



**Lewiston Historic Preservation Commission
REGULAR MEETING AGENDA
October 31, 2024 - 10:00 AM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis.

- I. CALL TO ORDER**
- II. CITIZEN COMMENTS**
- III. NEW BUSINESS**
 - A. CERTIFICATE OF APPROPRIATENESS - WEST END HISTORIC DISTRICT. AN APPLICATION BY DICK WHITE ON BEHALF OF WARNER AVENUE DEVELOPMENT, LLC FOR EXTERIOR PAINT AT 206 9TH STREET.**
 - B. CERTIFICATE OF APPROPRIATENESS - WEST END HISTORIC DISTRICT. AN APPLICATION BY TIM LYNCH ON BEHALF OF LANDMARK PROPERTY GROUP, FOR REMOVAL RECONFIGURATION AND REPLACEMENT OF AN EXTERIOR DOOR ON THE SOUTH SIDE OF THE BUILDING TO ALLOW FOR COMPLIANCE WITH THE AMERICAN'S WITH DISABILITIES ACT STANDARDS AND CURRENT CITY CODE. PROJECT WILL BE DONE IN TOW PHASES WITH THE DOUBLE DOOR BEING REPLACED WITH TWO SINGLE DOORS IN THE FIRST PHASE, AND THEN AGAIN REPLACED WITH A DOUBLE DOOR ONCE THE INTERIOR REMODEL IS COMPLETE IN THE SECOND PHASE.**
- IV. COMMISSIONER COMMENTS**
- V. STAFF COMMENTS**
- VI. ADJOURNMENT**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

Lewiston Historic District
Application for Certificate of Appropriateness

HPC24-000009

Applicant Name: Dick White	Property Owner Name & Address: Warner Avenue Development, LLC c/o Richard J. White 1015 F Street, Lewiston	HPC Review Date: 10.31.2024 LHD#
Historic District Address: 206 9th Street, Lewiston		
Applicant Contact Details: email: dwhite@lewiston.com Phone: 208-413-2230 Fax: Address (If not the same as above): 1015 F Street, Lewiston ID 83501		
Description of Work: (Please provide any drawings, photographs or other information that can describe the exterior work being conducted) Paint north, east and south walls in the color of Spicy Hue which is a Sherwin Williams color. This color was used on the building I own at 1020-1030 F Street.		
Project Start Date: ASAP, weather and contractor schedule permitting	WCF Review Y / N	Estimated Project Value: \$6,870
Proposed Use: RESIDENTIAL commercial		
Will you be using a Contractor: Y / N yes		
Name & Contact Details of Contractor(s): Advanced Coatings - Alan Olander 208-791-0482		
Signature of Applicant: 		Date: 10-11-24
Name of Staff Person Receiving Application:		Date:
Staff Comments: (Please clip all documents to this application)		

* No Fees are required for this application, but there maybe fees associated with building permits or other.

SW 6342
Spicy Hue



HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS PROJECT CHECKLIST GUIDELINE

In order for the Historic Preservation Commission to review a proposed project in a timely manner, applications must be complete and thorough. The following checklist will assist applicants in providing the required supplemental materials to be submitted with the application for various project elements. City Staff will assist in determining required information and drawings that must be included.

Failure to submit required items may result in a project review being delayed or denied.

1. All Projects

☒

Completed Application Form

☒

Photographs of existing conditions (digital preferred)

- Photographs from any/all public right-of-ways (streets, sidewalks, trails, et cetera)
- Photographs of elements to be modified

☐

Historic photographs/images (if any)

☐

If not applicable please check

2. Masonry

☐

Proposed brick pattern

☐

Color, locations, and joint profile for mortar repairs

☐

Brand/type of mortar to be used (cut sheets)

☐

Cleaning methods proposed (including any chemicals to be used)

☒

If not applicable please check

3. Siding

☐

Photographs and description of existing siding materials

☐

Brand/type of siding proposed (cut sheets)

☐

Color(s) proposed

☒

If not applicable please check

4. Painting

☒

Colors to be used (chips with brand name, color numbers) - *Attached*

☒

Locations of specific colors Front and sides only. West side will remain as it is

☐

If not applicable please check

5. Windows/Doors

☐

Windows / doors to be installed / replaced, their existing conditions

☐

Manufacturer's cut sheets, with measurements

☐

Information on pane / panel configuration

☐

Material of new windows / doors

☐

Exterior hardware (if any)

☐

Design, materials, colors of any trim

☒

If not applicable please check

6. Roofing

☐

Materials, colors of roofing to be replaced, its existing condition

- ☐ Materials, colors of proposed new roofing
- ☐ Manufacturer's cut sheet(s)
- ☐ Sample of material(s)
- ☒ If not applicable please check

7. Ornamentation (porches, awnings, light fixtures, decorative trim, skirting, et cetera)

- ☐ Location(s) of proposed work
- ☐ Information on proposed modifications
- ☐ Manufacturer's information / cut sheets for materials
- ☐ Colors to be used (chips with brand name, color numbers)
- ☒ If not applicable please check

8. Storefronts

- ☐ To-scale drawings of proposed design, with measurements
- ☐ Information on materials, colors to be used
- ☐ Information on proposed windows / doors
- ☒ If not applicable please check

9. Signage / Awnings

- ☐ To-scale, color drawings of the proposed sign(s) / awnings(s)
- ☐ To-scale drawings / photograph showing proposed location of the sign(s) / awning(s) on the structure / site
- ☐ Information on proposed illumination (if any)
- ☐ Information on materials to be used
- ☒ If not applicable please check

10. Additions / New Construction

- ☐ To-scale site plans, showing the existing structure, the proposed addition, the parcel lines, and the outline of any structure within 20ft of the parcel lines
- ☐ To-scale drawings showing proposed work in relation to existing conditions, with measurements
- ☐ To-scale elevations showing proposed final design
- ☐ Description of materials and colors to be used
- ☒ If not applicable please check

11. Site Features (parking lots fences, walls, decks, sheds, garages, et cetera)

- ☐ To-scale site plans, showing the existing structure, the proposed feature(s), the parcel lines, and the outline of any structure within 20ft of the parcel lines
- ☐ Manufacturer's information/cut sheets for materials
- ☐ Information on the design, materials, colors of proposed feature(s)
- ☒ If not applicable please check

