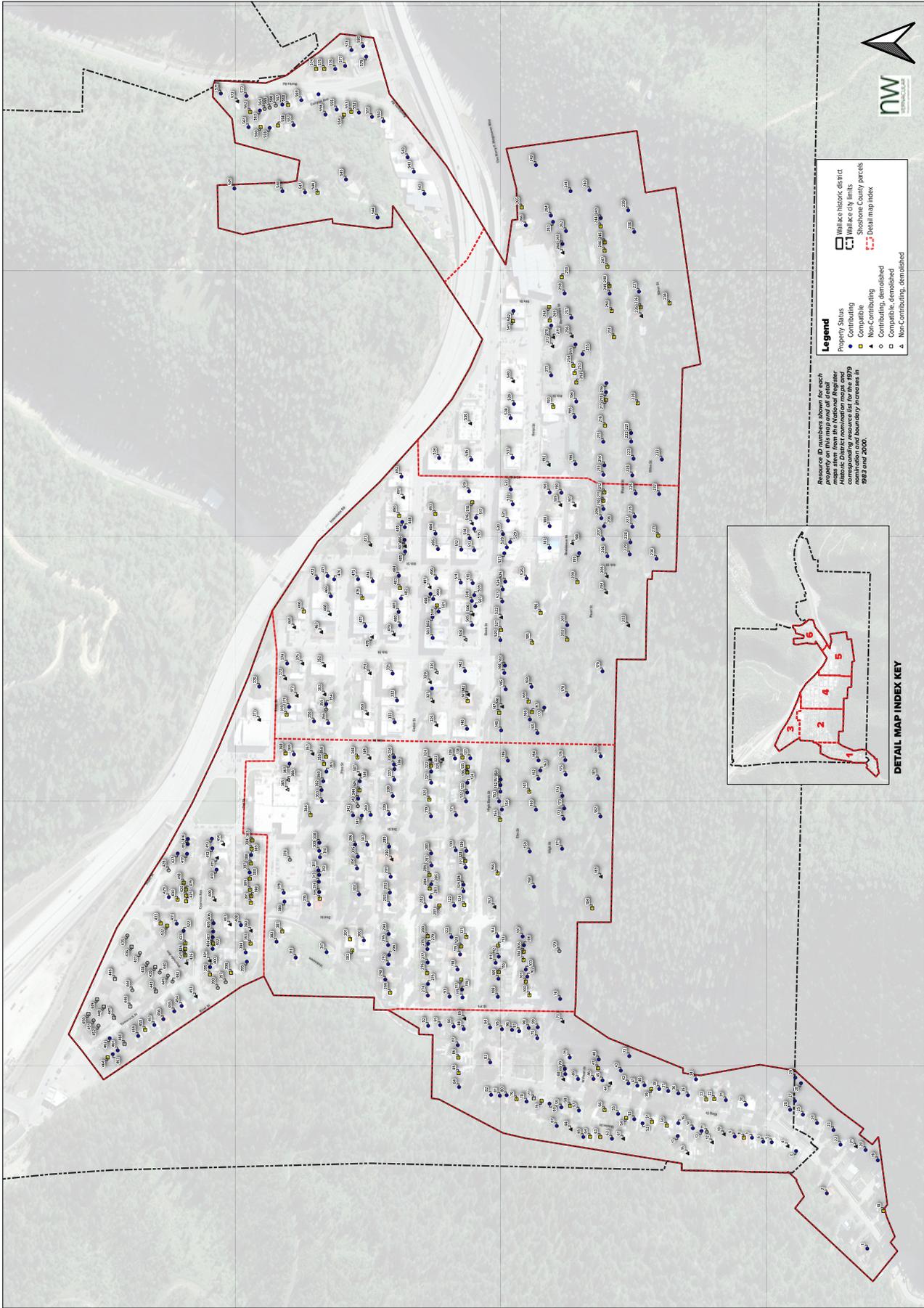
Map 4. Individual Property Status

This map shows properties that are individually listed to the National Register of Historic Places (NRHP) as well as previously surveyed properties.



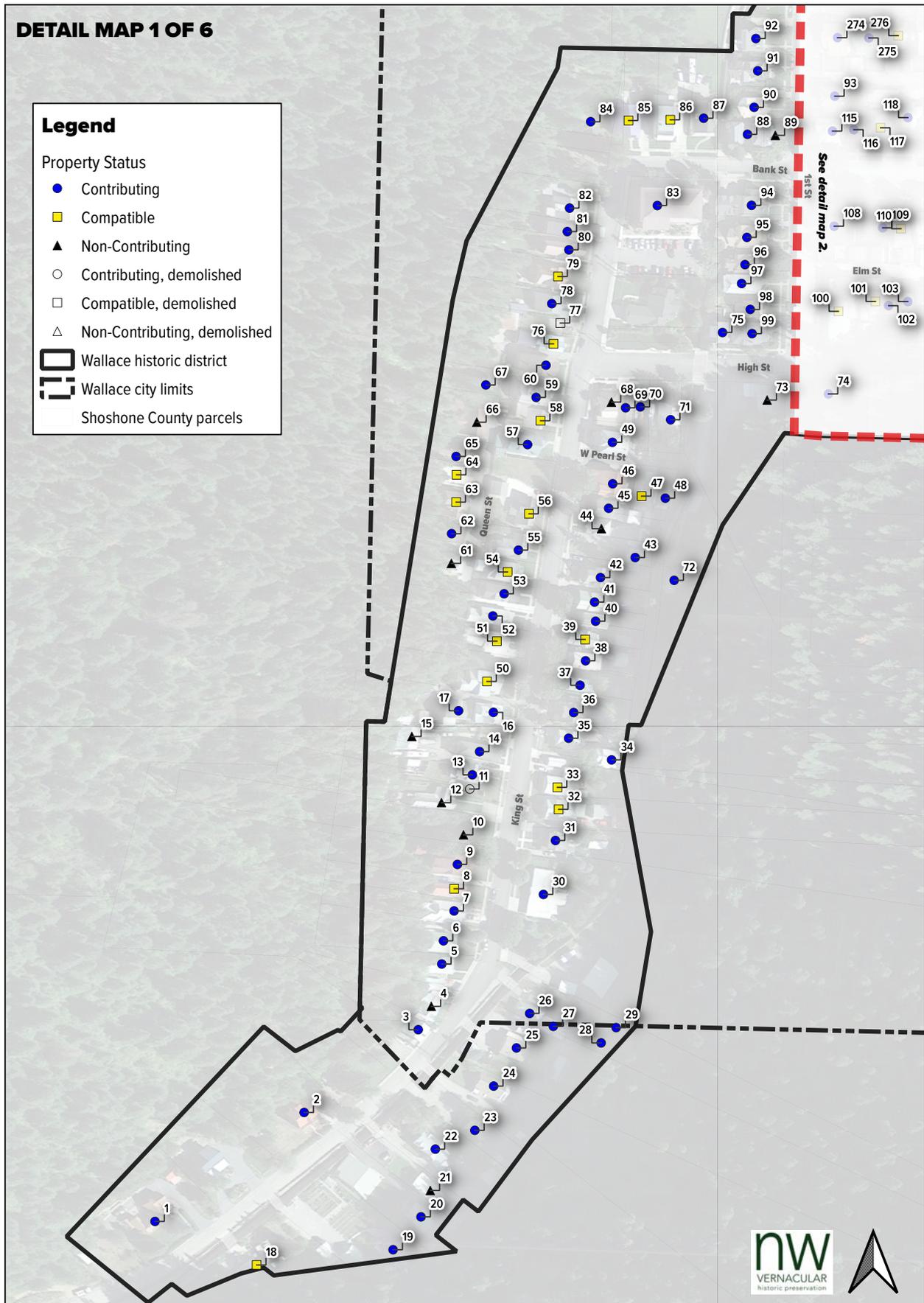
Map 5. Plats

This map shows plats relative to the Wallace historic district and city limits.

