



**Lewiston Historic Preservation Commission
REGULAR MEETING AGENDA
December 5, 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. APPROVAL OF MINUTES - NOVEMBER 7, 2024 REGULAR MEETING: - Action Item**
 - B. APPROVAL OF MINUTES, NOVEMBER 14, 2024 SPECIAL MEETING: - Action Item**
 - C. CERTIFICATE OF APPROPRIATENESS - WEST END HISTORIC DISTRICT. AN APPLICATION BY JOE RAKE ON BEHALF OF BRANDON BEIER AT 301 MAIN STREET. THE PROPOSAL IS FOR REPOINTING OF THE BRICK MORTAR JOINTS ON THE WEST FACADE OF THE BUILDING, INCLUDING ANY NEEDED REPAIRS OR REPLACEMENT OF BROKEN BRICKS.: - Action Item**
 - D. CERTIFICATE OF APPROPRIATENESS - NORMAL HILL HERITAGE OVERLAY ZONE. AN APPLICATION BY DALTON SKAGGS AT 215 1ST AVE. THE PROPOSAL IS TO REPLACE THREE (3) SINGLE PANE WINDOWS WITH NEW WATERPROOF VINYL WINDOWS.: - Action Item**
- IV. OLD BUSINESS**
- V. COMMISSIONER COMMENTS**
- VI. COUNCIL LIAISON COMMENTS**
- VII. STAFF COMMENTS**
- VIII. 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.

November 07, 2024

The HISTORIC PRESERVATION COMMISSION met in the Bell Building Upstairs Conference Room at 215 “D” Street. Chair Boots called the meeting to order at 10:08 a.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Leah Boots, Chair; Dennis Ohrtman; Laurinda Riggs; Lisa Hasenoehrl; (via Zoom); Bob Reitz;

COMMISSIONERS EXCUSED: Kayleigh Phillipi; Ed King, Vice Chair; Greg Follett; Tamara Berlik;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner;

CITY COUNCIL LIAISON PRESENT: Kasee Forsman (via Zoom)

GUESTS: Jim Kutter, ALSC Architects (via Zoom); Cheryl Cervantes, CHAS Health (via Zoom); Sheila Boyce, ALSC Architects (via Zoom)

II. CITIZEN COMMENTS

None.

III. NEW BUSINESS

1. Approval of Minutes, October 10, 2024 Special Meeting

Chair Boots asked if the Commission had any questions or amendments to the minutes. There were none. Commissioners Ohrtman and Riggs moved and seconded, respectively, to approve the minutes as written. Motion carried 5-0.

2. Approval of Minutes, October 31, 2024 Special Meeting

Chair Boots asked if the Commission had any questions or amendments to the minutes. There were none. Commissioners Riggs and Reitz moved and seconded, respectively, to approve the minutes as written. Motion carried 5-0.

3. Certificate of Appropriateness – West End Historic District. An application by Jim Kutter on behalf of ALSC Architects and CHAS Health. The applicant proposes an exterior remodel of the brick façade and windows and the addition of two (2) projecting signs at 863 Main Street.

Staff Hollingshead reviewed the application packet that had been provided and went over the details in the photos and architectural renderings. Representatives from both ALSC Architects and CHAS Health were available via Zoom for questions.

Chair Boots walked the Commission through each section of the Design Guidelines review sheet.

After review and discussion, Commissioner's Ohrtman and Reitz moved and seconded, respectively, to approve the Certificate of Appropriateness for the exterior remodels of the brick façade and windows and the addition of two (2) projecting signs at 863 Main Street. Motion passed 5-0.

IV. OLD BUSINESS

1. Priorities Plan - Review Churches

Staff Hollingshead reviewed the list of churches and said that based on research from Commissioners that two (2) of the churches could be removed from the list because they do not meet the age threshold. Commissioner Riggs provided an update on the information she was able to find on Congregational Presbyterian and First Baptist. Commissioners Ohrtman and Boots stated they have not completed their research yet.

Staff Hollingshead said that she would add the information she had received to the file and that this item would remain on the agenda so that Commissioners could continue to work on it.

V. COMMISSIONER COMMENTS:

Commissioner Ohrtman encouraged people to visit the Nez Perce Historical Society Museum and see the completed aviary.

VI. COUNCIL LIASION COMMENTS:

None.

VII. STAFF-COMMISSION COMMUNICATIONS:

Staff Hollingshead asked if any Commissioners would not be able to attend the December 5, 2024 HPC meeting. All Commissioners in attendance are able to attend.

VIII. ADJOURN

There being no further business, Commissioners Reitz and Riggs moved and seconded, respectively to adjourn the meeting of the Historic Preservation Commission at approximately 10:50 a.m. Motion passed 5-0.

RESPECTFULLY SUBMITTED,

_____	_____
Katie Hollingshead	Chairperson or Acting Chairperson
Recording Secretary	Historic Preservation Commission

Approved this _____ day of _____, 2024.

November 14, 2024

The HISTORIC PRESERVATION COMMISSION met in the Bell Building Upstairs Conference Room at 215 “D” Street. Chair Boots called the meeting to order at 10:02 a.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Leah Boots, Chair; Laurinda Riggs; Bob Reitz; Greg Follett; Tamara Berlik (via Zoom);

COMMISSIONERS EXCUSED: Kayleigh Phillipi; Ed King, Vice Chair; Dennis Ohrtman; Lisa Hasenoehrl;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner;

CITY COUNCIL LIAISON PRESENT: None

GUESTS: None

II. CITIZEN COMMENTS

None.

III. NEW BUSINESS

1. Certificate of Appropriateness - Normal Hill Heritage Overlay Zone. An application by Clarkston Glass on behalf of Valerie Johnson to replace an existing plate glass window with a new vinyl window with slider at 519 3rd Street.

Staff Hollingshead reviewed the application and the two photos that had been provided. Chair Boots walked the Commission through the Normal Hill Heritage Overlay Zone review sheet. The Commission discussed and reviewed and found the project to be in compliance with factors 1, 4 and 6 and that all other factors did not apply to the project. Commissioners Follett and Reitz moved and seconded, respectively, to approve the Certificate of Appropriateness for the replacement of a window at 519 3rd Street. Motion carried 5-0.

IV. COMMISSIONER COMMENTS:

None.

V. STAFF-COMMISSION COMMUNICATIONS:

Staff Hollingshead reminded the Commission that the next meeting was December 5th and that there would be a Certificate of Appropriateness review on the agenda.