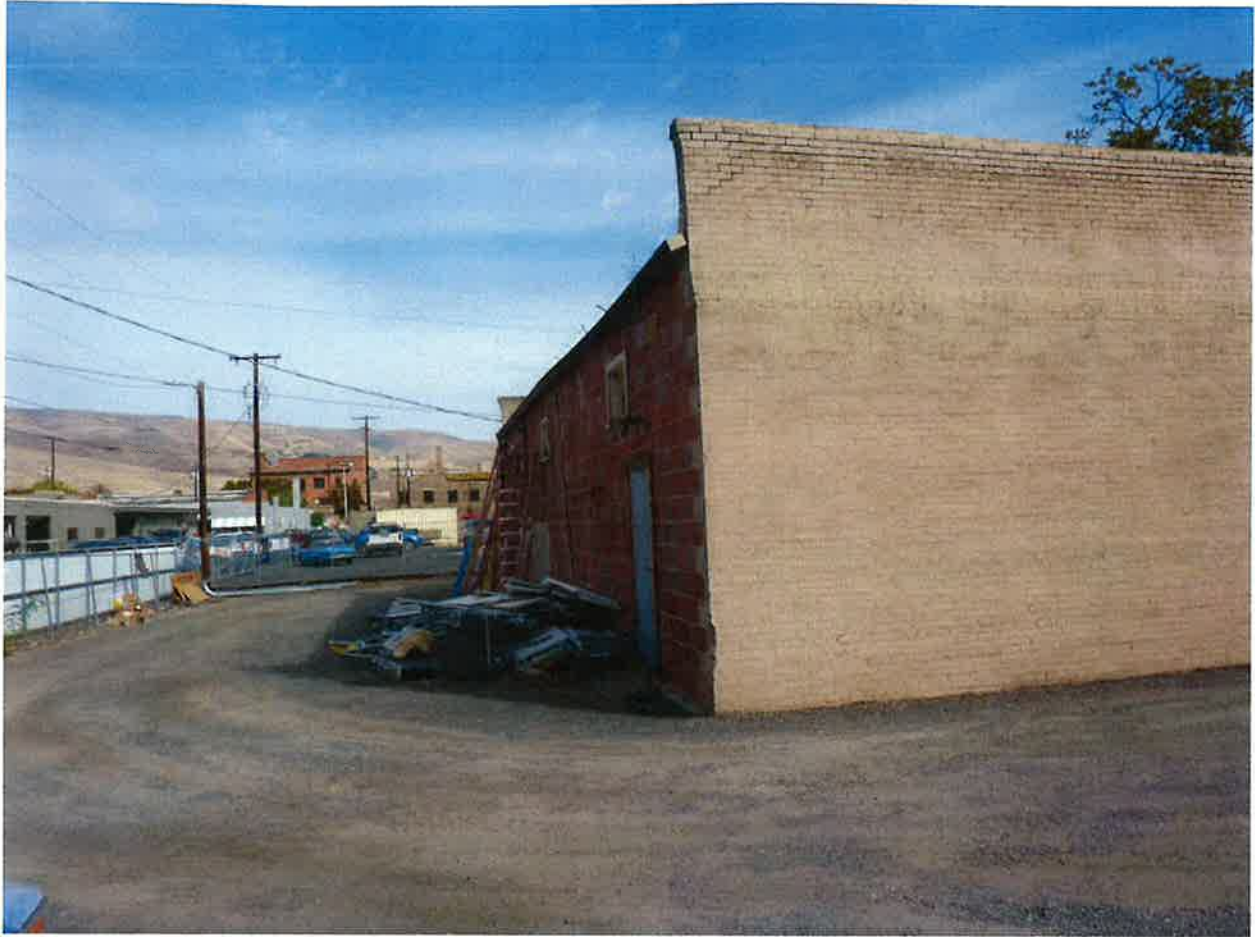
12. Demolition

- ☐ Documentation of current condition of the structure
- ☐ Plans for future / intended use of the site
- ☒ If not applicable please check

206 9th STREET, LEWISTON, ID







1020-1030 F STREET, LEWISTON, ID



City of Lewiston



OWNER1	OWNER2	IN_CARE_OF	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
EAVES-MONTGOMERY TRUST			26040 VIA PORTOLA	CARMEL	CA	93923	631 4TH AVE
LIBERTY WEST PROPERTY LLC			601 3RD ST PMB 514	CLARKSTON	WA	99403	615 3RD AVE
SHAUL FAMILY TRUST			1688 W VALHALLA RD	COEUR D'ALENE	ID	83814	1002 IDAHO ST
JACKSON ROBERT D			856 F ST	LEWISTON	ID	83501	
MPT OF LEWISTON-RCCH LLC	ATTN: LEGAL DEPT		1000 URBAN CENTER DR STE 501	BIRMINGHAM	AL	35242	
STODDARD WAYNE A		G & A WHEEL	847 F ST	LEWISTON	ID	83501	847 F ST
STEDMAN PROPERTIES INC			0225 7TH ST	LEWISTON	ID	83501	908 IDAHO ST
SHAUL FAMILY TRUST			1688 W VALHALLA RD	COEUR D'ALENE	ID	83814	222 10TH ST
MCCABE KEVIN N &	MCCABE HILDA		1901 W 45TH AVE	KENNEWICK	WA	99337	216 9TH ST
ARCHAMBEAU MARC &	ARCHAMBEAU ANTOINETTE		10953 N HANLEY PL	EAGLE	ID	83616	
LIBERTY WEST PROPERTY LLC			601 3RD ST PMB 514	CLARKSTON	WA	99403	615 3RD AVE
MPT OF LEWISTON-RCCH LLC	ATTN: LEGAL DEPT		1000 URBAN CENTER DR STE 501	BIRMINGHAM	AL	35242	620 3RD AVE
SCHARNHORST WILLIAM A &	SCHARNHORST DIXIE		611 22ND AVE	LEWISTON	ID	83501	209 9TH ST
EAVES-MONTGOMERY TRUST			26040 VIA PORTOLA	CARMEL	CA	93923	
ARCHAMBEAU MARC &	ARCHAMBEAU ANTOINETTE		10953 N HANLEY PL	EAGLE	ID	83616	224 9TH ST
CHANDLER CLINT A &	DAVIDSON ANNE C		267 PARKWAY	LEWISTON	ID	83501	
SDM PROPERTIES L L C			3423 10TH ST	LEWISTON	ID	83501	142 9TH ST
FIRST SECURITY BANK OF ID NA	TAX DEPARTMENT	THOMSON PROPERTY TAX SVC	P O BOX 2609	CARLSBAD	CA	92018	119 9TH ST
JACKSON JOHN ROBERT &	JACKSON KIMBERLY ANNE		856 F ST	LEWISTON	ID	83501	
LOCKER ROOM III INC			2405 N 4TH ST	COEUR D'ALENE	ID	83814	
835 F STREET LLC			855 MAIN ST	LEWISTON	ID	83501	835 F ST
WARNER AVENUE DEVELOPMENT LLC			1015 F ST	LEWISTON	ID	83501	206 9TH ST
ARCHAMBEAU MARC &	ARCHAMBEAU ANTOINETTE		10953 N HANLEY PL	EAGLE	ID	83616	
NEZ PERCE COUNTY			P O BOX 896	LEWISTON	ID	83501	140 10TH ST
JMS LIMITED PARTNERSHIP			PO BOX 293	CLARKSTON	WA	99403	133 NEW 6TH ST
FREEDOM NW CREDIT UNION			PO BOX 68	KAMIAH	ID	83536	141 9TH ST
CHANDLER CLINT A &	DAVIDSON ANNE C		267 PARKWAY	LEWISTON	ID	83501	267 PARKWAY
JACKSON ROBERT D			856 F ST	LEWISTON	ID	83501	856 F ST
SDM PROPERTIES L L C			3423 10TH ST	LEWISTON	ID	83501	140 9TH ST

NOTICE OF CONSIDERATION OF APPLICATION

For Certificate of Appropriateness in the West End Historic District by the Historic Preservation Commission on:

THURSDAY OCTOBER 31, 2024 at 10:00 A.M.
AT THE COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501

Seating will be available on a first-come, first-served basis.

Comments for the application may be made: in-person, by emailing Katie Hollingshead at khollingshead@cityoflewiston.org, or by calling (208)746-1318 ext 7261 and leaving a message.

This consideration will be to determine approval or denial of the following:

APPLICATION BY DICK WHITE ON BEHALF OF WARNER AVENUE DEVELOPMENT, LLC FOR WEST END HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS AT 206 9th STREET: The proposal is to paint the north, east and south wall of the building in the color "Spicy Hue" by Sherwin Williams. Historic Preservation Commission Certificate of Appropriateness approval is required, per Lewiston City Code 19.5-11.

Any person (or persons) may support or oppose, by petition or letter, the Applicant's request.
Persons receiving this notice are encouraged to provide comment.

FOR FURTHER INFORMATION AND TO SUBMIT COMMENTS, contact the Community Development Department at (208) 746-1318, ext. 7261

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LEWISTON DESIGN GUIDELINES FOR THE WEST END HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS REVIEW FORM

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meeting continuing or new uses while retaining the building's historic character.

