

AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

10:00 am – MAY 4, 2023

Bell Building 2nd Floor Large Meeting Room – 215 D Street

Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston's Facebook page or the City's website at cityoflewiston.org or <https://livestream.com/lewiston/events/7428184>.

I. CALL TO ORDER (in the meeting room)

II. CITIZEN COMMENTS

Please email to khollingshead@cityoflewiston.org or call 208-746-1318 ext 7261 and leave your comments, which will be transcribed and read by staff during the Commission meeting.

III. NEW BUSINESS (*Please note that identifying an item as an "Action Item" does not require the Historic Preservation Commission to vote on that item*)

1. Plaques Project Unveiling (on the front step of the Bell Building, Community Development entrance, meeting will resume in the 2nd floor meeting room following the unveiling)
2. Approval of Minutes, April 6, 2023 Regular Meeting (*Action Item*)
3. Certificate of Appropriateness, West End Historic District. An Application by Tevin Taylor, at 855 Main Street, for replacement of existing 3rd floor windows, painting of 2nd floor windows, removal of metal cladding on exterior of building and removal of paint on brick façade. (*Action Item*)

IV. OLD BUSINESS

1. Historic Preservation Month Proclamation and associated events - Update

V. COMMISSIONER COMMENTS

VI. STAFF COMMENTS

1. Query of Commissioners to attend the next regularly scheduled meeting of June 1, 2023.

VII. ADJOURN (*Action Item*)

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 x7261



HISTORIC PRESERVATION COMMISSION TO INSTALL INFORMATIONAL PLAQUES ON 23 BUILDINGS IN WEST END HISTORIC DISTRICT

In the fall of 2022 the Lewiston Historic Preservation Commission was awarded a Community Enhancement Grant (CEG) from the Idaho State Historical Society. The CEG program is an important way the Idaho State Historical Society supports Idaho's historical organizations in preserving and interpreting community history. CEG grants provide funds annually for collections management, educational programming, public access, interpretive enhancements, and heritage tourism.

The Historic Preservation Commission has proposed a "Plaques Project" to install informational plaques on 23 buildings in the West End Historic District. The plaques will supplement a previously completed walking tour map (see attached) and will include a QR code so that passing visitors may access a variety of written history and historical photographs of the building, its founders and its history in our historic downtown corridor.

To celebrate this project, "unveiling" of one of the installed plaques will be held at the regular Historic Preservation Commission meeting on Thursday, May 4 at 10 am in front of the historic Bell Building at 215 D Street. Historic Lewiston Walking Tour maps are available at the Community Development Department. Plaques will be installed at the following buildings or locations.

124/128 Main Street—Kettenbach Building	520-528 Main Street— Grostein Building (Pauluccis)
202 Main Street—Weisgerber Building	607 Main Street (611 Main St) - Liberty Theater
208/210 Main Street—Seraphin Building	631 Main Street—Brier Building
301/311 Main Street—Morgan's Alley	714 Main Street—Roxy Theater
326 Main Street—Commercial Trust	855 Main Street—Masonic Temple
402/408 Main Street—Adams Building	400 D Street (411 D St.) - Cash Hardware (City Library)
407 Main Street—Dent & Butler Building	313 D Street—Means Building
415 Main Street—Vollmer	215 D Street—Bell Building
500 Main Street (504 Main St) - Kjos Department Store (Towne Square)	207 3rd Street—Old City Hall
514 Main Street—Gold Stone	111 Main Street—Lewis Clark Hotel
515/517 Main Street—Eichenberger	3rd & Capital Street—Territorial Capital site
519-527 Main Street—Davies	



0130

Means Building

Built 1906

Built by Mark Means on the site where the Valley Lumber Company sheds had been located. It was the headquarters of Means' Meat Store until 1913. The retail company had warehouses nearby at 50 and Broadway Streets. In 1914, the company was sold to the newly formed H. C. Hardy & Son, who in 1914 employed 500 people. Means was the president of the meat store line that linked Lewiston, T. H. Street with Clarkston at 116 Street and Highland Avenue from 1915 to 1926.

The line ran down along Main Street, over the block across from this building.

H.C. Kettenbach Building



Built 1907



The brick was constructed to replace earlier woodwork structures in same location. Henry C. Kettenbach, a prominent American businessman who was instrumental in the development of the city of St. Louis, was the owner of another power transmission, John P. McIver. Kettenbach built several structures in St. Louis, including this building, the city hall, the great promenade.

Commercial Trust Building

Built 1905





Designed by Cassanese Architects/John Lewis for Skidmore, Hinchey,
+ Broad (now a Commercial Trust Company bank unit) 1912. The
Building's original classical facade, topped by a lunette, has three massive
columns. The building was the first in the city to have a steel-framed
structure. It was the first in the city to have a steel-framed structure
or the second story. The front contains about 600 pieces of glass that
required five months for a large workforce to prepare for installation.
Construction cost \$1.5 million. The building was the first in the
city to have a steel-framed structure.