VI. ADJOURN

There being no further business, Commissioners Follett and Riggs moved and seconded, respectively to adjourn the meeting of the Historic Preservation Commission at approximately 10:11 a.m. Motion passed 5-0.

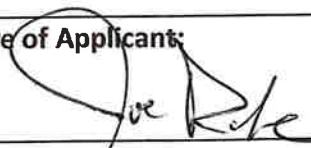
RESPECTFULLY SUBMITTED,

_____	_____
Katie Hollingshead	Chairperson or Acting Chairperson
Recording Secretary	Historic Preservation Commission

Approved this _____ day of _____, 2024.

Lewiston Historic District

Application for Certificate of Appropriateness

Applicant Name: Joe Rake	Property Owner Name & Address: Brandon Beier Morgans Alley + 3 rd St	HPC Review Date: LHD#
Historic District Address: main & 3 rd St. Lewiston		
Applicant Contact Details: email: JoeRake55@gmail.com Phone: 208-743-7253 Fax: Address (If not the same as above):		
Description of Work: (Please provide any drawings, photographs or other information that can describe the exterior work being conducted) maintenance work (Painting of Brick mortar joints)		
Project Start Date: upon Approval	WCF Review Y / N	Estimated Project Value: \$30,000.00
Proposed Use: COMMERCIAL OR RESIDENTIAL		
Will you be using a Contractor: ☒ Y / ☐ N Name & Contact Details of Contractor(s): Joe Rake Masonry LLC		
Signature of Applicant: 	Date: 11/14/2024	
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.

Narrative:

A brief explanation of the proposed maintenance work to be performed on west wall, two story, Morgans alley [3RD st] fall of 2024. Upper west wall spring of 2025. Sidewalk access not needed for upper level maintenance. Access thru third story window

Scaffold side walk to top of two story wall, install debris netting , move handicap access to west side of building for direct entry to west door . The west door being the main entry the mall will be maintained open for business during the course of the work being done.

Side walk access for scaffolding being requested. (Public Works, not HPC)

Permission to trim tree branches near and close to southwest {main street and third} of building included in maintenance request. (Public Works, not HPC)

Signage and flags to be removed and replaced (same will go backup once brick work is done)

Lime mortar used throughout pointing with joints ranging from ½ inch to 1& ½ inch deep and pointed back flush. This method will match original joints and weatherize the wall from water intrusion to the best of our application. SEE ATTACHED. This lime is actually famous coming from a single source quarry in st.Astier France natural hydraulic lime. It exists in the original roman coliseum.

Project timeline 6/7 weeks

Respectfully submitted,

Joe rake masonry LLC

11/14/2024



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

- ☒ *N/A* Proposed brick pattern
- ☐ Color, locations, and joint profile for mortar repairs *West Wall Morgans Alley*
- ☐ Brand/type of mortar to be used (cut sheets) *See Attached*
- ☐ Cleaning methods proposed (including any chemicals to be used) *clean water, brush*
- ☐ 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

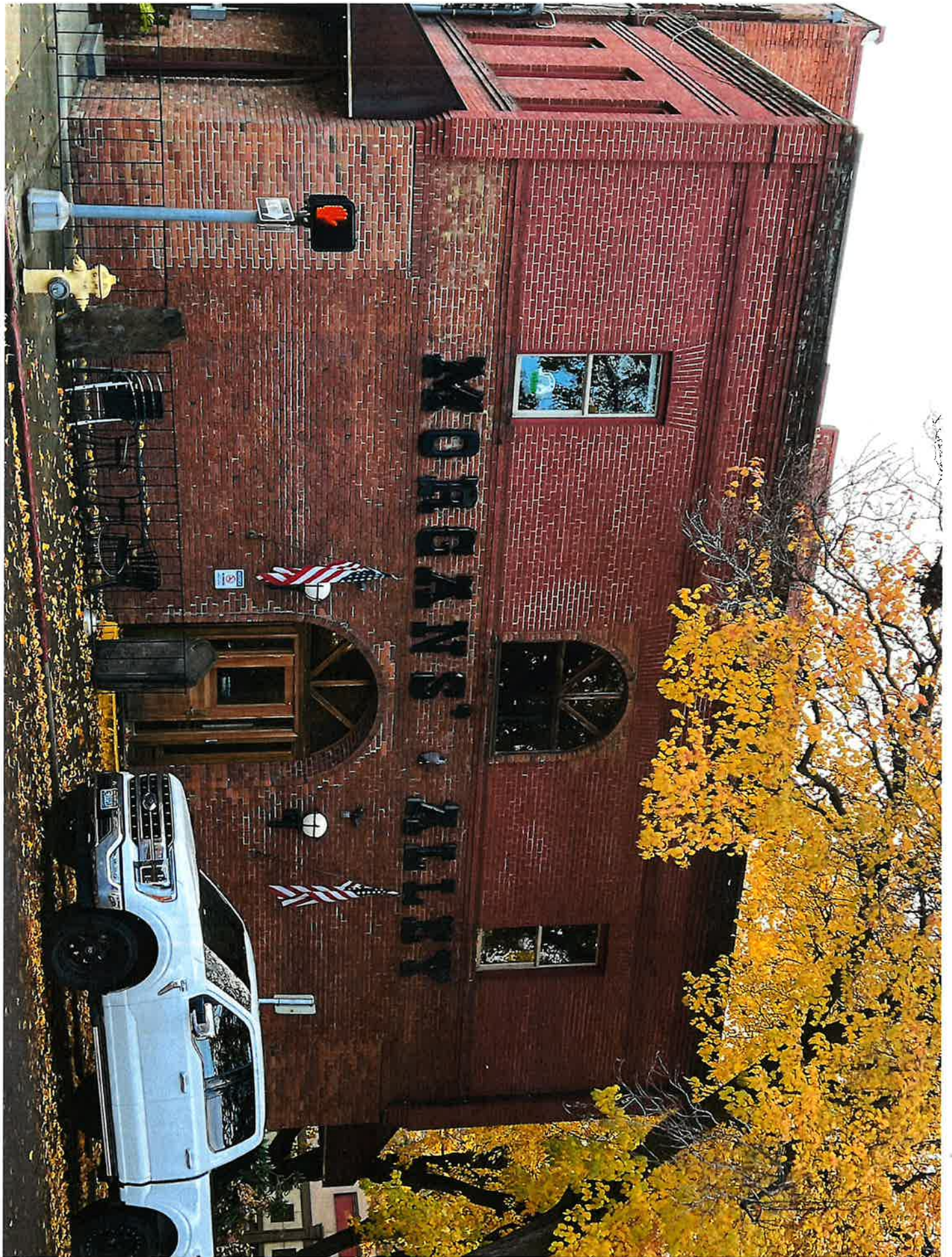
- ☐ Colors to be used (chips with brand name, color numbers)
- ☐ Locations of specific colors
- ☐ If not applicable please check