(A) Brick, Stone and Concrete: Buildings with brick exterior walls may be structural (load bearing) brick or simply a brick veneer covering another structural material.			
Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	Notes
1. Preservation of historical brick, stone, or concrete exterior walls.	YES ☐ NO ☐	N/A ☐	
2. Repointing with the same type of mortar used historically, and only if needed. Preserving original mortar if it remains in good condition.	YES ☐ NO ☐	N/A ☐	
3. Leaving brick, stone, or concrete walls unpainted that were not painted historically. Brick masonry naturally has a water-protective layer, or patina, to protect it from the elements; painting can seal in moisture and prevent the brick from breathing.	YES ☐ NO ☐	N/A ☐	
4. Cleaning brick, stone, and concrete only if needed, and then with the gentlest methods possible. Research and test cleaning procedures before applying them. Low pressure water and detergent using bristle brushes is often effective.	YES ☐ NO ☐	N/A ☐	
5. Proper drainage to prevent water damage to brick, stone, or concrete masonry.	YES ☐ NO ☐	N/A ☐	

(B) Metals: Metals were often used in historical buildings, particularly for ornamental elements such as columns and cornices and utilitarian features such as door and window hardware.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	
1. Preservation of character-defining historical metal features.	YES ☐ NO ☐	N/A ☐	
2. Maintaining historical protective coatings on metal features.	YES ☐ NO ☐	N/A ☐	
3. Repair of historical metal features, if needed, by patching and splicing with compatible metal.	YES ☐ NO ☐	N/A ☐	
4. Cleaning, if needed, with the gentlest methods possible.	YES ☐ NO ☐	N/A ☐	
5. Providing proper drainage to prevent water damage to historical metal elements.	YES ☐ NO ☐	N/A ☐	

C Wood: Historical wooden elements include doors, window sash, and sometimes ornament or siding.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	
1. Preservation of character-defining historical wood features. Repair of historical wood features, if needed, by patching and splicing with compatible wood. Replacement "in-kind" (with the same size, type, and material) only if the historical element is too deteriorated to repair.	YES ☐ NO ☐	N/A ☐	
2. Maintaining historical protective coatings, such as paint of historical colors, on wood features.	YES ☐ NO ☐	N/A ☐	
3. Cleaning, if needed, with the gentlest method possible.	YES ☐ NO ☐	N/A ☐	
4. Providing proper drainage to prevent water damage to historical wood elements.	YES ☐ NO ☐	N/A ☐	

(D) Design Guidelines for Historic Building Elements

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	
1. Preservation of character-defining historical features of the storefront and main façade, including display windows, bulkheads, entryways, doors, transom lights, upper story windows, cornices, and parapets.	YES ☐ NO ☐	N/A ☐	
2. If a storefront has been altered, restoration to the original design is no longer evident and historical photographs are not available, a simplified interpretation of similar period storefronts is often acceptable. Removal of incompatible modern materials covering historical elements may be appropriate.	YES ☐ NO ☐	N/A ☐	
3. If the altered storefront has acquired historic significance in its own right, preserving the altered storefront may be the most appropriate course of action.	YES ☐ NO ☐	N/A ☐	
4. Preservation of historical storefronts on secondary building facades.	YES ☐ NO ☐	N/A ☐	

(E) Windows: This section addresses windows other than display windows, generally situated on upper levels of a commercial building. Most historical windows of the 1880's to 1960's period are wood sash, although some later windows during this period are metal sash.

Generally recommended:	Project Complies? Yes/No	Not Applicable to the project	
1. Preserving the functional and decorative features of historic windows, including the sash, glazing, sills, moldings, hardware, and trim. Features too deteriorated to repair can be replaced "in-kind" (with the same size, type, and material).	YES ☐ NO ☐	N/A ☐	
2. Preservation of historical window openings, particularly on highly visible primary facades.	YES ☐ NO ☐	N/A ☐	

3. If replacement of historical windows is necessary, use of new windows that retain the appearance of the originals, particularly on highly visible primary facades, is desirable. Matching the sash profile and materials is recommended. At a minimum, replacement windows should match the number and position of glass panes and be composed of materials that appear similar to the originals.	YES ☐ NO ☐	N/A ☐	
4. Use of storm windows, particularly on the building interior, to enhance energy efficiency while preserving original historical windows. If the storm window is installed on the building exterior, matching the sash design and color of the original window is recommended.	YES ☐ NO ☐	N/A ☐	
(F) Doors: This section addresses exterior doors, generally situated on the ground level of a commercial building. Most historical doors of the 1880s to 1960s period are wood or wood and glass, although some later doors during this period are metal or metal and glass.			
Generally recommended:	Project Complies Yes/No	Not Applicable to this project.	
1. Preserving the functional and decorative features of historic doors, particularly the main entrance. Important historical door features include the door, sidelights, transom lights, hardware, and decorative detailing. Features too deteriorated to repair can be replaced "in-kind" (with the same size, type, and material).	YES ☐ NO ☐	N/A ☐	
2. Preservation of historical doorway openings, particularly on highly visible primary facades.	YES ☐ NO ☐	N/A ☐	

3. If replacement of historical doors is necessary, use of new doors that retain the appearance of the original materials and design, particularly on highly visible facades, is desirable. Replacement with a very ornate door is discouraged unless supported by historical photographic evidence.	YES ☐ NO ☐	N/A ☐	
(G) Roofs: This section addresses commercial building roofs of the 1880s to 1906s period, most of which are flat with flat or shaped parapets.			
Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Preserving the character-defining shape, color, and materials of a historical roof, particularly the highly visible parapet or eaves, cornice or other ornamental detailing, and - if visible from the street- roofing materials.	YES ☐ NO ☐	N/A ☐	
2. If historical roof features cannot be repaired, replacement with new materials or elements that retain the appearance of the originals is desirable.	YES ☐ NO ☐	N/A ☐	
3. Replacement of missing elements, such as a cornice, if supported by physical or photographic evidence.	YES ☐ NO ☐	N/A ☐	
4. Placement of modern rooftop features, such as skylights, HVAC units, patios, or decks, where they will be least visible from the street.	YES ☐ NO ☐	N/A ☐	

(H) Awnings and Canopies: Cloth and sometimes metal awnings and canopies were common during the 1880s through 1960s period. Many awnings could be rolled, raised, or lowered, and they often sheltered the entire walkway in front of a building, while canopies were generally of rigid construction.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Maintaining and repairing existing historical canopies or awnings or replacement with canopies or awnings that retain the appearance of the originals. Replacement of missing historical canopies or awnings with historically compatible designs.	YES ☐ NO ☐	N/A ☐	

(I) Chimneys: Chimneys in 1880s to 1960s historical buildings are generally brick features incorporated into the building or walls and protruding from the roof or parapet. Many are no longer functional.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Maintenance and repair of existing historical chimneys, whether functional or not.	YES ☐ NO ☐	N/A ☐	

(J) Balconies: Although balconies are rather uncommon features, they may be (or may have been) present on historical buildings in the Lewiston West Historic District.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Maintaining and repairing existing historical balconies or replacement with balconies that retain the appearance of the originals. Replacement of missing balconies, documented by physical evidence or historical photographs, with historically compatible designs.	YES ☐ NO ☐	N/A ☐	
2. If construction of new balconies is needed for adaptive reuse of a historic building, placement on the rear elevation or other less visible facades is recommended.	YES ☐ NO ☐	N/A ☐	

(K) Design Guidelines for Additions to Historic Buildings: Converting a historic building to a new use may necessitate construction of additions; this is acceptable under the treatment Rehabilitation.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Construction of additions, including elevator shafts and additional exit stairways, on less visible facades of a historical building or set back from the main façade. Such additions should be designed to be subordinate to the original building.	YES ☐ NO ☐	N/A ☐	
2. Construction of additions compatible with the historical building in terms of scale, materials, and character, but easily distinguished from historical portions of the building.	YES ☐ NO ☐	N/A ☐	
3. Roof additions should be set back to reduce visibility from streets adjacent to the main facades. If visible from the adjacent streets, such additions should be of modest size and compatible, although distinguishable, from the original building.	YES ☐ NO ☐	N/A ☐	
4. Building modifications allowing barrier-free disabled access designed to be compatible with and subordinate to the original building. Disabled access at the main entrance is desirable.	YES ☐ NO ☐	N/A ☐	
5. Preservation of additions that have achieved historic significance in their own right - that is, additions that are generally 50 or more years of age and retain an acceptable level of integrity - may be desirable.	YES ☐ NO ☐	N/A ☐	

(L) Design Guidelines for Parking Facilities, Lighting, Signs and Streetscapes: Since the goal of Rehabilitation is to provide new uses for historic buildings, and the setting must be conducive to the selected use. Parking facilities, lighting, signage, and generally pleasant streetscapes are of the utmost importance in encouraging people to visit shops and other commercial venues in the historic district.