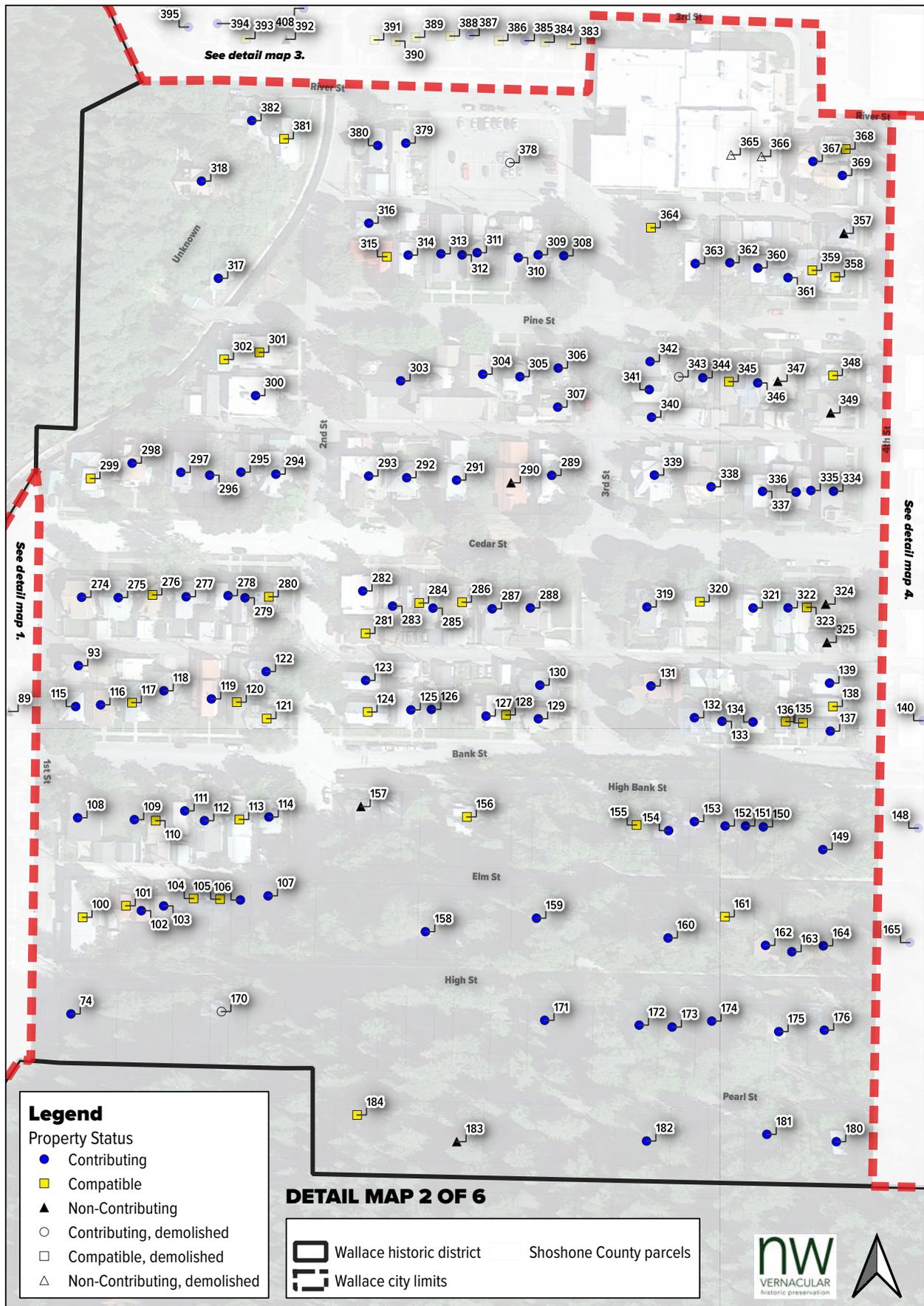


Map 6. Historic District

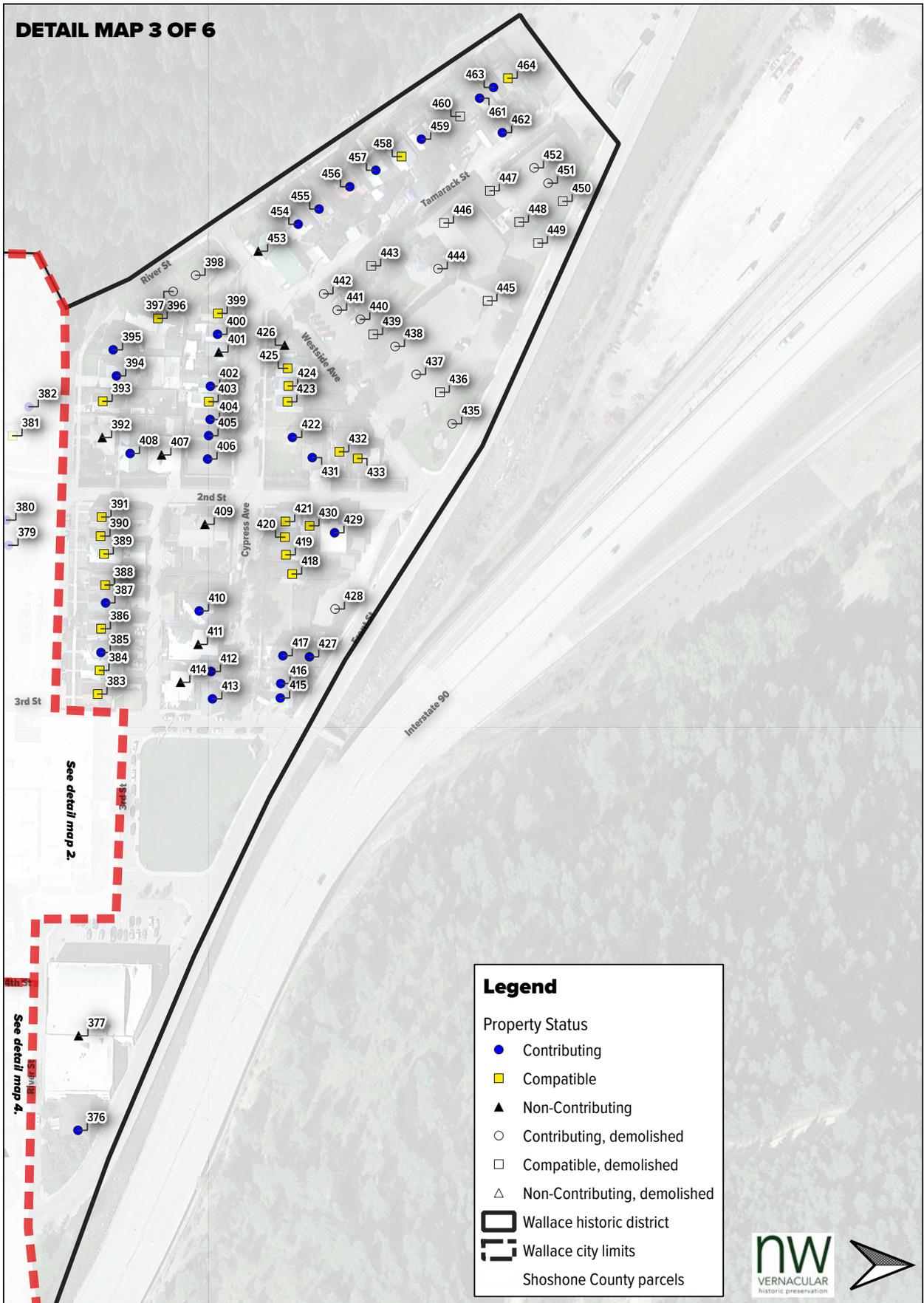
This map shows property status within the Wallace historic district based on the 1979 nomination and 1983 and 2000 boundary increases.