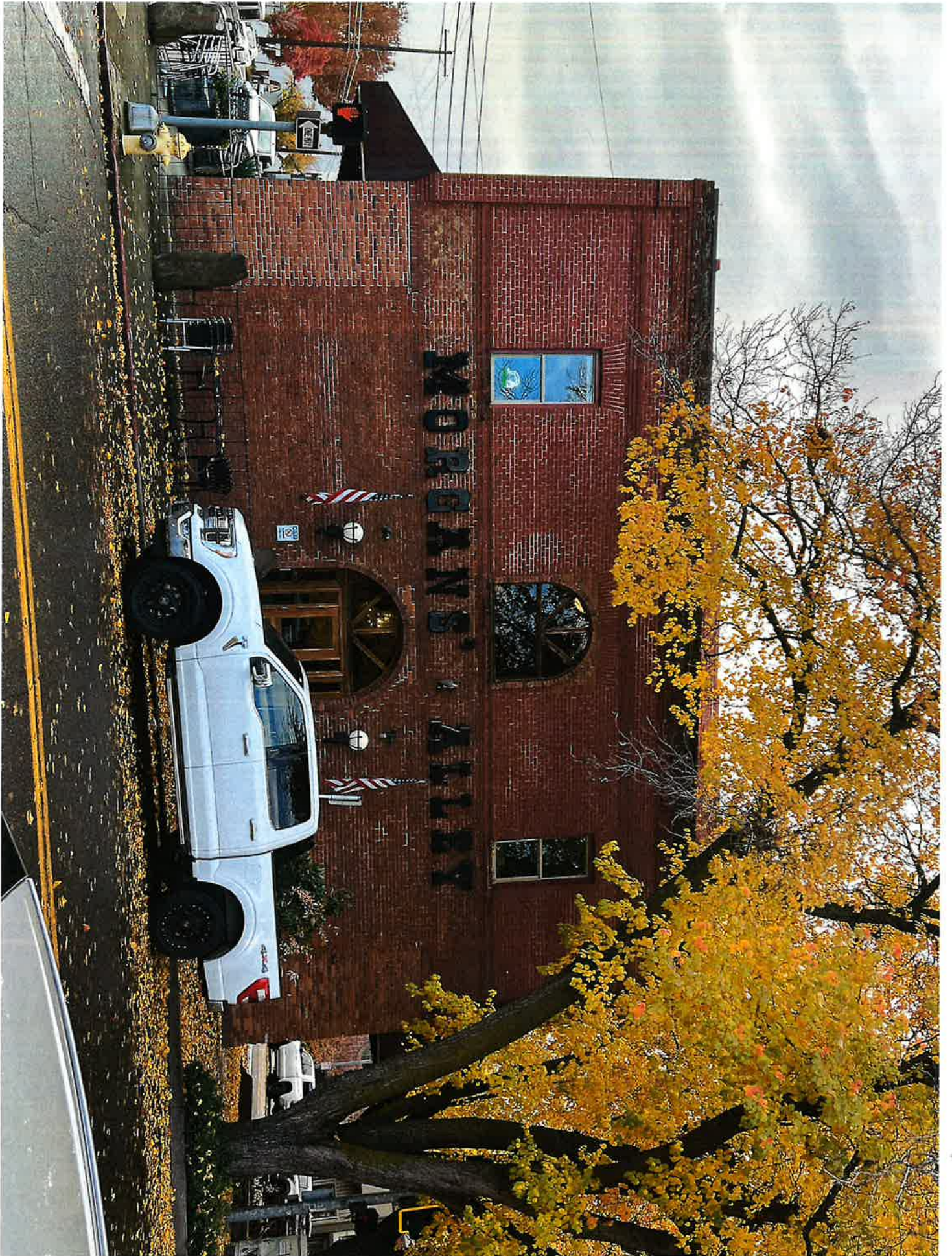
5. Windows/Doors

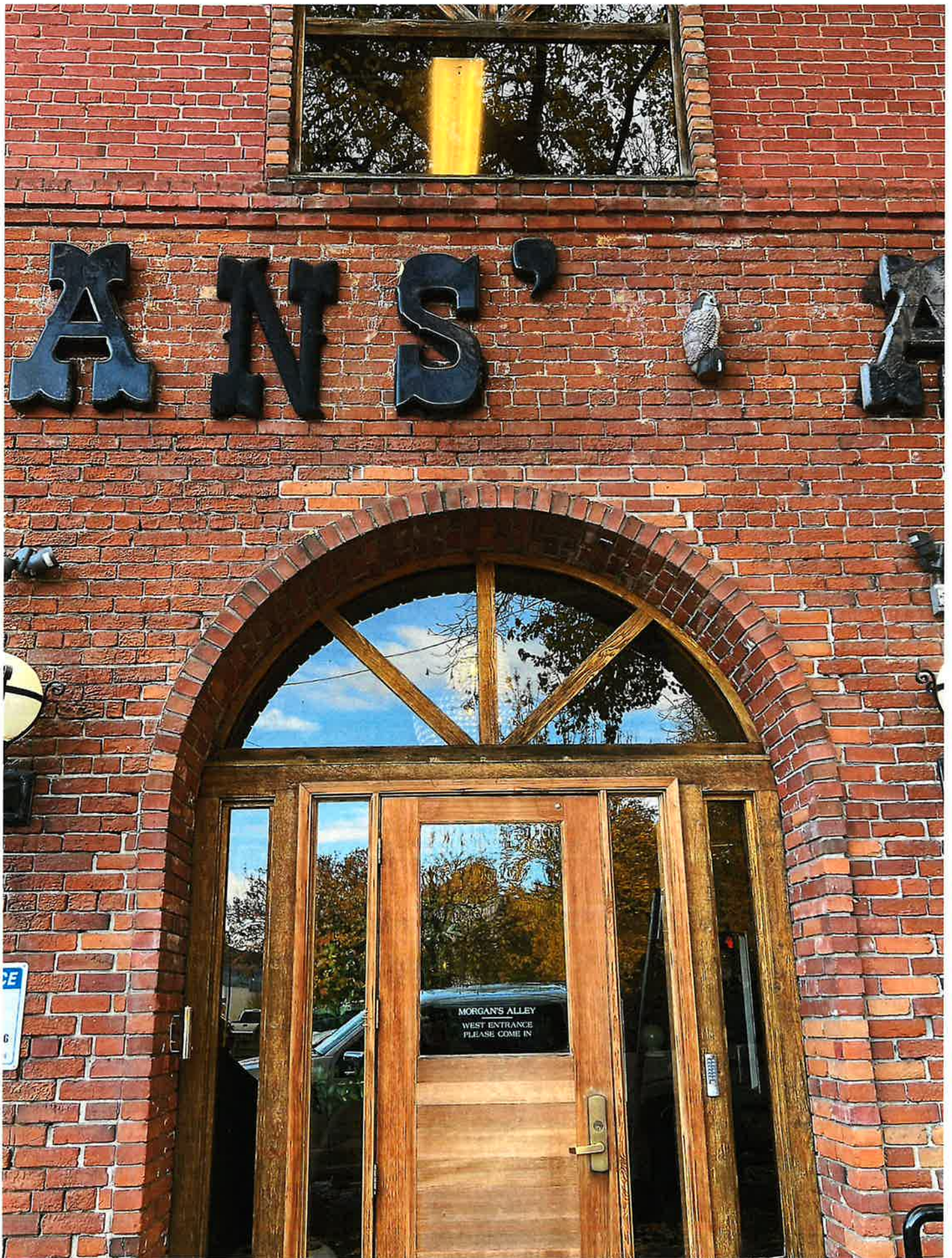
- ☐ Windows / doors to be installed / replaced, their existing conditions
- ☐ Manufacturer's cut sheets, with measurements
- ☐ Information on pane / panel configuration
- ☐ Material of new windows / doors
- ☐ Exterior hardware (if any)
- ☐ Design, materials, colors of any trim
- ☐ If not applicable please check

6. Roofing

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







Last Modified: Mar 24, 2020

EcologicTM Mortar

SCG Coarse (G)

deGruchy's EcologicTM Mortar, in any of the stock colors, are simply a prepared blend of binder/aggregate/pigments to which you just add water, mix and go to work. Use it on historic buildings to re-point, stucco, parge and plaster. EcologicTM Mortar can also be used to lay/re-lay brick, terra cotta, block and stone on modern construction. EcologicTM Mortar is a "Green" Product and the result is an "Old World" Lime finish that is chemically and physically suitable as a replacement mortar for historic masonry. It is as simple as mixing the mortar with water using a high torque industrial electric drill and a rigid paddle attachment in a five-gallon pail or using a mason's paddle-style mortar mixer. The bag weight is 38.5 pounds. Recommended for masonry joints between 3/8" and up to 2" depending on depth. Can also be used as Plaster/Stucco/Render base coats and as a finish coat for a coarse texture.

Benefits

The advantage of the pre-blended material with sand and pigment already added is that the quality control of the mix design is already completed. The mixing can take place on each level of scaffold, if suitable conditions allow using the drill and paddle mixing method, with no excess sand piles or other bags of material stored on site. deGruchy's EcologicTM pre-blended mortar is all you need. Having all the materials in one bag reduces the temptation to add Portland cement, that is customary when a typical Type N mortar is made with local hydrated lime. The pre-blended material ensures that the engineering of the mortar's final properties is kept in a high-quality control environment with the right sand and the right pigments for consistent color and results. **NO** Portland Cement is present or needed in deGruchy's EcologicTM Mortars yet the stock material will still reach the 750 p.s.i. required for a Type N mortar while maintaining the high permeability required for repointing and repair

to historic structures originally built with lime mortars. Due to the lack of Portland cement, EcologicTM Mortar is immune to sulfates and salts. The alkali-silica reaction does not take place with St. Astier Natural Hydraulic Limes.