Commercial Trust Building

Built 1905





Bell Building

Built 1926

Built by Pacific Telephone and Telegraph to serve as the central exchange for the 1500 telephones in Lewiston at the time the city was founded. The building was designed to accommodate 60,000 customers, as the system was modified from the old central exchange system to a high-speed electronic switching system centered in Washington state. It stood empty for several years before becoming the site of the Lewiston Community Center. Now the Community Development department.

[illegible][illegible][illegible][illegible]

April 6, 2023

The HISTORIC PRESERVATION COMMISSION met in the Bell Building Upstairs Conference Room at 215 "D" Street. Vice Chair King called the meeting to order at 10:01 a.m.

Historic Preservation meetings are recorded live. To view the full video, go to <https://livestream.com/lewiston> and select City Events/Miscellaneous Events.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Ed King, Vice Chair; Dennis Ohrtman; Laurinda Riggs; Lisa Hasenoehrl (via ZOOM); Kayleigh Philippi

COMMISSIONERS EXCUSED: Greg Follett, Chair; Peggy Heuskinveld; Leah Boots;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Aaron Butler, IT; Joel Plaskon, City Planner (via ZOOM);

CITY COUNCIL LIAISON PRESENT: None

GUESTS: Greg Castellaw, Architect CKA; Brit Ausman on behalf of JMS Family Limited Partnership

II. CITIZEN COMMENTS

None.

III. NEW BUSINESS

1. APPROVAL OF MARCH 2, 2023 REGULAR MEETING MINUTES

Commissioners Riggs and Ohrtman moved and seconded, respectively, to approve the March 2, 2023 Regular meeting minutes. The motion passed 5-0.

2. APPROVAL OF MARCH 16, 2023 PLAQUES PROJECT SUBCOMMITTEE MEETING MINUTES

Commissioners Riggs and Ohrtman moved and seconded, respectively, to approve the March 16, 2023 Plaques Project Subcommittee meeting minutes. The motion passed 5-0.

3. CERTIFICATE OF APPROPRIATENESS, WEST END HISTORIC DISTRICT. AN APPLICATION BY RAY SKELTON ON BELAF OF JMS FAMILY LIMITED PARTNERSHIP AT 830 MAIN STREET FOR REPLACEMENT OF EXISTING WINDOW, DOOR AND TRANSOM WITH NEW:

Staff Hollingshead reviewed the application for the Commission and stated that the applicant had a representative in the audience and the architect of record, Greg Castellaw, was also available via Zoom for questions.

Staff Hollingshead asked if the Commissioner's had any questions before they reviewed the design guidelines. There were none.

Vice Chair King walked the Commission through the Design Guidelines review sheet for the project. The Commission found that the project complied with Design Guidelines B-1, B-2, C-1, C-2, C-4, D-1, D-4, E-1, E-2, E-3, F-1, F-2, and F-3 and that all other guidelines were not applicable to the project. Vice Chair King asked Mr. Castellaw if there would be a change in the color and Mr. Castellaw said that the color would be the same brown color. Commissioner Ohrtman moved that the Certificate of Appropriateness for 830 Main Street, to replace the existing window, door and transom with new, be approved. Commissioner Riggs provided the second. Motion passed 5-0.

4. CERTIFICATE OF APPROPRIATENESS NORMAL HILL HERITAGE OVERLAY ZONE. AN APPLICATION BY DECKER CONSTRUCTION TO REPLACE 10 EXISTING WINDOWS WITH NEW VINYL WINDOWS OF THE SAME SHAPE AND SIZE, AT 215 PROPECT AVENUE:

Staff Hollingshead reviewed the application for the Commission. Staff Hollingshead walked the Commission through the review sheet for the Normal Hill Heritage Overlay Zone. The Commission found that the project was compliant with Factors 1, 2, 3, 4, and 5. Commissioner Philippi moved that the Certificate of Appropriateness for 215 Prospect Avenue to replace existing windows with new vinyl windows of the same shape and size, be approved. Commissioner Ohrtman provided the second. Motion passed 5-0.

5. REVIEW AND APPROVAL OF PLAQUES NARRATIVES:

Staff Hollingshead reminded the Commission that the plaques narratives had been sent out previously for a special meeting but that there was not a quorum so the meeting wasn't held. Staff Hollingshead asked if all the Commissioner's had taken the time to read the narratives and if there was any discussion. There was none.

Commissioner Ohrtman motioned to approve the narratives as presented, Commissioner Riggs provided the second. Motion passed 5-0.