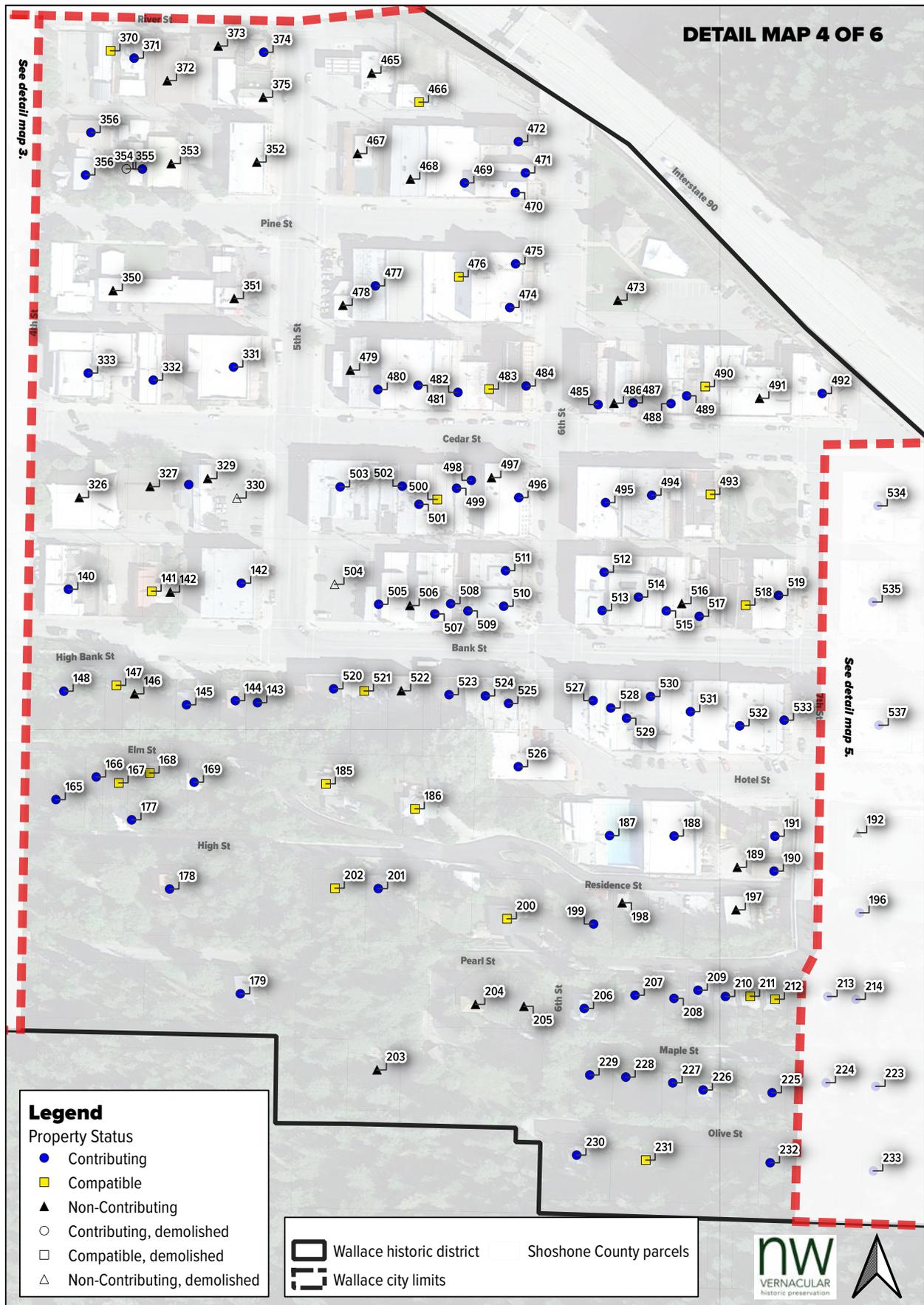
Map 7. Historic District Detail Map



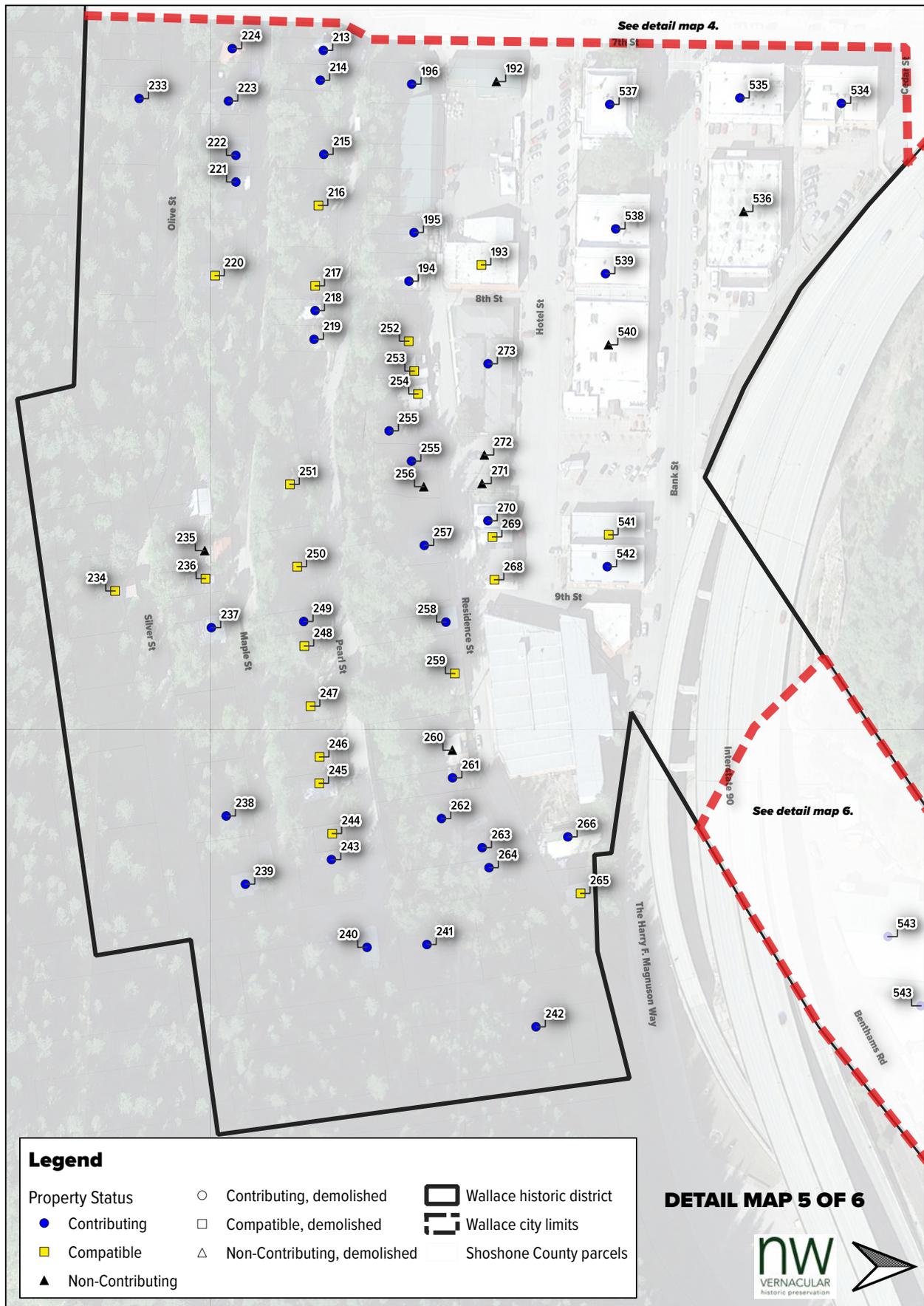
Map 8. Historic District Detail Map



Map 9. Historic District Detail Map

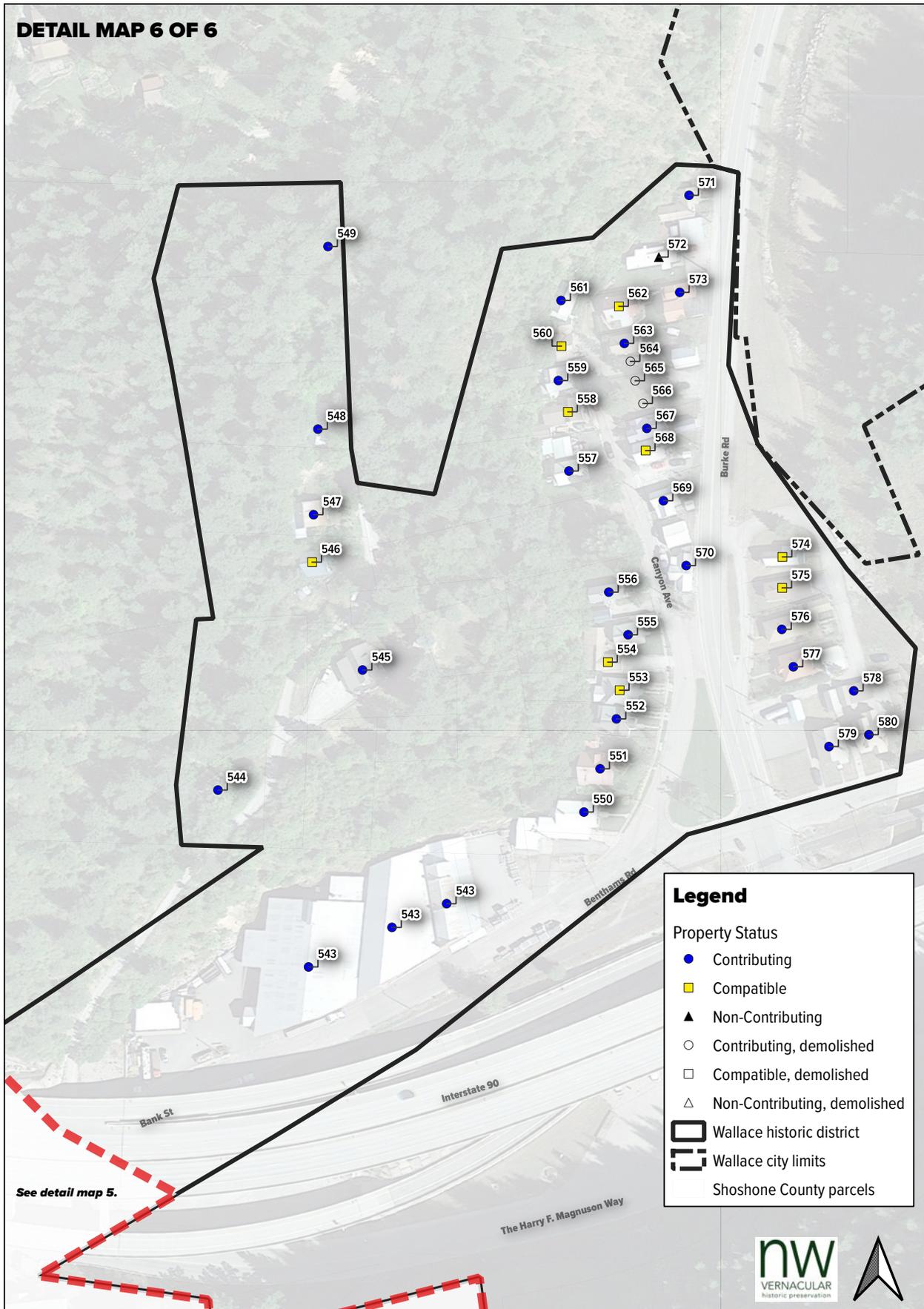


Map 10. Historic District Detail Map



Map 11. Historic District Detail Map

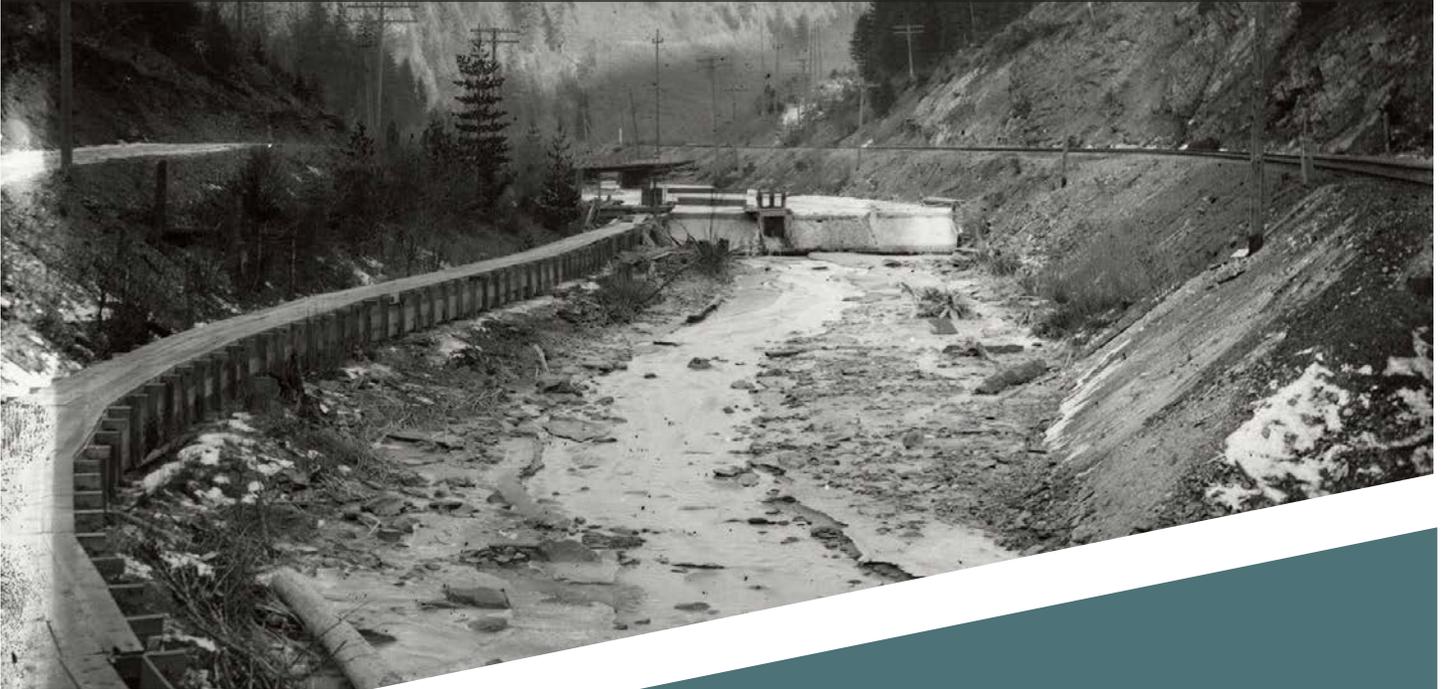
DETAIL MAP 6 OF 6



See detail map 5.

Map 12. Historic District Detail Map

The Coeur d'Alene River with the railroad along the side near Wallace, Idaho. Taken for H.L. Day. Coeur d'Alene River [37], Barnard-Stockbridge Photograph Collection, Digital Initiatives, University of Idaho Library.



APPENDIX B.0

COMMUNITY SURVEY

COMMUNITY SURVEY QUESTIONS

The following text is what was included in the community survey that was posted online, with a link available via flyers posted around town.