Generally recommended.	Property Complies? Yes/No	Not Applicable to this project.	
1. Off-street parking located behind party wall buildings or shielded from main streets or walkways by vegetation or compatible walls.	YES ☐ NO ☐	N/A ☐	
2. Locating off-street parking lots in areas with no historical buildings.	YES ☐ NO ☐	N/A ☐	
3. Use of simple low intensity lighting fixtures casting a warm light (similar to daylight), focused on building entrances, signs, and first floor detailing. Historical lighting fixtures should be preserved if possible. Modern fixtures should be compatible with the historic building and its surroundings in terms of size, scale, and color.	YES ☐ NO ☐	N/A ☐	
4. Consistent street lighting fixtures throughout the historic district may be a means of unifying the area. Although the fixtures do not need to imitate historical types, dark colors reminiscent of cast iron may be appropriate for earlier historic districts, while a silver color reminiscent of aluminum may be appropriate for mid-twentieth century districts.	YES ☐ NO ☐	N/A ☐	
5. Use of signs that are compatible with and do not overwhelm the architecture of the building and district. Avoid plastic signs if possible. Consistent size and placement of signage contributes to unification of the downtown area.	YES ☐ NO ☐	N/A ☐	
6. Historic building names or historic signs should be retained, if possible, as part of the historic building.	YES ☐ NO ☐	N/A ☐	

7. Preservation of historic painted advertisements on exterior building walls. Careful repainting of faded images may be acceptable.	YES ☐ NO ☐	N/A ☐	
8. Service structures- such as garbage, utilities, and storage- placed where not visible from main streets or walkways. Screening with vegetations or compatible walls or structures is generally appropriate.	YES ☐ NO ☐	N/A ☐	
9. Power and telephone poles should be compatible, in terms of size and color, with nearby historic buildings. Although the poles do not need to imitate historical types, wood poles or poles painted to resemble wood may be appropriate for earlier historic districts, while a silver color reminiscent of aluminum may be appropriate for mid-twentieth century districts.	YES ☐ NO ☐	N/A ☐	
10. Maintenance of pleasant streetscapes, perhaps with trees or planters, sidewalks, and simple compatible street furniture. Retain a clearly defined pedestrian travel route.	YES ☐ NO ☐	N/A ☐	
11. Historical features, such as original street furniture, statues, walls, sidewalk inscriptions, stone curbs, and power poles, contribute to the historic character of the district as a whole, and should be retained if possible.	YES ☐ NO ☐	N/A ☐	

12. Until about the 1920s, most commercial district buildings were constructed as party wall structures with the main facades aligned along the street. Alteration of this familiar pattern through removal of a historic building or setback of a replacement structure creates mild confusion, making the area less predictable and hence, less comfortable for a visitor. Installation of walls, sculptures, or vegetation may adequately substitute for an altered street wall (building facade line).	YES ☐ NO ☐	N/A ☐	
13. The presence of pleasant public spaces encourages visitors to spend time in downtown areas.	YES ☐ NO ☐	N/A ☐	
14. Where it exists, historic brick street surfacing should be retained if possible.	YES ☐ NO ☐	N/A ☐	

(M) Design Guidelines for New Construction within a Historic District: New construction within a historic district may be desirable to fill gaps left when buildings were destroyed by fire or removed for other reasons. New buildings in the Lewiston West End Historic District should be designed to maintain the district's visual continuity, including relatively uniform heights and facade widths, the pattern of storefronts along Main Street, repetition of recessed entryways and vertical upper story windows, and free-standing buildings north and south of Main Street.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Adaptive re-use of historical buildings rather than construction of new buildings.	YES ☐ NO ☐	N/A ☐	
2. Construction of new buildings compatible with surrounding historical buildings in terms of scale, height, materials, and character, but easily distinguished from the historical buildings.	YES ☐ NO ☐	N/A ☐	
3. In portions of the historic district with continuous party wall buildings, new buildings should also be party wall with main facades aligned with older buildings' main facades to maintain the street wall.	YES ☐ NO ☐	N/A ☐	
4. Use of brick cladding on new buildings would generally be appropriate throughout the Lewiston West End Historic District. Use of metal cladding or poured concrete walls may be deemed compatible in certain portions of the district.	YES ☐ NO ☐	N/A ☐	
5. Design of windows and doors on a new building's main façade to be compatible with those of nearby historical buildings in terms of general size and alignment.	YES ☐ NO ☐	N/A ☐	
6. Design of a new building's main façade to be compatible with those of nearby historical buildings in terms of horizontal and vertical visual divisions.	YES ☐ NO ☐	N/A ☐	

Lewiston Historic District

Application for Certificate of Appropriateness

Applicant Name: Tim Lynch on behalf of Landmark Property Group Mark Alexander		HPC Review Date: LHD#
Historic District Address: 111 Main Street Lewis-Clark Hotel		
Applicant Contact Details: email: tim.lynch@myarchitectaia.com Phone: 208-743-5902 Fax: NA Address (If not the same as above): 504 Main Suite 480, Lewiston, ID 83501		
Description of Work: (Please provide any drawings, photographs or other information that can describe the exterior work being conducted) Project is a two Phase construction and expansion of a new bar in the southeast portion of the LC Hotel. Current doors are non-ADA compliant and swing out into the public R.O.W. New location will allow for compliance with th ADA and City Code. Phase 1 door will be temporary (90 days). Phase 2 doors will be 10-lite historic replicas by Simpson Door.		
Project Start Date: 10/21/2024	Estimated Project Value: Phase 1 - \$75,000 Phase 2 - \$75,000	Proposed Use: COMMERCIAL OR RESIDENTIAL
Will you be using a Contractor: Y/ N Name & Contact Details of Contractor(s): Steve Wittman Construction 605 Crestline Circle Dr Lewiston, ID 83501 (208) 746-8895		
Signature of Applicant: 	Date: 10/15/2024	
Name of Staff Person Receiving Application:	Date:	
Staff Valuation: (Please clip all documents to this application)		
Staff Comments:		

* No Fees are required for this application, but there maybe fees associated with building permits or other.

HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS PROJECT CHECKLIST GUIDELINE

In order for the Historic Preservation Commission to review a proposed project in a timely manner, applications must be complete and thorough. The following checklist will assist applicants in providing the required supplemental materials to be submitted with the application for various project elements. City Staff will assist in determining required information and drawings that must be included.

Failure to submit required items may result in a project review being delayed or denied.