6. REVIEW OF CITY TRAVEL AND FINANCIAL POLICY:

Staff Hollingshead reviewed the City's travel and financial policy that must be adhered to if any of the Commissioners or Staff were to travel for Commission business or training.

7. COMPREHENSIVE PLAN COMMUNITY INTERVIEW QUESTIONS:

Staff Hollingshead walked the Commission through the survey questions and had the Commissioners present fill out the survey.

IV. OLD BUSINESS

1. PLAQUES PROJECT SUB-COMMITTEE:

Staff Hollingshead reviewed the draft press release for the plaques project and discussed the "unveiling" of the plaque that will be mounted on the Bell Building at the May 4, 2023 meeting. Commissioner Riggs asked if the media would be in attendance and staff answered that the press release would be sent to all the local news outlets but that she had no control on whether or not they would show up. Staff Hollingshead will get the plaques ordered now that all the narratives have been approved.

V. COMMISSIONER COMMENTS:

Commissioner Riggs asked about doing a speaker at the Library Celebration and when was that. Commissioner Ohrtman said those events would be in June to celebrate the 10 year anniversary at the D street location.

Commissioner Ohrtman let the Commission know that former Historic Preservation Commission Ron Karlberg was not doing well with his health.

VI. STAFF-COMMISSION COMMUNICATIONS:

Staff Hollingshead reminded the Commission that the Mayor will do the proclamation for Historic Preservation Month at the May 8, 2023 City Council meeting.

VII. ADJOURN

There being no further business, Vice Chair King asked for a motion to adjourn. Commissioners Ohrtman and Riggs moved and seconded, respectively to adjourn the meeting of the Historic Preservation Commission at approximately 10:58 a.m. Motion passed 5-0.

RESPECTFULLY SUBMITTED,

Katie Hollingshead
Recording Secretary

Chairperson or Acting Chairperson
Historic Preservation Commission

Approved this _____ day of _____, 2023.

Lewiston Historic District
Application for Certificate of Appropriateness

Applicant Name: TEVIN TAYLOR	Property Owner Name & Address: 855 MAIN ST TEVIN TAYLOR	HPC Review Date: 5/4/2023 LHD# HPC 23-000006
Historic District Address: 855 MAIN ST		
Applicant Contact Details: email: TEVIN.TAYLOR@GMAIL.COM Phone: 541-980-5588 Fax: NA 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) REPLACING WINDOWS ON 3rd FLOOR. REMOVING METAL CLADDING. PAINTING WINDOWS ON SECOND FLOOR. REMOVE PAINT ON TERRACE.		
Project Start Date: SEP-2023	WCF Review Y/N	Estimated Project Value: \$100
Proposed Use: COMMERCIAL OR RESIDENTIAL		
Will you be using a Contractor: Y/N Name & Contact Details of Contractor(s): TEVIN TAYLOR		
Signature of Applicant: <i>Taylor</i>		Date: 17-APR-23
Name of Staff Person Receiving Application: Katie Hollingshead		Date: 4.18.23
Staff Comments: (Please clip all documents to this application) Noticed for 5/4/23 HPC mtg.		

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

855 Main Street Historical Preservation Commission Application

Metal Façade - I would like to remove all of the metal that is attached to the masonry on front of the building. I do not expect there to be very much damage, but any damage to the masonry would be fixed to best approximate the original brickwork.

Wood windows – These windows are either boarded up, or are old wood windows. I would like to replace the windows with vinyl windows that are dark brown in color. They would be replaced with picture windows or windows that have the seem in the middle and open upward from the bottom. The wood that has been damaged by the elements would be repaired or replaced and painted or stained in the same color as the windows.

Vinyl windows – The white vinyl windows on the second floor would be primed with the appropriate paint and then painted the same color as the wood window frames that were repaired or replaced.

Paint on temple lane masonry – If I get ambitions, I would use a material or spray that would remove the paint but not damage the masonry or joints. The would be either a masonry save type of sand blasting (that would not be sand), or a kind of tape that adheres to the paint and pulls it off leaving the brick exposed.



Example of window to be replaced



Windows to be replaced or painted



Paint to be removed on alley wall





Window and paint color



Example of window to paint.



Original building



Front of building metal to be removed.

NOTICE OF CONSIDERATION OF APPLICATION

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

THURSDAY, MAY 4, 2023 at 10:00 A.M.
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. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston's Facebook page or the City's website at cityoflewiston.org.

Comments for the application may be made: in-person, by emailing Katie Hollingshead at khollingshead@cityoflewiston.org, or by calling (208)798-2570 and leaving a message.