Introduction

The City of Wallace received a grant from the National Park Service through the Idaho State Historic Preservation Office to prepare a historic preservation plan to guide historic preservation efforts in the city for the next 15-20 years. This survey will help the consultants, Northwest Vernacular, gather data about Wallace. 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 valuable in Wallace for the benefit of residents and visitors alike.

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.

Questions

1. Please tell us about yourself and your connection to Wallace's heritage. Please choose all responses that describe you:
 - Do you live in Wallace?
 - Do you own a business located in Wallace?
 - Educator or student?
 - Do you have a general interest in history or historic preservation?
 - Do you utilize businesses in Wallace?
 - Do you live in a historic property?
 - Do you own a historic property?
 - Do you deal with history or historic preservation in your profession?
 - Do you work in real estate or the building trades?
 - Have you ever completed a project which went through historic review with the Historic Preservation Commission (Planning & Zoning Commission)?
2. Prior to this survey, did you know that the City of Wallace has a historic preservation program with a Historic Preservation Commission?
 - Yes
 - No
3. Why do you think it is important to preserve and celebrate Wallace's heritage? Please select up to three responses:
 - Raises awareness of Wallace's history and emphasizes community pride
 - Supports retention of historic character
 - Provides an educational opportunity for teaching the city's history
 - Improves quality of life and creates a livable community for long term and newer residents
 - It can encourage tourists to visit Wallace
 - Helps us value our past and share it with future generations
4. How do you feel historic preservation is viewed in your community? Please select all that apply:
 - It's seen as an asset to the community
 - It's seen as a hindrance
 - It's not well understood
 - Other (please specify):
5. Do you think the City values Wallace's historic buildings?
 - Yes
 - No
6. Do you think the City adequately educates the public about Wallace's history?
 - Yes
 - No

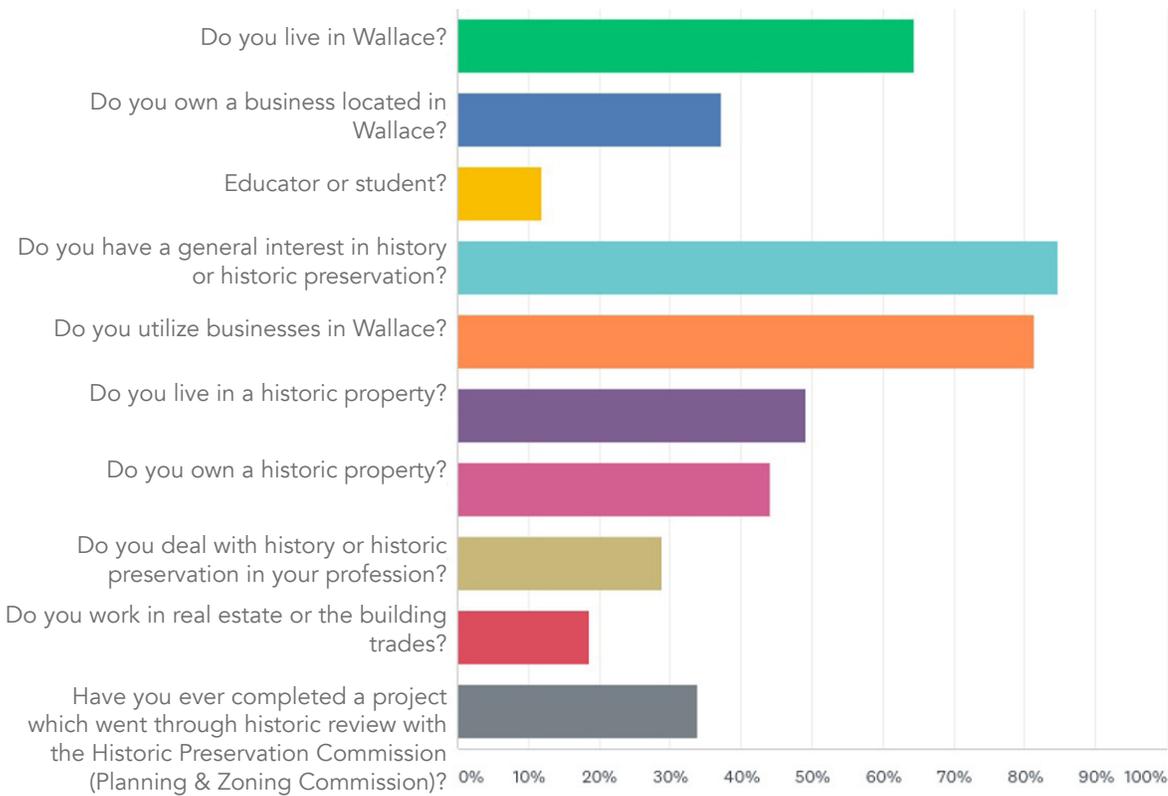
7. How should the City promote historic preservation projects and programs? Please select all that apply.
- o City website
 - o Social media (Facebook, Instagram, Twitter)
 - o Newsletters
 - o Tours
 - o Plaques on historic buildings
 - o Awards
 - o Historic Preservation month events
 - o Grants or loans to historic property owners
 - o Other (please specify):
8. What do you consider the biggest priority for historic preservation in Wallace? Choose up to 2 priorities.
- o Encourage more adaptive reuse (renovation) projects
 - o Identify and document historic properties in the city
 - o Increase the number of properties included in the Wallace Historic District
 - o Public outreach/education to raise awareness on the benefits of historic preservation
 - o Increase use of financial incentives available to historic properties
 - o Celebrate the city's heritage
 - o Other (please specify):
9. What do you consider the biggest challenge for historic preservation efforts in the city of Wallace? Choose up to 2 challenges.
- o Design review/regulation
 - o Lack of community interest
 - o Cost of sensitive historic rehabilitations
 - o Property owner deferred maintenance
 - o Other (please specify):
10. What is the biggest challenge to maintaining a historic property? Choose up to 2 challenges.
- o Following guidelines for work on historic properties
 - o Having money to spend on maintenance and repairs
 - o Finding qualified and affordable contractors to do the work
 - o Finding the time to do the work
 - o Knowing and prioritizing what needs to be done
 - o Knowing how to do the work in a compatible way
 - o Other (please specify):

COMMUNITY SURVEY RESPONSES

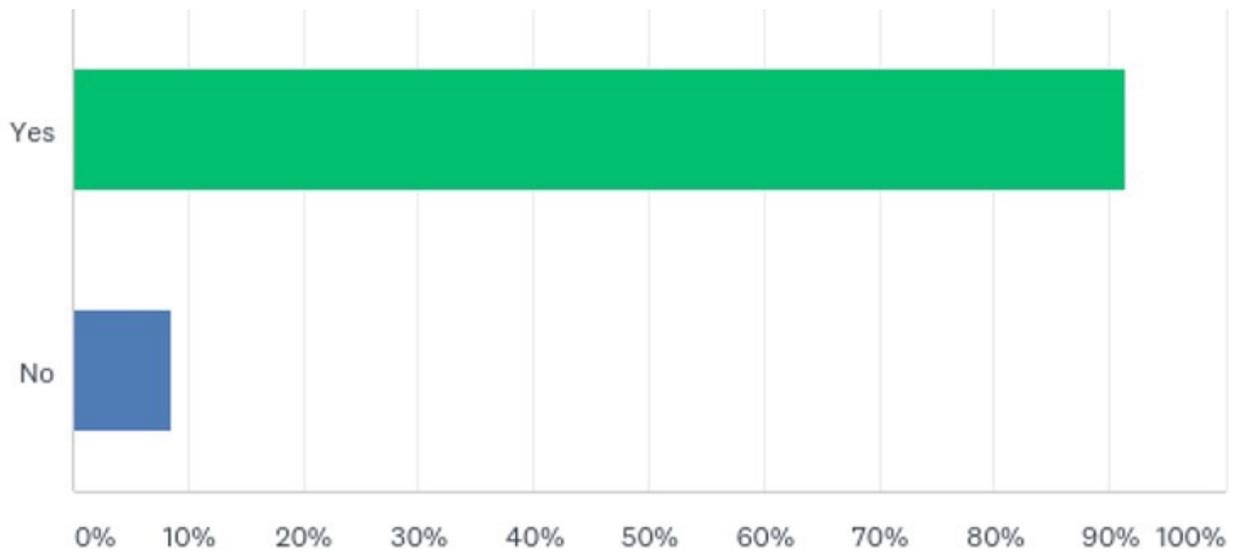
The following charts illustrate the community responses to the community survey.