1. All Projects



Completed Application Form



Photographs of existing conditions (digital preferred)

- Photographs from any/all public right-of-ways (streets, sidewalks, trails, et cetera)
- Photographs of elements to be modified



Historic photographs/images (if any)



If not applicable please check

2. Masonry



Proposed brick pattern



Color, locations, and joint profile for mortar repairs



Brand/type of mortar to be used (cut sheets)



Cleaning methods proposed (including any chemicals to be used)



If not applicable please check

3. Siding



Photographs and description of existing siding materials



Brand/type of siding proposed (cut sheets)



Color(s) proposed



If not applicable please check

4. Painting



Colors to be used (chips with brand name, color numbers)



Locations of specific colors



If not applicable please check

5. Windows/Doors



Windows / doors to be installed / replaced, their existing conditions



Manufacturer's cut sheets, with measurements



Information on pane / panel configuration



Material of new windows / doors



Exterior hardware (if any)



Design, materials, colors of any trim



If not applicable please check

6. Roofing



Materials, colors of roofing to be replaced, its existing condition

- ☐ Materials, colors of proposed new roofing
- ☐ Manufacturer's cut sheet(s)
- ☐ Sample of material(s)
- ☒ If not applicable please check

7. Ornamentation (porches, awnings, light fixtures, decorative trim, skirting, et cetera)

- ☐ Location(s) of proposed work
- ☐ Information on proposed modifications
- ☐ Manufacturer's information / cut sheets for materials
- ☐ Colors to be used (chips with brand name, color numbers)
- ☒ If not applicable please check

8. Storefronts

- ☐ To-scale drawings of proposed design, with measurements
- ☐ Information on materials, colors to be used
- ☐ Information on proposed windows / doors
- ☒ If not applicable please check

9. Signage / Awnings

- ☐ To-scale, color drawings of the proposed sign(s) / awnings(s)
- ☐ To-scale drawings / photograph showing proposed location of the sign(s) / awning(s) on the structure / site
- ☐ Information on proposed illumination (if any)
- ☐ Information on materials to be used
- ☒ If not applicable please check

10. Additions / New Construction

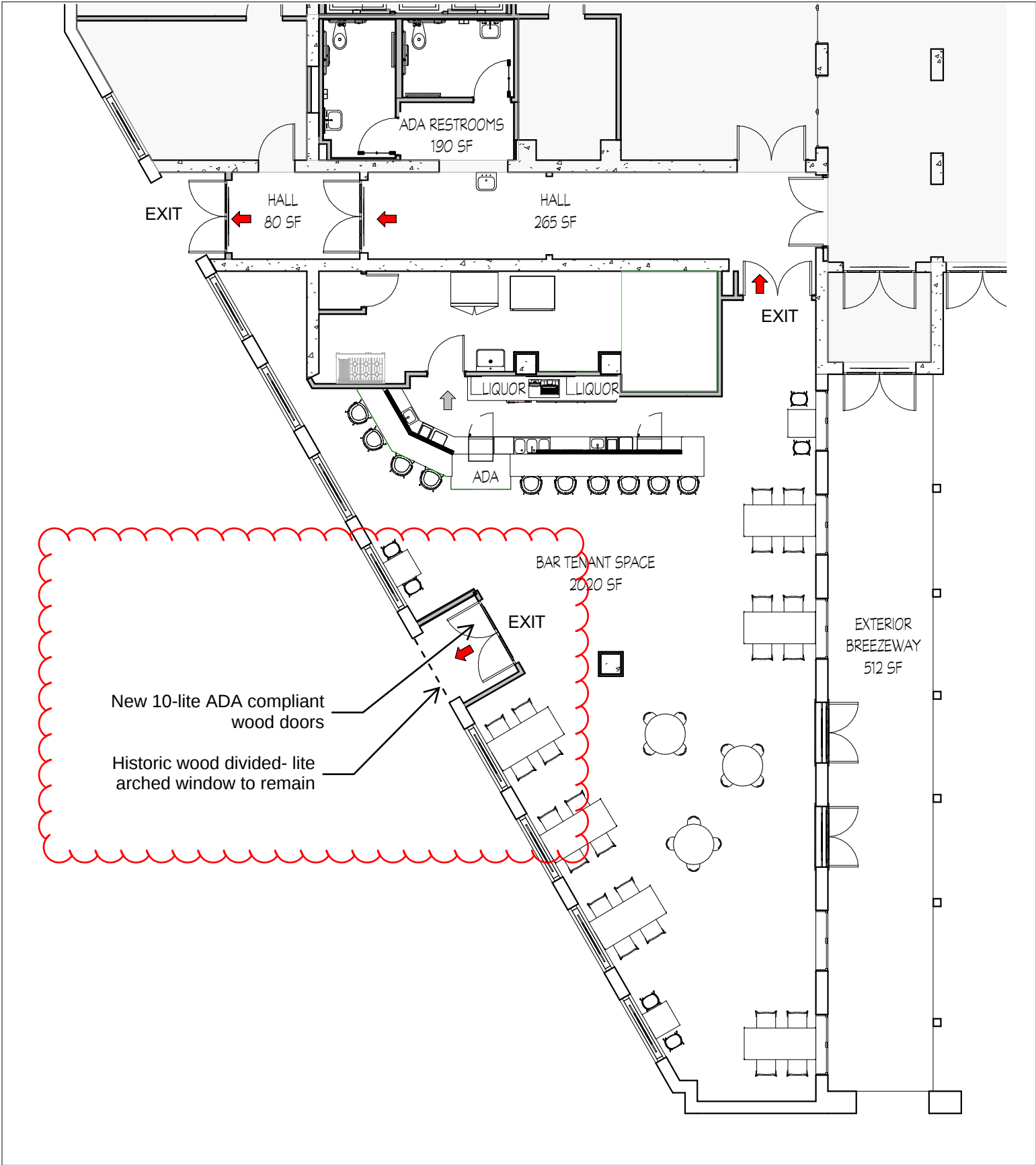
- ☐ To-scale site plans, showing the existing structure, the proposed addition, the parcel lines, and the outline of any structure within 20ft of the parcel lines
- ☐ To-scale drawings showing proposed work in relation to existing conditions, with measurements
- ☐ To-scale elevations showing proposed final design
- ☐ Description of materials and colors to be used
- ☐ If not applicable please check

11. Site Features (parking lots fences, walls, decks, sheds, garages, et cetera)

- ☐ To-scale site plans, showing the existing structure, the proposed feature(s), the parcel lines, and the outline of any structure within 20ft of the parcel lines
- ☐ Manufacturer's information/cut sheets for materials
- ☐ Information on the design, materials, colors of proposed feature(s)
- ☒ If not applicable please check

12. Demolition

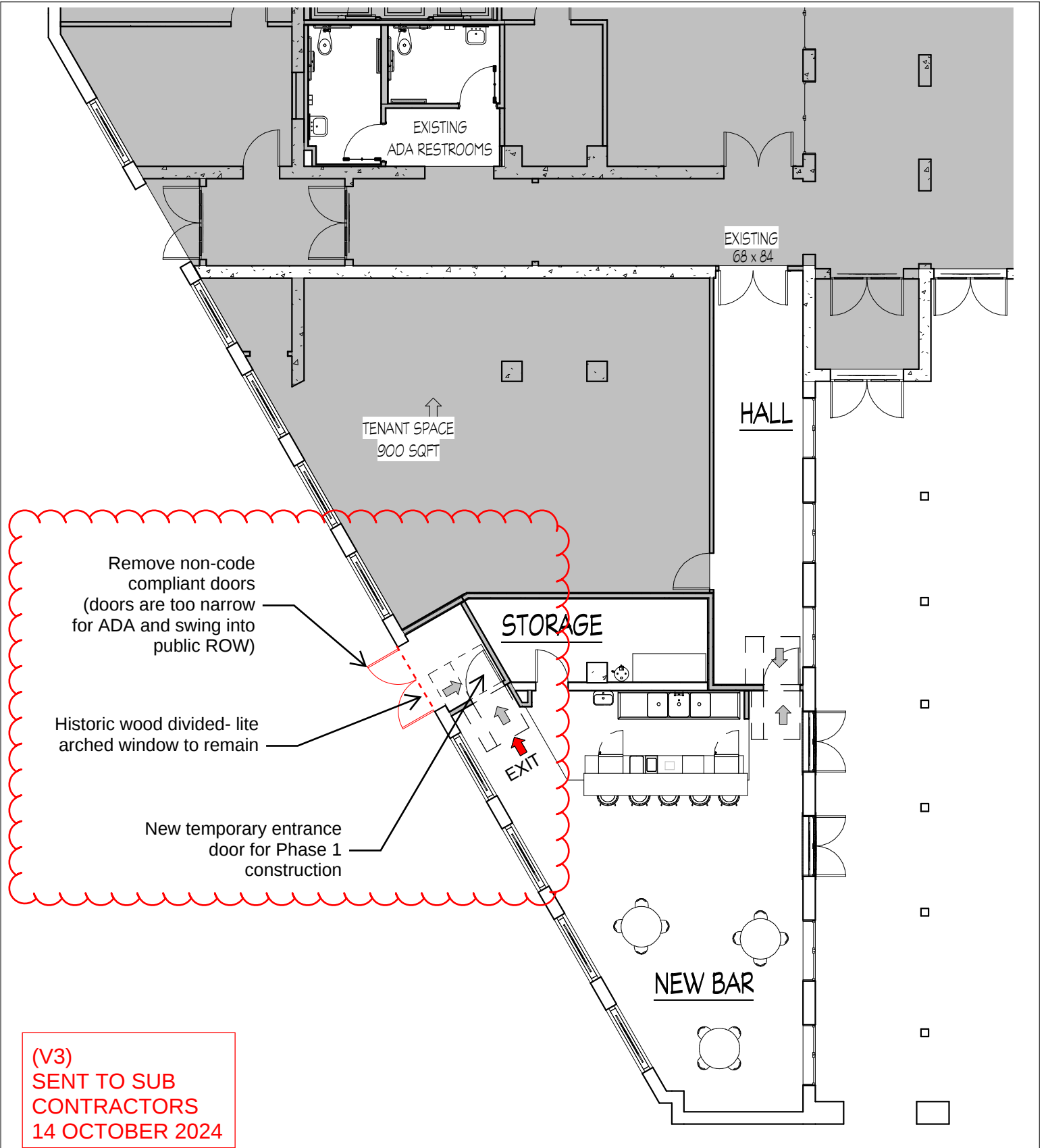
- ☐ Documentation of current condition of the structure
- ☐ Plans for future / intended use of the site
- ☒ If not applicable please check