Eco-friendly Characteristics:

- High vapor exchange qualities which promote good indoor air quality
- 80% less carbon emissions of the binder in comparison to Portland cement binders
- Re-absorption of CO₂ in curing
- Will not deteriorate timber
- No harmful Chromium VI which is present in Portland Cements
- EcologicTM Mortar can be recycled

Granulometry

Granulometry using US Standard Test, Sieve #16 (1.18mm) to #200 (0.075mm) for masonry, pointing, dubbing out, first and main coats on renders and rough finishing coats. Meets ASTM C-144 standards for sharp, well-graded sand.

Mixing

EcologicTM Mortar must be mixed for five minutes with clean, potable water or sea water if needed. Start with one-half (0.5) gallon of water per bag and slowly add more water only until the mix contains the minimum amount of mixing water to become workable. Keep water ratios consistent between batches to ensure consistency in material performance and appearance. Judge workability only after five minutes of continuous mixing.

DO NOT ADD ANYTHING ELSE TO THE MIX SUCH AS PORTLAND CEMENT, LIME, FLY ASH, POZZOLANS, ACCELERATORS, RETARDERS.

Casein could be added at the rate of 1/8 – 1/4 lb. per bag of mortar to increase fluidity when pumping and spraying coarse (G) mortars.

General Application

Mist the substrate and any previous lime mortar application with water immediately before a new application but only as a slight dampening to control absorption. No standing water should remain during a new application. If substrate is retaining inordinate amounts of moisture due to rising damp, poor flashing or moisture from a chimney cavity, faulty plumbing or other; this must be corrected before new work begins. ASTM has reports on normal absorption rates for most building materials not explicitly covered by individual manufacturers. Wait a minimum of 10 days between coats of stucco (render). Within 24 hours of an installation rub closed any cracks that form before the next coat is installed. Ecologic™ Mortar can be reworked within 24 hours depending on weather conditions. Do not apply at temperatures below 40°F (4°C) or above 85°F (29°C).

Aiding the Cure

Protect the work by covering it with burlap or jute. Spring clamp fabric covers a few inches away from the work and wet the fabric covers a few times a day for the cure period of approximately three days. Fabric covers allows moisture to slowly escape and encourages a slow cure. Fabric covers should not come in contact with the wall to avoid staining. Tarps could be used on the outside of the scaffold to protect from driving rain and wind.