The community survey appears to indicate that the community already has a foundational understanding of historic preservation in Wallace and are familiar with the historic review process. It seems clear that there is a desire to make sensitive changes to historic buildings, but a lack of funding and qualified workers is a significant challenge. These issues came up multiple times in the comments of the survey and in conversation with stakeholders.

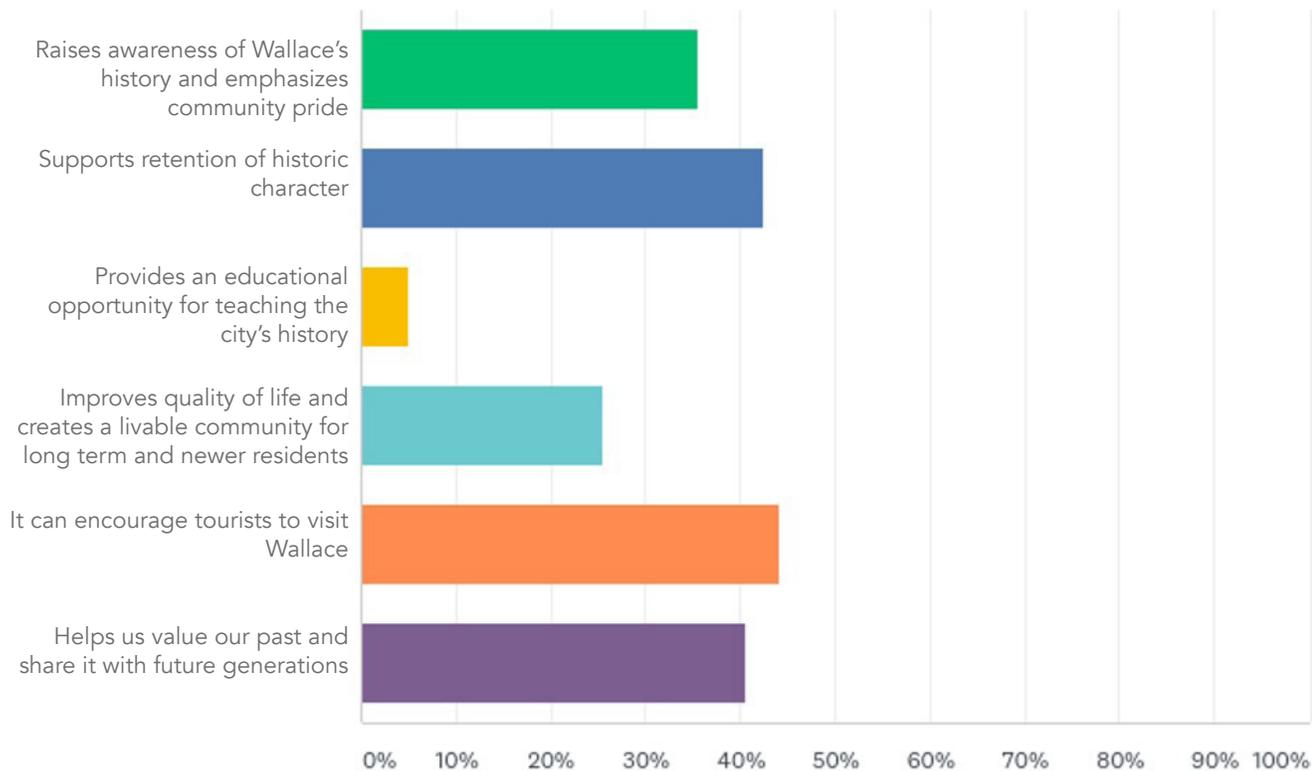
Question 1. Please tell us about yourself and your connection to Wallace's heritage. Please choose all responses that describe you:



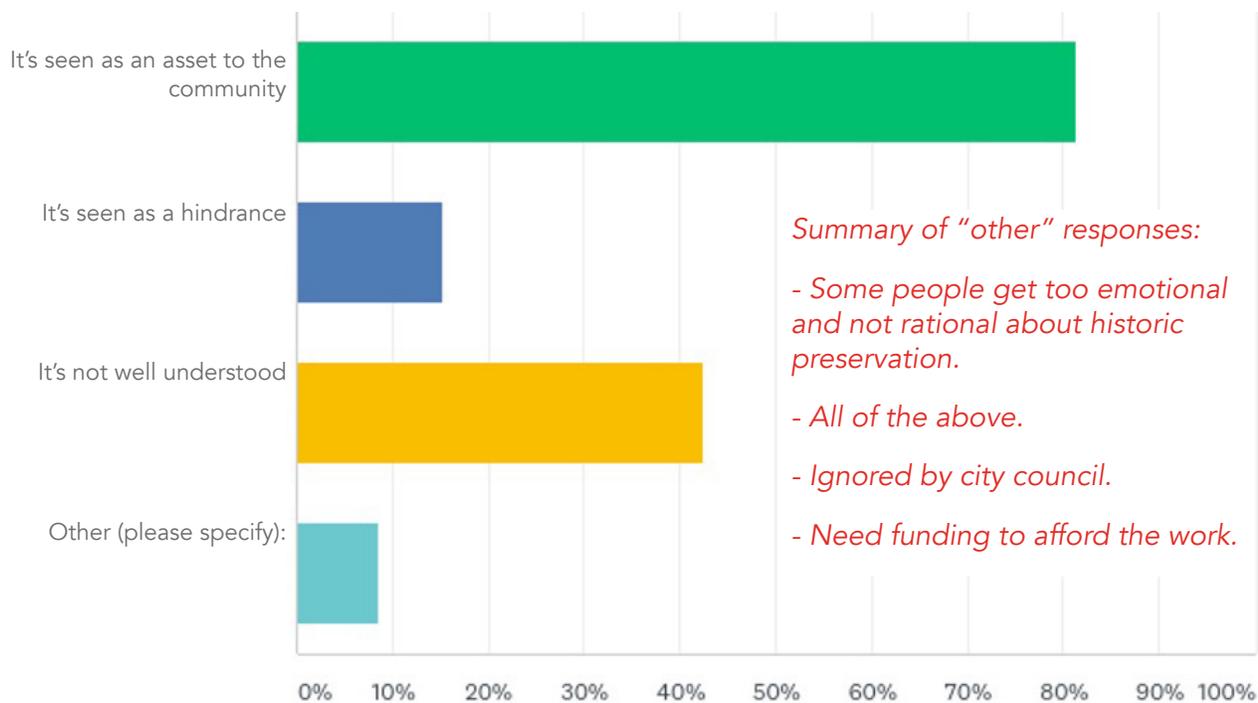
Question 2. Prior to this survey, did you know that the City of Wallace has a historic preservation program with a Historic Preservation Commission?