**DOWNTOWN
BOURBON BAR
LEWIS CLARK HOTEL**

Downtown Bourbon Expansion

Project number	16-056q	DBX-01
Date	10-14-24	
Drawn by	KBL	
Checked by	TPL	Scale 3/32" = 1'-0"



(V3)
SENT TO SUB
CONTRACTORS
14 OCTOBER 2024



**DOWNTOWN
BOURBON BAR
LEWIS CLARK HOTEL**

ADA CLEARANCE PLAN

Project number 16-056q

Date 10-14-24

Drawn by Author

Checked by Checker

DB-02.2

Scale 3/32" = 1'-0"



QUOTE #: P5542712-100-1
QUOTE VALID THROUGH: 10/10/2024

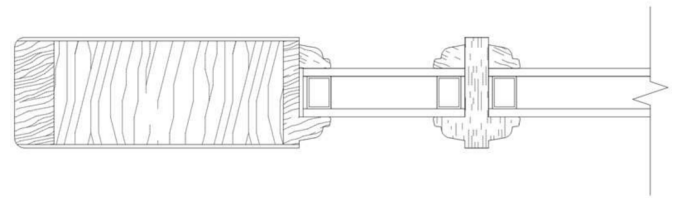
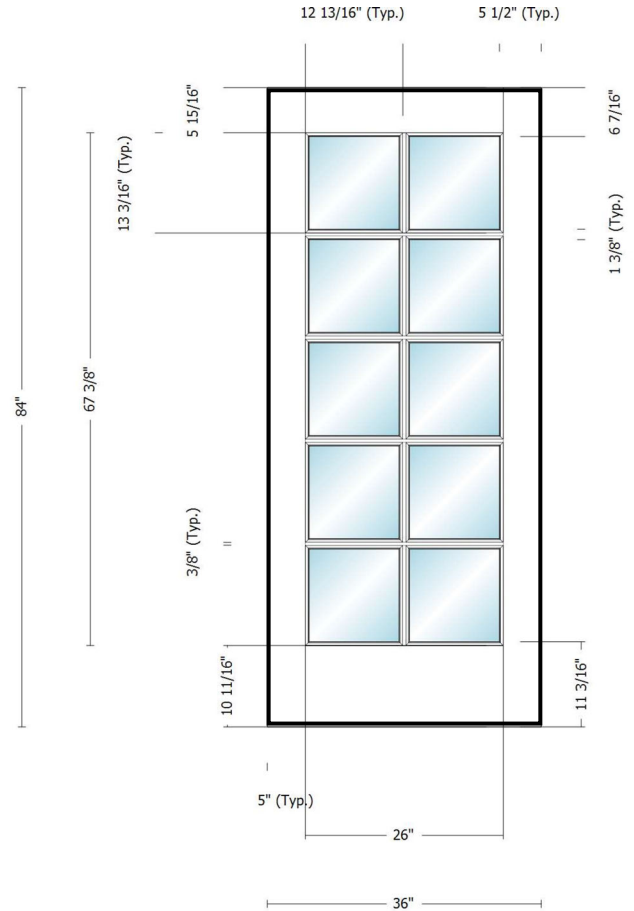
7010 Thermal French

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 7010
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Paint Grade
WIDTH: 3'-0"
HEIGHT: 7'-0"
THICKNESS: 1 3/4"
STILE WIDTH: 5-1/2"
PROFILE: Ovolo Sticking
GLASS: Clear / Low-E with Argon
ADDITIONAL OPTIONS:
UltraBlock® Technology
Factory Primed
Cartoned

110A



City of Lewiston

1 inch = 752 feet



This drawing is only a visual aid information and locations are approximate. There is no guarantee or warranty is expressed or implied for its accuracy.

OWNER1	OWNER2	IN_CARE_OF	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
ALEXANDER INVESTORS LLC			504 MAIN ST STE 111	LEWISTON	ID	83501	128 MAIN ST
REED MICHAEL J			216 PROSPECT BLVD	LEWISTON	ID	83501	216 PROSPECT BLD
BURRAGE TED V &	BURRAGE CAROLYN M		1016 PRAIRIE LN	MOSCOW	ID	83843	
NORTHERN PACIFIC RAILROAD		NORTH AMERICAN RAILNET	252 CLAYTON ST 4TH FLOOR	DENVER	CO	80206	
JONES JEFF A			203 D ST	LEWISTON	ID	83501	222 1ST ST
DRUFFEL TECLA &	DRUFFEL ALLEN		PO BOX 323	LEWISTON	ID	83501	312 MAIN ST
BEIER PROPERTIES LLC			903 D ST STE L002	LEWISTON	ID	83501	301 MAIN ST
HEWITT JESSICA ANN &	HEWITT JOHN MATTHEW		318 PROSPECT BLVD	LEWISTON	ID	83501	318 PROSPECT BLD
PARADISE ENTERPRISES LLC			1329 W PARADISE RD	SPOKANE	WA	99224	308 MAIN ST
BOYER JEFF &	BOYER SHELLEY		4351 E COVE CT	HAYDEN	ID	83835	201 1ST ST
BEIER PROPERTIES LLC			903 D ST STE L002	LEWISTON	ID	83501	301 MAIN ST
SWENSON KATHERINE SUE HARMON			811 PROSPECT AVE	LEWISTON	ID	83501	330 MAIN ST
BLAMIRE'S TODD L &	BLAMIRE'S LINDA P		103 W MAIN	LEWISTON	ID	83501	103 MAIN ST
DOWNTOWNMC LLC			1807 BURRELL AVE	LEWISTON	ID	83501	326 MAIN ST
YOUNG WOMEN'S CHRISTIAN ASSN			300 MAIN ST	LEWISTON	ID	83501	300 MAIN ST
EKHOZ PROPERTIES LLC			1144 S 500 W	SALT LAKE CITY	UT	84101	313 D ST
CRANE DAVID E &	CRANE COLLEEN N		3638 19TH ST	LEWISTON	ID	83501	326 PROSPECT BLD
PARADISE ENTERPRISES LLC			1329 W PARADISE RD	SPOKANE	WA	99224	306 MAIN ST
CUDDY BRADLEY C &	SPATARO ESTHER		336 N PROSPECT BLVD	LEWISTON	ID	83501	336 N PROSPECT BLD
PROBST STANLEY M &	PROBST KIM V		308 PROSPECT BLVD	LEWISTON	ID	83501	308 PROSPECT BLD
EKH PROPERTY HOLDINGS LLC			1144 S 500 W	SALT LAKE CITY	UT	84101	325 MAIN ST
BURCH KEITH			PO BOX 1049	OROFINO	ID	83544	324 MAIN ST
EMERSON CRAIG &	EMERSON ANNE-MARIE WAY		222 PROSPECT BLVD	LEWISTON	ID	83501	222 PROSPECT BLD
NILSSON JON P &	NILSSON ANN M		302 PROSPECT BLVD	LEWISTON	ID	83501	302 PROSPECT BLD
THOMAS DEAN & HOSKINS INC			1800 RIVER DR NORTH	GREAT FALLS	MT	59401	208 MAIN ST
TODD BRIAN &	TODD HIDIE		1030 REAMS RD	MOSCOW	ID	83843	312 PROSPECT BLD
BOLLINGER 301 LLC			PO BOX 1308	LEWISTON	ID	83501	301 D ST
UGLEM RODNEY A &	UGLEM MYKLE A		204 PROSPECT BLVD	LEWISTON	ID	83501	204 PROSPECT BLD
BURRAGE TED V &	BURRAGE CAROLYN M		1016 PRAIRIE LN	MOSCOW	ID	83843	123 1ST ST