Environmental Requirements

Materials must be stored and handled to protect them from damage and moisture in accordance with manufacturer's instructions. It is recommended to take precautionary measures necessary to assure that excessive temperature changes do not occur. Do not apply Ecologic™ Mortar unless minimum ambient temperature of 40°F (4°C) and a maximum of 85°F (29°C) continues to be maintained for a minimum of 24 hours prior to the application and until Ecologic™ Mortar has cured for 72 hours at this temperature range. No heavy rain should be allowed to flood the application until after proper curing has occurred. During hot weather, protect the work from an uneven

and excessive evaporation of Ecologic™ Mortar's moisture content during dry, hot weather. It is suggested to provide a humidifier in the room during the curing process.

Technical Data

Working time: 24 hours

Cure time:

72 hour initial cure – 28 day full cure

Average coverage:

- Repoint about 40 sq. ft. of standard brick joints @3/8" wide and 3/4" deep, per bag
- Repoint about 15 sq. ft. of rubble stone wall @ 1" wide and 1 1/4" deep, per bag
- Lay about 40 standard bricks per bag
- Stucco/Plaster 11 sq. ft. @ 3/8"

Shelf life:

24 months if kept sealed and away from moisture.

Safety:

Wear adequate protective clothing to avoid prolonged contact with the mortar. To avoid dust contact with eyes and possible inhalation wear glasses and the appropriate dusk mask especially in areas not properly ventilated.

Disposal:

Sweep and place bulk material in containers and properly remove for disposal. The final, cured product is not hazardous. Dispose of discarded material in a landfill in accordance with all local, state and federal regulations.

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Contact

LimeWorks.us

3145 State Road, Telford, PA 18969

www.LimeWorks.us

Technical help phone: 215-536-6706

Fax number: 215-453-1310

E-mail: info@LimeWorks.us

Physical & Mechanical Data

	NHL 5	NHL 3.5	NHL 2
Combined Silica bands	12-16	8-12	4-8
Available lime%	15-20 (>3)	20-25 (>6)	50-60 (>8)
Density (lbs/ft ³ (gr/litre))	*650/750 (600-1000)	*600/660 (500-900)	* 450/520 (400-600)
Surface cover (ft ² /oz(cm ² per gram))	244 (8000)	274(9000)	362(11000)
Granulometry:			
Residue @ 0.09mm	7%	6.5%	5%
Whiteness Index (Y)	67	72	76
Compressive strength psi (N/mm ²)			
28 days (min. values)	**725(5-9)	**507(3.5- 8)	**322(2-5)
28 days (max. values)	**2175(5-15)	**1450(3.5-10)	**1015(2-7)
Flexural strngth psi (N/mm ²)(28 d)*333 (2.30)		290 (2)	145 (1)
Soundness (max. 2mm)***	<1/32" (1mm)	<1/32" (1mm)	<1/32" (1mm)
Set, beginning (1-15 h)****	3-4	5-6	8-10

FIGURES IN BRACKETS AND ITALICS REFER TO THE INCOMING EU 459-1 NORMS

- * Measured in accordance with EU Norms EN 459 on EU Std. Mortars (see below)
- ** Depending on dosages and sands used (values relates to lab. tests using EU Std. Sand on mortars @ 1:1.3 mix ratio as per EN 459-1/2 norms).
- *** Expansion (soundness) measured according to EN459-2/5.3.2.2 and French Norm and not using Le Chatellier Test still allowed in the EU norms under 459-1/5.3.2.1 (expansion value up to _" (20mm) !!)
- **** On mortars. Not on lime paste.

Tests on common mortar mixes

United States

Binder : Sand Ratio	1 : 2			1 : 2.5			1 : 3		
	NHL 5	NHL 3.5	NHL 2	NHL 5	NHL 3.5	NHL 2	NHL 5	NHL 3.5	NHL 2
Set (beginning) hours	3-4	5.3	8.45	3.3	6	9	3.3	6	9.3
Elasticity Moduli									
28 days psi	1566	1306	1309	1595	1305	1421	1450	1301	1305
6 months	2610	2356	1827	2472	1958	1744	2045	1805	1711
12 months	2684	2216	1815	2506	1975	1744	2342	1907	1725
24 months	3117	2535	1934	2613	1999	1740	2527	1982	1704
Compressive strength									
7 days psi	284	109	90	145	83	77	128	77	68
28 days	319	273	215	290	213	197	217	194	181
6 months	1010	1029	557	857	774	435	770	571	418
12 months	134	1087	580	1224	855	420	942	565	420
24 months	1567	1251	616	1277	870	435	1131	576	399
Permeability (vapour exchange)									
Gr. of air x m ² x hour x mmHG	0.55	0.62	0.68	0.60	0.64	0.70	0.69	0.70	0.71
Shrinkage %	0.013	0.044	0.060	0.025	0.060	0.084	0.035	0.067	0.089

Tests on common mortar mixes

European

Binder : Sand Ratio	1 : 2			1 : 2.5			1 : 3		
	NHL 5	NHL 3.5	NHL 2	NHL 5	NHL 3.5	NHL 2	NHL 5	NHL 3.5	NHL 2
Set (beginning) hours	3-4	5.3	8.45	3.3	6	9	3.3	6	9.3
Elasticity Moduli									
28 days N/mm ²	10800	9010	9025	11000	9000	9800	10000	8970	9000
6 months	18000	16250	12600	17050	13505	12030	16900	12450	11800
12 months	18510	15280	12515	17280	13620	12030	16150	13150	11900
24 months	21500	17480	13375	18020	13785	12000	17430	13670	11750
Compressive strength									
7 days N/mm ²	1.96	0.75	0.62	1	0.57	0.53	0.88	0.53	0.47
28 days	2.2	1.88	1.48	2	1.47	1.36	1.5	1.34	1.25
6 months	7.31	7.1	3.84	5.91	5.34	3	5.31	3.94	2.88
12 months	9.28	7.5	4	8.44	5.9	2.9	6.5	3.9	2.9
24 months	10.81	8.63	4.25	8.81	6.00	3.00	7.80	3.97	2.75
Permeability (vapour exchange)									
Gr. of air x m ² x hour x mmHG	0.55	0.62	0.68	0.60	0.64	0.70	0.69	0.70	0.71
Shrinkage mm x m ¹	0.13	0.44	0.60	0.25	0.60	0.84	0.35	0.67	0.89