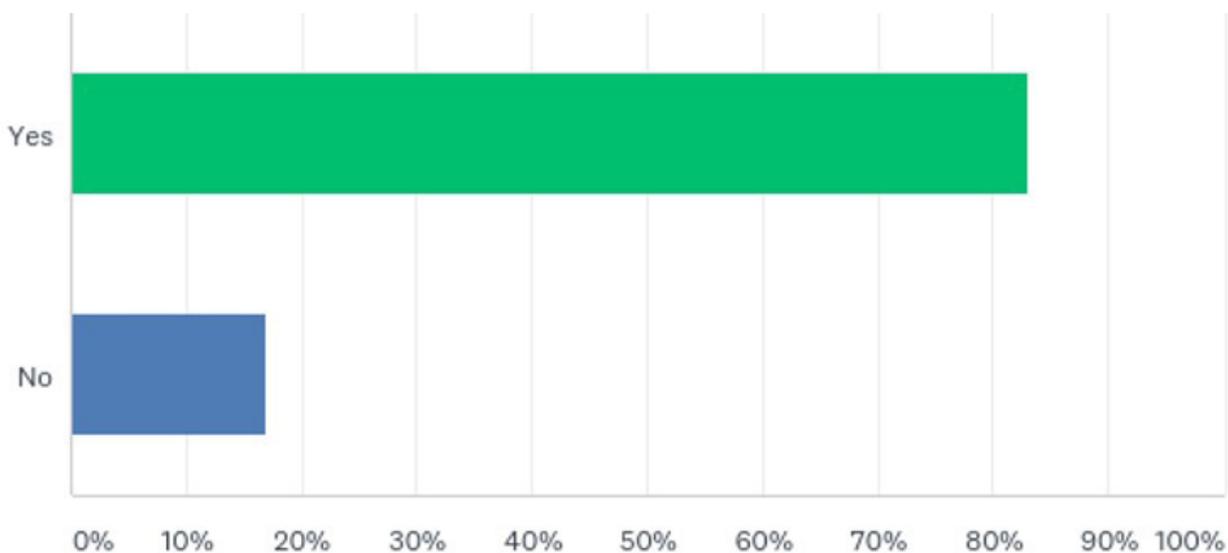
Question 3. Why do you think it is important to preserve and celebrate Wallace's heritage? Please select up to three responses:



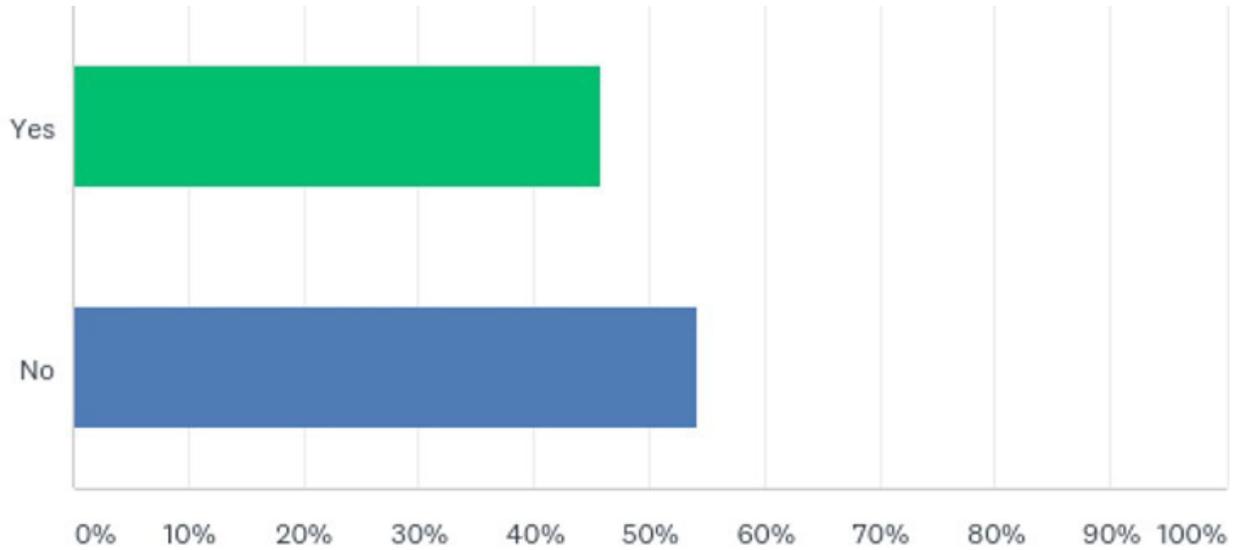
Question 4. How do you feel historic preservation is viewed in your community? Please select all that apply:



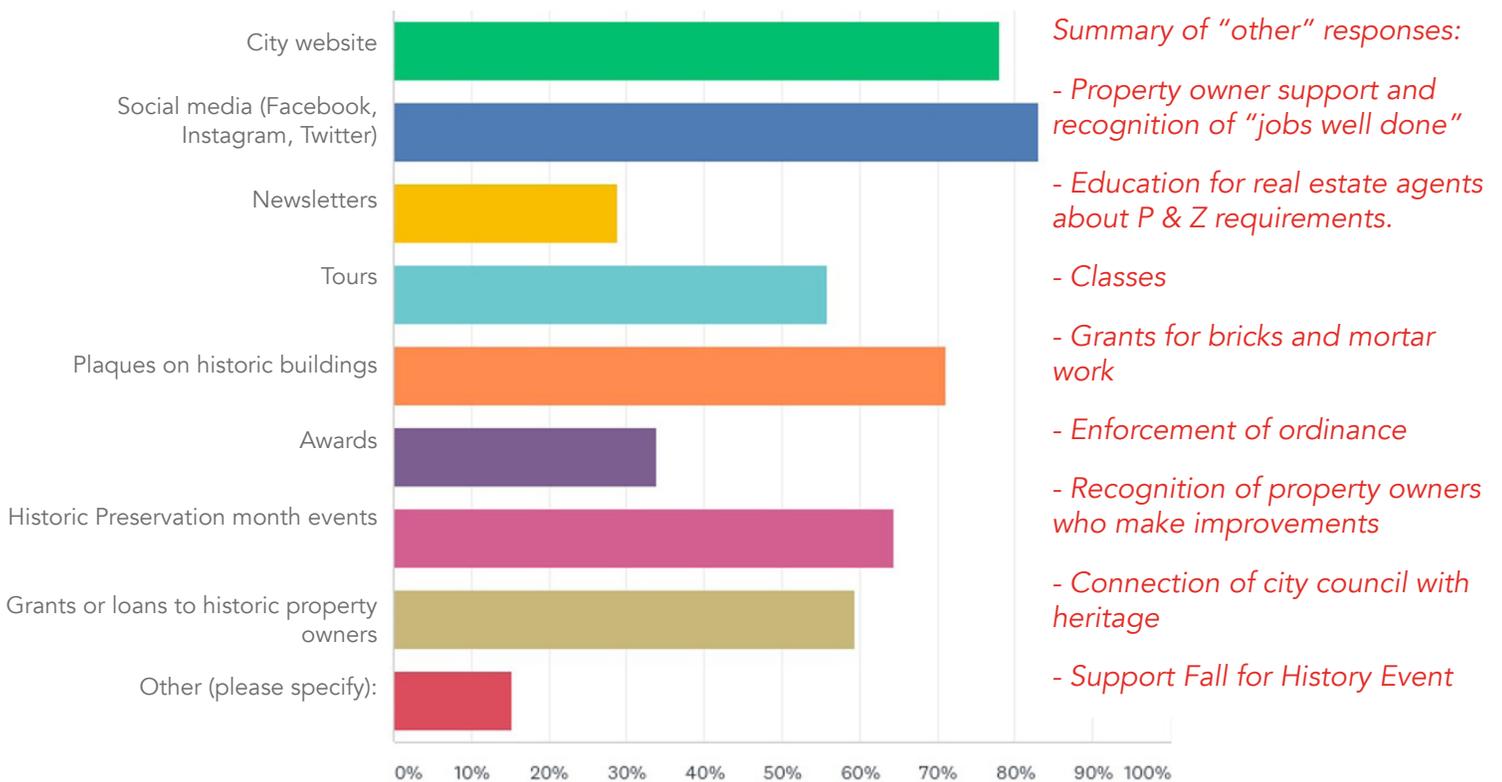
Question 5. Do you think the City values Wallace's historic buildings?