NOTICE OF CONSIDERATION OF APPLICATION For Certificate of Appropriateness in the West End Historic District by the Historic Preservation Commission on:

THURSDAY OCTOBER 31, 2024 at 10:00 A.M.
AT THE COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501

Seating will be available on a first-come, first-served basis.

Comments for the application may be made: in-person, by emailing Katie Hollingshead at khollingshead@cityoflewiston.org, or by calling (208)746-1318 ext 7261 and leaving a message.

This consideration will be to determine approval or denial of the following:

APPLICATION BY TIM LYNCH ON BEHALF OF LANDMARK PROPERTY GROUP FOR WEST END HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS AT 111 MAIN STREET: The proposal is a two phase construction to remove, reconfigure and then replace an exterior door on the south side entrance of the building. Historic Preservation Commission Certificate of Appropriateness approval is required, per Lewiston City Code 19.5-11.

Any person (or persons) may support or oppose, by petition or letter, the Applicant's request.
Persons receiving this notice are encouraged to provide comment.

FOR FURTHER INFORMATION AND TO SUBMIT COMMENTS, contact the Community Development Department at (208) 746-1318, ext. 7261

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at (208) 746-1318, ext. 7202.

LEWISTON DESIGN GUIDELINES FOR THE WEST END HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS REVIEW FORM

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meeting continuing or new uses while retaining the building's historic character.

(A) Brick, Stone and Concrete: Buildings with brick exterior walls may be structural (load bearing) brick or simply a brick veneer covering another structural material.			
Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	Notes
1. Preservation of historical brick, stone, or concrete exterior walls.	YES ☐ NO ☐	N/A ☐	
2. Repointing with the same type of mortar used historically, and only if needed. Preserving original mortar if it remains in good condition.	YES ☐ NO ☐	N/A ☐	
3. Leaving brick, stone, or concrete walls unpainted that were not painted historically. Brick masonry naturally has a water-protective layer, or patina, to protect it from the elements; painting can seal in moisture and prevent the brick from breathing.	YES ☐ NO ☐	N/A ☐	
4. Cleaning brick, stone, and concrete only if needed, and then with the gentlest methods possible. Research and test cleaning procedures before applying them. Low pressure water and detergent using bristle brushes is often effective.	YES ☐ NO ☐	N/A ☐	
5. Proper drainage to prevent water damage to brick, stone, or concrete masonry.	YES ☐ NO ☐	N/A ☐	

(B) Metals: Metals were often used in historical buildings, particularly for ornamental elements such as columns and cornices and utilitarian features such as door and window hardware.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	
1. Preservation of character-defining historical metal features.	YES ☐ NO ☐	N/A ☐	
2. Maintaining historical protective coatings on metal features.	YES ☐ NO ☐	N/A ☐	
3. Repair of historical metal features, if needed, by patching and splicing with compatible metal.	YES ☐ NO ☐	N/A ☐	
4. Cleaning, if needed, with the gentlest methods possible.	YES ☐ NO ☐	N/A ☐	
5. Providing proper drainage to prevent water damage to historical metal elements.	YES ☐ NO ☐	N/A ☐	

C Wood: Historical wooden elements include doors, window sash, and sometimes ornament or siding.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	
1. Preservation of character-defining historical wood features. Repair of historical wood features, if needed, by patching and splicing with compatible wood. Replacement "in-kind" (with the same size, type, and material) only if the historical element is too deteriorated to repair.	YES ☐ NO ☐	N/A ☐	
2. Maintaining historical protective coatings, such as paint of historical colors, on wood features.	YES ☐ NO ☐	N/A ☐	
3. Cleaning, if needed, with the gentlest method possible.	YES ☐ NO ☐	N/A ☐	
4. Providing proper drainage to prevent water damage to historical wood elements.	YES ☐ NO ☐	N/A ☐	

(D) Design Guidelines for Historic Building Elements

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project	
1. Preservation of character-defining historical features of the storefront and main façade, including display windows, bulkheads, entryways, doors, transom lights, upper story windows, cornices, and parapets.	YES ☐ NO ☐	N/A ☐	
2. If a storefront has been altered, restoration to the original design is no longer evident and historical photographs are not available, a simplified interpretation of similar period storefronts is often acceptable. Removal of incompatible modern materials covering historical elements may be appropriate.	YES ☐ NO ☐	N/A ☐	
3. If the altered storefront has acquired historic significance in its own right, preserving the altered storefront may be the most appropriate course of action.	YES ☐ NO ☐	N/A ☐	
4. Preservation of historical storefronts on secondary building facades.	YES ☐ NO ☐	N/A ☐	

(E) Windows: This section addresses windows other than display windows, generally situated on upper levels of a commercial building. Most historical windows of the 1880's to 1960's period are wood sash, although some later windows during this period are metal sash.

Generally recommended:	Project Complies? Yes/No	Not Applicable to the project	
1. Preserving the functional and decorative features of historic windows, including the sash, glazing, sills, moldings, hardware, and trim. Features too deteriorated to repair can be replaced "in-kind" (with the same size, type, and material).	YES ☐ NO ☐	N/A ☐	
2. Preservation of historical window openings, particularly on highly visible primary facades.	YES ☐ NO ☐	N/A ☐	

3. If replacement of historical windows is necessary, use of new windows that retain the appearance of the originals, particularly on highly visible primary facades, is desirable. Matching the sash profile and materials is recommended. At a minimum, replacement windows should match the number and position of glass panes and be composed of materials that appear similar to the originals.	YES ☐ NO ☐	N/A ☐	
4. Use of storm windows, particularly on the building interior, to enhance energy efficiency while preserving original historical windows. If the storm window is installed on the building exterior, matching the sash design and color of the original window is recommended.	YES ☐ NO ☐	N/A ☐	
(F) Doors: This section addresses exterior doors, generally situated on the ground level of a commercial building. Most historical doors of the 1880s to 1960s period are wood or wood and glass, although some later doors during this period are metal or metal and glass.			
Generally recommended:	Project Complies Yes/No	Not Applicable to this project.	
1. Preserving the functional and decorative features of historic doors, particularly the main entrance. Important historical door features include the door, sidelights, transom lights, hardware, and decorative detailing. Features too deteriorated to repair can be replaced "in-kind" (with the same size, type, and material).	YES ☐ NO ☐	N/A ☐	
2. Preservation of historical doorway openings, particularly on highly visible primary facades.	YES ☐ NO ☐	N/A ☐	