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

THURSDAY DECEMBER 05, 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 JOE RAKE ON BEHALF OF BRANDON BEIER FOR WEST END
HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS AT 301 MAIN STREET:**

The proposal is for repointing of the brick mortar joints on the west façade of the building, including any needed repairs or replacement of broken bricks. A 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

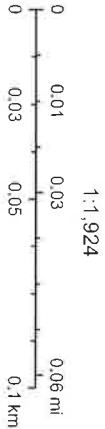
OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	128 MAIN ST
IDAHO STATE BOARD OF EDUCATION	LEWIS CLARK STATE COLLEGE	500 8TH AVE	LEWISTON	ID	83501	418 MAIN ST
DRUFFEL TECLA &	DRUFFEL ALLEN	PO BOX 323	LEWISTON	ID	83501	312 MAIN 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
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	111 MAIN ST
BEIER PROPERTIES LLC		903 D ST STE L002	LEWISTON	ID	83501	301 MAIN ST
SWENSON KATHERINE SUE HARMON		330 MAIN ST	LEWISTON	ID	83501	330 MAIN ST
MCCANN WILLIAM VERN JR & ASC		1027 BRYDEN AVE	LEWISTON	ID	83501	429 1ST AVE
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
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	200 MAIN ST
SWENSON KATHERINE SUE HARMON		330 MAIN ST	LEWISTON	ID	83501	332 MAIN ST
EKH0Z PROPERTIES LLC		PO BOX 9780	SALT LAKE CITY	UT	84109	313 D ST
CRANE DAVID E &	CRANE COLLEEN N	3638 19TH ST	LEWISTON	ID	83501	326 PROSPECT BLD
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	202 MAIN ST
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		PO BOX 9780	SALT LAKE CITY	UT	84109	325 MAIN ST
BURCH KEITH		PO BOX 1049	OROFINO	ID	83544	324 MAIN ST
IDAHO STATE BOARD OF EDUCATION	LEWIS CLARK STATE COLLEGE	500 8TH AVE	LEWISTON	ID	83501	402 MAIN ST
JONES JEFF A		203 D ST	LEWISTON	ID	83501	203 D ST
407 MAIN ST L L C		531 4TH AVE	LEWISTON	ID	83501	407 MAIN ST
STATE OF IDAHO	LEWIS CLARK STATE COLLEGE	500 8TH AVE	LEWISTON	ID	83501	415 MAIN ST
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
IDAHO STATE BOARD OF EDUCATION	LEWIS CLARK STATE COLLEGE	500 8TH AVE	LEWISTON	ID	83501	410 MAIN ST
MCCANN WILLIAM VERN JR & ASSOC		1027 BRYDEN AVE	LEWISTON	ID	83501	405 NORTH ST
BEIER PROPERTIES LLC		903 D ST STE L002	LEWISTON	ID	83501	301 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
BEIER PROPERTIES LLC		903 D ST STE L002	LEWISTON	ID	83501	311 MAIN ST

City of Lewiston



11/15/2024, 9:31:04 AM

Street



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 ☐	

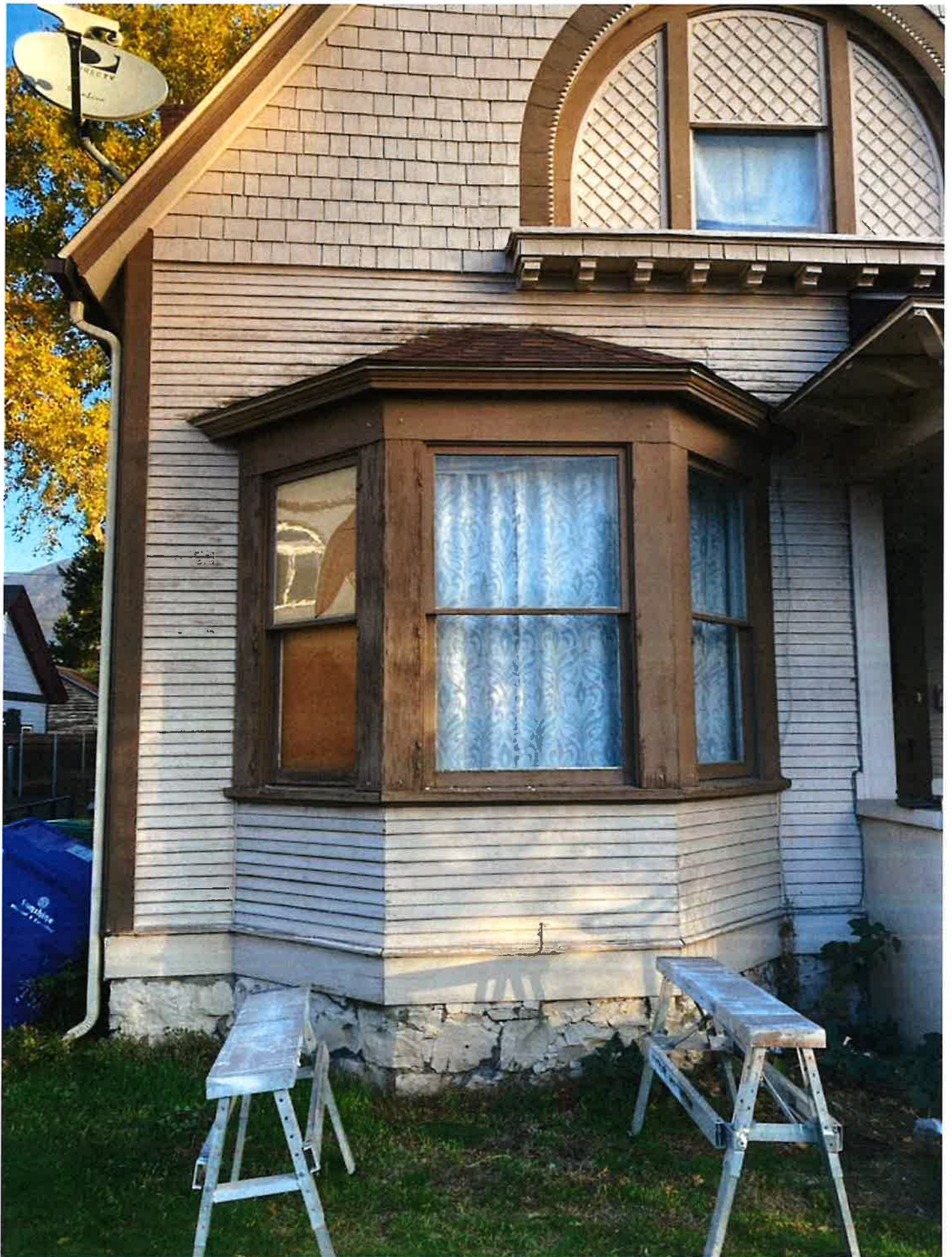
(M) Design Guidelines for New Construction within a Historic District: New construction within a historic district may be desirable to fill gaps left when buildings were destroyed by fire or removed for other reasons. New buildings in the Lewiston West End Historic District should be designed to maintain 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 ☐	