Question 6. Do you think the City adequately educates the public about Wallace's history?



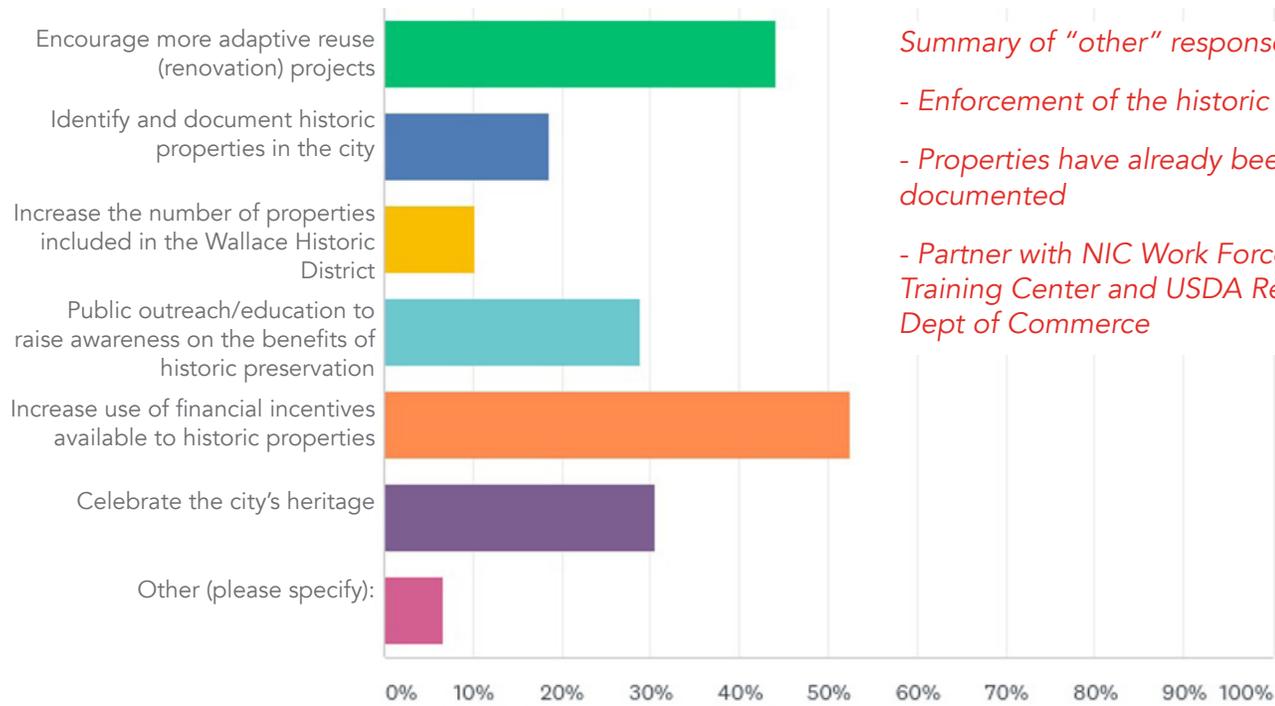
Question 7. How should the City promote historic preservation projects and programs? Please select all that apply.



Summary of "other" responses:

- Property owner support and recognition of "jobs well done"
- Education for real estate agents about P & Z requirements.
- Classes
- Grants for bricks and mortar work
- Enforcement of ordinance
- Recognition of property owners who make improvements
- Connection of city council with heritage
- Support Fall for History Event

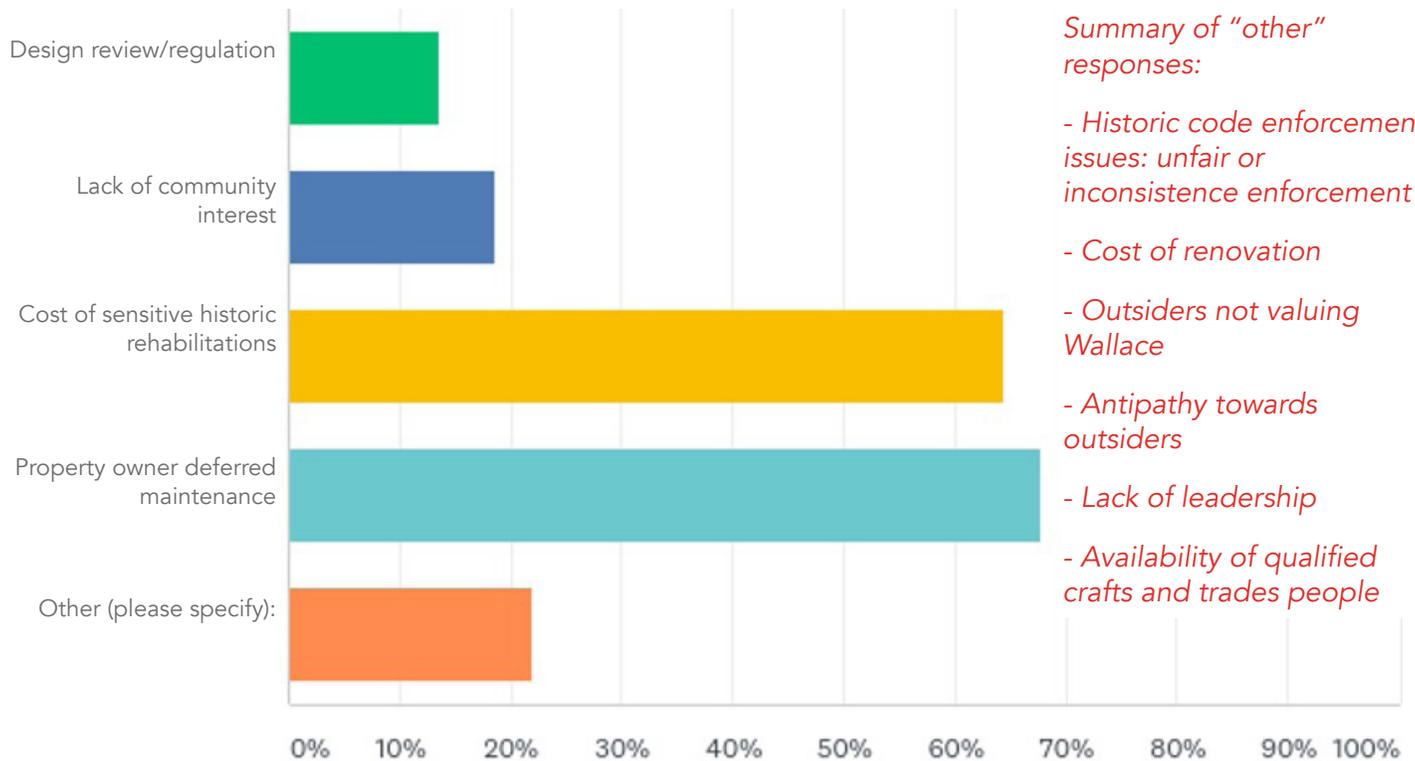
Question 8. What do you consider the biggest priority for historic preservation in Wallace? Choose up to 2 priorities.



Summary of "other" responses:

- Enforcement of the historic code
- Properties have already been documented
- Partner with NIC Work Force Training Center and USDA Rehab/ Dept of Commerce

Question 9. What do you consider the biggest challenge for historic preservation efforts in the city of Wallace? Choose up to 2 challenges.



Summary of "other" responses:

- Historic code enforcement issues: unfair or inconsistence enforcement
- Cost of renovation
- Outsiders not valuing Wallace
- Antipathy towards outsiders
- Lack of leadership
- Availability of qualified crafts and trades people

Question 10. What is the biggest challenge to maintaining a historic property? Choose up to 2 challenges.