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

APPLICATION BY TEVIN TAYLOR, AT 855 MAIN STREET, IN THE WEST END HISTORIC DISTRICT: Applicant requests a Certificate of Appropriateness for replacement of 3rd floor windows, painting of 2nd floor windows, removal of metal cladding on exterior of building and removal of paint on brick facade, in the West End Historic District, 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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OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
FIRST SECURITY BANK OF ID NA	TAX DEPARTMENT	P O BOX 2609	CARLSBAD	CA	92018	119 9TH ST
LOCKER ROOM III INC		2405 N 4TH ST	COEUR D'ALENE	ID	83814	
PRICE RIGHT INVESTMENTS LLC		920 MAIN ST	LEWISTON	ID	83501	
STODDARD WAYNE A		847 F ST	LEWISTON	ID	83501	847 F ST
FIRST SECURITY BANK OF IDAHO	TAX DEPARTMENT	P O BOX 2609	CARLSBAD	CA	92018	868 MAIN ST
835 F STREET LLC		855 MAIN ST	LEWISTON	ID	83501	835 F ST
TOP RESTAURANT INVEST LLC		858 MAIN ST	LEWISTON	ID	83501	858 MAIN ST
KOM LAURANCE H &	CASTELLAW GREGORY G &	1126 MAIN ST	LEWISTON	ID	83501	850 MAIN ST
TAYLOR TEVIN &	TAYLOR KIRSTEN	855 MAIN ST	LEWISTON	ID	83501	119 NEW 6TH ST
EUREKA RIDGE DEVELOPMENTS LLC		P O BOX 606	CLARKSTON	WA	99403	913 MAIN ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	842 MAIN ST
CROSKREY DEVELOPMENT LLC		1128 TOMICH AVE	RICHLAND	WA	99352	863 MAIN ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	836 MAIN ST
EUREKA RIDGE DEVELOPMENTS LLC		P O BOX 606	CLARKSTON	WA	99403	114 9TH ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	832 MAIN ST
CROSKREY DEVELOPMENT LLC		1128 TOMICH AVE	RICHLAND	WA	99352	863 MAIN ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	826 MAIN ST
JMS LIMITED PARTNERSHIP		1128 TOMICH AVE	RICHLAND	WA	99352	861 MAIN ST
CROSKREY DEVELOPMENT LLC		1713 7TH AVE	CLARKSTON	WA	99403	859 MAIN ST
BAILEY TROY &	BAILEY KERRI	2702 20TH AVE SW	PUYALLUP	WA	98371	116 9TH ST
BOTT DON L &	BOTT DEBORAH J	13506 HILLSIDE RD	GENESEE	ID	83832	816 MAIN ST
MADER FAMILY TRUST	MADER DANIEL K &	855 MAIN ST	LEWISTON	ID	83501	855 MAIN ST
855 MAIN ST LLC		821 MAIN ST	LEWISTON	ID	83501	821 MAIN ST
ZENNER DEBBIE		1220 GLENWOOD CT	RICHLAND	WA	99352	844 D ST
CROSKREY BROTHERS LLC		1848 SUNCREST CT	CLARKSTON	WA	99403	907 D ST
MILTON ARTHUR G &	MILTON DONNA M	3820 COUNTRY CLUB DR	LEWISTON	ID	83501	825 MAIN ST
FOLLETT MICHAEL G &	FOLLETT THERA	1029 MAIN ST	LEWISTON	ID	83501	903 D ST
BEIER PROPERTIES LLC		821 MAIN ST	LEWISTON	ID	83501	821 MAIN ST
ZENNER DEBBIE		3820 COUNTRY CLUB DR	LEWISTON	ID	83501	
FOLLETT MICHAEL G &	FOLLETT THERA K	PO BOX 460169	HOUSTON	TX	77056	835 MAIN ST
IDAHO FIRST NATIONAL BANK		3820 COUNTRY CLUB DR	LEWISTON	ID	83501	825 MAIN ST
FOLLETT MICHAEL G &	FOLLETT THERA K	632 RIVERVIEW BLVD	CLARKSTON	WA	99403	865 D ST
SKINNER B & L INC		3820 COUNTRY CLUB DR	LEWISTON	ID	83501	
FOLLETT MICHAEL G &	FOLLETT THERA K	815 MAIN ST	LEWISTON	ID	83501	815 MAIN ST
SYLVAN SELF SERVICE FURNITURE		PO BOX 1903	LEWISTON	ID	83501	827 D ST
HOWELL DAVID C		24296 MEMORY LN	JULIAETTA	ID	83535	823 D ST
823 D STREET L L C		847 F ST	LEWISTON	ID	83501	
STODDARD WAYNE A		2405 N 4TH ST	COEUR D'ALENE	ID	83814	
LOCKER ROOM III INC						

City of Lewiston



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 ☐	
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(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 ☐	