Normal Hill Heritage Overlay
Application for Certificate of Appropriateness

Applicant Name: Dalton Staggs	Property Owner Name & Address: 215 1st Ave	HPC Review Due Date: NHHO#
Normal Hill Address: 215 1st Ave Lewiston, ID 83501		Associated Building Permit #
Applicant Contact Details: email: dstaggs04@hotmail.com Phone: 208-818-8433 Fax: Address (if not the same as above): same as above		
Description of Work: (Please provide any drawings, photographs or other information that can describe the exterior work being conducted) Replacing 3 single-paned front windows with new weatherproof windows		
Project Start Date: ASAP	Estimated Project Value: 12,296\$	Proposed Use: COMMERCIAL OR <u>RESIDENTIAL</u>
Will you be using a Contractor: ☒ Y ☐ N Name & Contact Details of Contractor(s): Terry Eldred - Stateline Construction, LLC phone: 208-790-4791		
Signature of Applicant: 	Date: 11-20-24	
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 may be fees associated with the Building Permit





517 BRIDGE ST
CLARKSTON, WA 99403-1932
509-758-8679

MILGARD
WINDOWS and DOORS

Quote Name: 215 1st Ave
Customer: Stateline Construction
Payment Terms:
Sales Representative: Lisa Montague Mobile:
lisa@clarkstonglass.com
Weighted Average: U-Factor: .28, SHGC: .21, VT: .49

Quote Number: SQPBK003632_1
Created Date: 11/5/2024
Modified Date: 11/5/2024
PD Number:
Total Windows: 3
Total Doors:
Total Sq Ft: 60.00
Total Perim Ft: 57
Est. Delivery:

Comments:

For warranty information please visit www.milgard.com/warranty/

Billing Information

Name: Stateline Construction
Address:

Phone:
Fax:
Email:

Shipping Information

Name:
Address:

Phone:
Fax:
Email:

Line: 1 Location: V400 Tuscany, 8220T, SH, 1 3/8" Setback, Ext White / Int White, U-Factor: .29, SHGC: .21, VT: .48 \$457.34
Quantity: 2 1/8" SunCoatMAX (Low-E) over 1/8" Clear \$26.50
Argon Gas Filled \$19.58
Tariff \$1.62



Viewed From Exterior

Model = Single Hung
Size = Net Frame: 36" x 69 1/2"
Dimensions = Sash Height: One Half
Energy Star Zone(s) = Southern; Meets Title 24 2019
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray EdgeGuard MAX Spacer
Glazing = 7/8" OA Dual Glaze with Argon
Hardware = SmartTouch Lock
Other Options = Glass Breakage Warranty
Screen = Standard with Fiberglass Mesh
Ratings = STC: 29, OITC: 24, PG: LC-PG40
Clear Opening = W 33" x H 30 1/4" Sq. Ft. 6.93, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 18; Unit Perimeter (nominal in lineal ft): 18'
Other Ratings = CPD: MIL-A-225-10472-00001

Item Total: \$505.04
Line Total: \$1,010.09

Customer Approval: _____

Line: 2 Location: V400 Tuscany, 8320T2, PW, 1 3/8" Setback, Ext White / Int White, U-Factor: .26, SHGC: .22, VT: .51 \$433.15
Quantity: 1 1/8" SunCoatMAX (Low-E) over 1/8" Clear \$35.71
Argon Gas Filled \$25.92
Tariff \$1.62



Viewed From Exterior

Model = Picture
Size = Net Frame: 48 1/4" x 69 1/2"
Energy Star Zone(s) = South Central; Southern; Meets Title 24 2019
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray EdgeGuard MAX Spacer
Glazing = 7/8" OA Dual Glaze with Argon
Other Options = Glass Breakage Warranty
Ratings = STC: 28, OITC: 23, PG: CW-PG40
Calculations = Unit Area (Sq. Ft.): 24; Unit Perimeter (nominal in lineal ft): 21'
Other Ratings = CPD: MIL-A-312-02054-00001