3. If replacement of historical doors is necessary, use of new doors that retain the appearance of the original materials and design, particularly on highly visible facades, is desirable. Replacement with a very ornate door is discouraged unless supported by historical photographic evidence.	YES ☐ NO ☐	N/A ☐	
(G) Roofs: This section addresses commercial building roofs of the 1880s to 1906s period, most of which are flat with flat or shaped parapets.			
Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Preserving the character-defining shape, color, and materials of a historical roof, particularly the highly visible parapet or eaves, cornice or other ornamental detailing, and - if visible from the street- roofing materials.	YES ☐ NO ☐	N/A ☐	
2. If historical roof features cannot be repaired, replacement with new materials or elements that retain the appearance of the originals is desirable.	YES ☐ NO ☐	N/A ☐	
3. Replacement of missing elements, such as a cornice, if supported by physical or photographic evidence.	YES ☐ NO ☐	N/A ☐	
4. Placement of modern rooftop features, such as skylights, HVAC units, patios, or decks, where they will be least visible from the street.	YES ☐ NO ☐	N/A ☐	

(H) Awnings and Canopies: Cloth and sometimes metal awnings and canopies were common during the 1880s through 1960s period. Many awnings could be rolled, raised, or lowered, and they often sheltered the entire walkway in front of a building, while canopies were generally of rigid construction.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Maintaining and repairing existing historical canopies or awnings or replacement with canopies or awnings that retain the appearance of the originals. Replacement of missing historical canopies or awnings with historically compatible designs.	YES ☐ NO ☐	N/A ☐	

(I) Chimneys: Chimneys in 1880s to 1960s historical buildings are generally brick features incorporated into the building or walls and protruding from the roof or parapet. Many are no longer functional.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Maintenance and repair of existing historical chimneys, whether functional or not.	YES ☐ NO ☐	N/A ☐	

(J) Balconies: Although balconies are rather uncommon features, they may be (or may have been) present on historical buildings in the Lewiston West Historic District.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Maintaining and repairing existing historical balconies or replacement with balconies that retain the appearance of the originals. Replacement of missing balconies, documented by physical evidence or historical photographs, with historically compatible designs.	YES ☐ NO ☐	N/A ☐	
2. If construction of new balconies is needed for adaptive reuse of a historic building, placement on the rear elevation or other less visible facades is recommended.	YES ☐ NO ☐	N/A ☐	

(K) Design Guidelines for Additions to Historic Buildings: Converting a historic building to a new use may necessitate construction of additions; this is acceptable under the treatment Rehabilitation.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Construction of additions, including elevator shafts and additional exit stairways, on less visible facades of a historical building or set back from the main façade. Such additions should be designed to be subordinate to the original building.	YES ☐ NO ☐	N/A ☐	
2. Construction of additions compatible with the historical building in terms of scale, materials, and character, but easily distinguished from historical portions of the building.	YES ☐ NO ☐	N/A ☐	
3. Roof additions should be set back to reduce visibility from streets adjacent to the main facades. If visible from the adjacent streets, such additions should be of modest size and compatible, although distinguishable, from the original building.	YES ☐ NO ☐	N/A ☐	
4. Building modifications allowing barrier-free disabled access designed to be compatible with and subordinate to the original building. Disabled access at the main entrance is desirable.	YES ☐ NO ☐	N/A ☐	
5. Preservation of additions that have achieved historic significance in their own right - that is, additions that are generally 50 or more years of age and retain an acceptable level of integrity - may be desirable.	YES ☐ NO ☐	N/A ☐	

(L) Design Guidelines for Parking Facilities, Lighting, Signs and Streetscapes: Since the goal of Rehabilitation is to provide new uses for historic buildings, and the setting must be conducive to the selected use. Parking facilities, lighting, signage, and generally pleasant streetscapes are of the utmost importance in encouraging people to visit shops and other commercial venues in the historic district.

Generally recommended.	Property Complies? Yes/No	Not Applicable to this project.	
1. Off-street parking located behind party wall buildings or shielded from main streets or walkways by vegetation or compatible walls.	YES ☐ NO ☐	N/A ☐	
2. Locating off-street parking lots in areas with no historical buildings.	YES ☐ NO ☐	N/A ☐	
3. Use of simple low intensity lighting fixtures casting a warm light (similar to daylight), focused on building entrances, signs, and first floor detailing. Historical lighting fixtures should be preserved if possible. Modern fixtures should be compatible with the historic building and its surroundings in terms of size, scale, and color.	YES ☐ NO ☐	N/A ☐	
4. Consistent street lighting fixtures throughout the historic district may be a means of unifying the area. Although the fixtures do not need to imitate historical types, dark colors reminiscent of cast iron may be appropriate for earlier historic districts, while a silver color reminiscent of aluminum may be appropriate for mid-twentieth century districts.	YES ☐ NO ☐	N/A ☐	
5. Use of signs that are compatible with and do not overwhelm the architecture of the building and district. Avoid plastic signs if possible. Consistent size and placement of signage contributes to unification of the downtown area.	YES ☐ NO ☐	N/A ☐	
6. Historic building names or historic signs should be retained, if possible, as part of the historic building.	YES ☐ NO ☐	N/A ☐	

7. Preservation of historic painted advertisements on exterior building walls. Careful repainting of faded images may be acceptable.	YES ☐ NO ☐	N/A ☐	
8. Service structures- such as garbage, utilities, and storage- placed where not visible from main streets or walkways. Screening with vegetations or compatible walls or structures is generally appropriate.	YES ☐ NO ☐	N/A ☐	
9. Power and telephone poles should be compatible, in terms of size and color, with nearby historic buildings. Although the poles do not need to imitate historical types, wood poles or poles painted to resemble wood may be appropriate for earlier historic districts, while a silver color reminiscent of aluminum may be appropriate for mid-twentieth century districts.	YES ☐ NO ☐	N/A ☐	
10. Maintenance of pleasant streetscapes, perhaps with trees or planters, sidewalks, and simple compatible street furniture. Retain a clearly defined pedestrian travel route.	YES ☐ NO ☐	N/A ☐	
11. Historical features, such as original street furniture, statues, walls, sidewalk inscriptions, stone curbs, and power poles, contribute to the historic character of the district as a whole, and should be retained if possible.	YES ☐ NO ☐	N/A ☐	

12. Until about the 1920s, most commercial district buildings were constructed as party wall structures with the main facades aligned along the street. Alteration of this familiar pattern through removal of a historic building or setback of a replacement structure creates mild confusion, making the area less predictable and hence, less comfortable for a visitor. Installation of walls, sculptures, or vegetation may adequately substitute for an altered street wall (building facade line).	YES ☐ NO ☐	N/A ☐	
13. The presence of pleasant public spaces encourages visitors to spend time in downtown areas.	YES ☐ NO ☐	N/A ☐	
14. Where it exists, historic brick street surfacing should be retained if possible.	YES ☐ NO ☐	N/A ☐	

(M) Design Guidelines for New Construction within a Historic District: New construction within a historic district may be desirable to fill gaps left when buildings were destroyed by fire or removed for other reasons. New buildings in the Lewiston West End Historic District should be designed to maintain the district's visual continuity, including relatively uniform heights and facade widths, the pattern of storefronts along Main Street, repetition of recessed entryways and vertical upper story windows, and free-standing buildings north and south of Main Street.

Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Adaptive re-use of historical buildings rather than construction of new buildings.	YES ☐ NO ☐	N/A ☐	
2. Construction of new buildings compatible with surrounding historical buildings in terms of scale, height, materials, and character, but easily distinguished from the historical buildings.	YES ☐ NO ☐	N/A ☐	
3. In portions of the historic district with continuous party wall buildings, new buildings should also be party wall with main facades aligned with older buildings' main facades to maintain the street wall.	YES ☐ NO ☐	N/A ☐	
4. Use of brick cladding on new buildings would generally be appropriate throughout the Lewiston West End Historic District. Use of metal cladding or poured concrete walls may be deemed compatible in certain portions of the district.	YES ☐ NO ☐	N/A ☐	
5. Design of windows and doors on a new building's main façade to be compatible with those of nearby historical buildings in terms of general size and alignment.	YES ☐ NO ☐	N/A ☐	
6. Design of a new building's main façade to be compatible with those of nearby historical buildings in terms of horizontal and vertical visual divisions.	YES ☐ NO ☐	N/A ☐	