Item Total: \$496.40
Line Total: \$496.40

Customer Approval: _____

Normal Hill Heritage Overlay Review By HPC

Applicant Name:	Review Due Date:																																																													
Normal Hill Address:	NHHO#																																																													
Applicant Contact Details:	Type of Review: Building/Sign/WCF/Other																																																													
Administration Section and Review: This form is to help the reviewer to consider the project and identify which of the factors are met for a Certificate of Appropriateness. Comments can be provided as feedback to the applicant in helping them to obtain a Certificate of Appropriateness. Please refer to the information sheet accompanying this form and for more clarification use the Normal Hill Heritage Overlay Zone Code Section 37-41 & Section 37-218 of the City Code for WCF.																																																														
Compliance Description	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Factors (See over)</th> <th style="width: 15%;">Compliance (check box)</th> <th style="width: 15%;">Compliance (check box)</th> <th style="width: 15%;">Compliance (check box)</th> <th style="width: 15%;">Compliance (check box)</th> <th style="width: 15%;">A=Approve D=Decline</th> </tr> </thead> <tbody> <tr> <td rowspan="3" style="padding: 5px; vertical-align: top;">1) If a proposal is found to be consistent with Factors 1, 4 and 6, it shall be considered deserving of a COA.</td> <td style="text-align: center;">1</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="text-align: center;">4</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="text-align: center;">6</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td rowspan="4" style="padding: 5px; vertical-align: top;"> 2) If a proposal complies with at least TWO Factors 1, 4, or 6, it must be in compliance with at least THREE of the remaining factors, either 2, 3, 5 or 7, to be deserving of a COA. **NOTE: The HPC may make an exception to one or more of the Factors, provided such exception is justified by special findings and recorded in the HPC Minutes. </td> <td style="text-align: center;">2</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="text-align: center;">3</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="text-align: center;">5</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="text-align: center;">7</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="padding: 5px; vertical-align: top;">3) If an application complies with ONE of Factors 1, 4 and 6, or none of them, then the application must also comply with at least THREE of the remaining Factors 2, 3, 5 and 7, to be approved for a COA, unless and until the COA is reworked to meet the standards and requirements of Section 37-41B.</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="padding: 5px; vertical-align: top;">4) If an application is filed for a brand new structure that is visible from an adjacent City street, then the HPC shall approve a COA when the construction incorporates architectural features found on the surrounding historic buildings, including building massing, window style, roof pitch and siding materials.</td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> <tr> <td style="padding: 5px;"> WIRELESS COMMUNICATION FACILITIES: Sec. 37-216 Definition - Stealth Design Stealth design means a design that minimizes the visual impact of wireless communication facilities by camouflaging, disguising, screening or blending into the surrounding environment. Examples of stealth design include, but are not limited to, WCFs disguised as trees (monopines), flagpoles, utility and light poles, bell towers, clock towers, ball field lights, and architecturally screened roof-mounted antennas. </td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td style="background-color: #f0f0f0;"></td> <td></td> </tr> </tbody> </table>	Factors (See over)	Compliance (check box)	Compliance (check box)	Compliance (check box)	Compliance (check box)	A=Approve D=Decline	1) If a proposal is found to be consistent with Factors 1, 4 and 6, it shall be considered deserving of a COA.	1					4					6					2) If a proposal complies with at least TWO Factors 1, 4, or 6, it must be in compliance with at least THREE of the remaining factors, either 2, 3, 5 or 7, to be deserving of a COA. **NOTE: The HPC may make an exception to one or more of the Factors, provided such exception is justified by special findings and recorded in the HPC Minutes.	2					3					5					7					3) If an application complies with ONE of Factors 1, 4 and 6, or none of them, then the application must also comply with at least THREE of the remaining Factors 2, 3, 5 and 7, to be approved for a COA, unless and until the COA is reworked to meet the standards and requirements of Section 37-41B.						4) If an application is filed for a brand new structure that is visible from an adjacent City street, then the HPC shall approve a COA when the construction incorporates architectural features found on the surrounding historic buildings, including building massing, window style, roof pitch and siding materials.						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2) If a proposal complies with at least TWO Factors 1, 4, or 6, it must be in compliance with at least THREE of the remaining factors, either 2, 3, 5 or 7, to be deserving of a COA. **NOTE: The HPC may make an exception to one or more of the Factors, provided such exception is justified by special findings and recorded in the HPC Minutes.	2																																																													
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	5																																																													
	7																																																													
3) If an application complies with ONE of Factors 1, 4 and 6, or none of them, then the application must also comply with at least THREE of the remaining Factors 2, 3, 5 and 7, to be approved for a COA, unless and until the COA is reworked to meet the standards and requirements of Section 37-41B.																																																														
4) If an application is filed for a brand new structure that is visible from an adjacent City street, then the HPC shall approve a COA when the construction incorporates architectural features found on the surrounding historic buildings, including building massing, window style, roof pitch and siding materials.																																																														
WIRELESS COMMUNICATION FACILITIES: Sec. 37-216 Definition - Stealth Design Stealth design means a design that minimizes the visual impact of wireless communication facilities by camouflaging, disguising, screening or blending into the surrounding environment. Examples of stealth design include, but are not limited to, WCFs disguised as trees (monopines), flagpoles, utility and light poles, bell towers, clock towers, ball field lights, and architecturally screened roof-mounted antennas.																																																														

Normal Hill Heritage Overlay Review By HPC

Sec. 37-218 General Requirements

(9) *Use of stealth design* . Stealth design is required as provided in Table 1 of section 37-222 of this code, and concealment techniques must be appropriate given the proposed location design, visual environment, and nearby uses, structures, and natural features. Stealth design shall be designed and constructed to substantially conform to surrounding building designs or natural settings, so as to be visually unobtrusive.

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No external cables and wires hanging off poles, all to be sheathed or enclosed in a conduit so not visible or visually minimized to the extent possible when above ground.

All colors shall be earth tones, or shall match the background of any structure that the facilities are located upon; colors to be inconspicuous.

Staff Recommendation(s), attach additional pages to this application if required:

Date:

Motion Made:

Second By:

Approved/Decline

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SECTION 37-41B.3 - FACTORS

In considering applications for certificates of appropriateness, the Historic Preservation Commission shall use the Secretary of Interior's Standards for Rehabilitation (36 CFR Part 67, Historic Preservation Certifications) as a guideline:

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property should be avoided.
2. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
3. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
5. Deteriorated historic features should be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by physical or pictorial documentary evidence.
6. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property unless such work is for replacement of inefficient or failing materials, fixtures, or systems with modernly designed and constructed replacements that duplicate, replicate, or result in substantial conformance with the visual appearance or integrity of a historically significant aspect of the building. The new work should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
7. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SECTION 37-41B.5 - CONDITIONS & EXCEPTIONS

- (a) The HPC may impose conditions of approval on a COA that are necessary to bring the work into compliance with Section 37-41B.1 (Intent).
- (b) The HPC may make an exception to one or more of the Section 37-41B.3 Factors, provided such exception is justified by special findings, which shall be articulated and documented by the HPC and recorded in the HPC meeting minutes.
- (c) The HPC may grant a COA for improvements, regardless of compliance with Section 37-41B.3 Factors (1) through (5), if the applicant demonstrates the Section 37-41B.3 Factors (1) through (5), if the applicant demonstrates the following special circumstances:
 - (1) The proposed improvements are necessary for the continued maintenance, safety, or enhanced ingress and egress of the structure; or
 - (2) Compliance with this the provisions of Section 37-41B would require expenditures for materials and other items required to obtain a COA that would exceed the costs that would be incurred without complying with the provisions of Section 37-41B by twenty percent (20%) or more.
- (d) Emergency repairs may be performed without a COA provided that it can be proven to the satisfaction of the Building Official that such repairs were necessitated by an emergency, it was not practical to obtain a COA or building permit before commencement of the repairs, and a building permit is applied for on the following business day. "Emergency repairs" refer to those situations described as such in the International Building Code, International Existing Building Code, and the International Residential Code, as adopted by the City of Lewiston.