



**Lewiston Historic Preservation Commission
SPECIAL MEETING
AMENDED AGENDA
December 18, 2025 - 10:00 AM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

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

I. CALL TO ORDER

II. CITIZEN COMMENTS

III. NEW BUSINESS

- A. CERTIFICATE OF APPROPRIATENESS REVIEW, NORMAL HILL HERITAGE OVERLAY ZONE. - ACTION ITEM
A REQUEST BY TAMARA BERLIK TO REPLACE AN 8'X5' COVERED PORCH WITH A 26'X8' COVERED PORCH AT 217 5TH AVE IN THE NORMAL HILL HERITAGE OVERLAY ZONE. : - Action Item**
- B. CERTIFICATE OF APPROPRIATENESS REVIEW, NORMAL HILL HERITAGE OVERLAY ZONE - ACTION ITEM
A REQUEST BY TOM GARRISON TO DEMOLISH AN EXISTING CARRIAGE HOUSE AND REPLACE WITH A NEW DETACHED ACCESSORY STRUCTURE AT 519 7TH AVE IN THE NORMAL HILL HERITAGE OVERLAY ZONE.: - Action Item**

IV. 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.

**Normal Hill Heritage Overlay
Application for Certificate of Appropriateness**

Applicant Name: Tamara Berlik	Property Owner Name & Address: Tamara Gordon Berlik 217 5 th Ave, Lewiston	HPC Review Due Date: NHHO#
Normal Hill Address: 217 5 th Ave		Associated Building Permit # BP-RES-25-0059
Applicant Contact Details: email: victoria.gordon@icloud.com Phone: 208-553-2800 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) Replacing existing 8' x 5' Covered Porch with 26' x 8' Covered Porch. Beams - Reclaimed from recent home nextdoor Siding on on home will show, Gable - natural cedar shingles will show		
Project Start Date: 12/15/2025	Estimated Project Value: \$4,260 ⁰⁰	Proposed Use: COMMERCIAL OR <u>RESIDENTIAL</u>
Will you be using a Contractor: Y/ <u>N</u> Name & Contact Details of Contractor(s):		
Signature of Applicant: Tamara G Berlik		Date: 12/5/2025
Name of Staff Person Receiving Application:		Date:
Staff Valuation: (Please clip all documents to this application)		
Staff Comments:		

* No Fees are required for this application, but there maybe fees associated with the Building Permit

House upgrades that have been completed on a previously approved certificate of appropriateness for a rear elevation addition, along with new windows, exterior doors, and siding and gable shingles. The home had to be saved as the foundation and center main support beams in the basement had failed. The home had been lifted off the foundation, the new foundation footings and walls were poured on the north and west sides. Footings only were needed on the south and east sides under the existing foundation walls. The basement concrete slab had failed and was dug out and replaced under the entire home. All the knob and tube wiring and electrical box and breakers were replaced. All plumbing replaced from service at street throughout the interior of the home and out to the drain line in the alley. The home had no insulation except in the ceilings, lath & plaster pulled down and all exterior walls were fully insulated along with new in the ceiling. If its in the home it was updated.

The existing front covered porch is 8 ft wide by 5 ft deep concrete steps and slab to the front door. We would like to extend the porch width to match the width of the house and extend the depth from 5 ft to 8 ft. The steps will be in front of the entrance. The porch and steps will stay concrete. The existing homes roof line will be extended out 8 feet to cover the new concrete porch. We will use reclaimed beams (from the next-door home that burnt down 12/16/2024) for the entire extension of the roof. The 4 support posts will be doug fir to match the reclaimed beams. The front plank siding and gable cedar shingles of the home will be visible from the street through the beams. The gable end of the extension will have all exposed beams, and 4 support posts will be stained to match the reclaimed beams. The photo "example 1" shows how we would like to have the exposed support beams and the approximate natural color of the beams and support posts. The photo "example 2" shows approximately how the 4 support posts will look, there will be no railing on the porch. The entrance door is an 8 ft tall solid natural oak door with decorative glass (Picture included). The siding color and cedar shake colors were approved while submitting for the back addition prior. The siding will be painted a dark charcoal green with the roof fascia and window trim a creamy white (snickerdoodle cookie) color.

This home was built around 1921, (I have an electrical permit card dated 1921 we found that was stapled to a stud in the kitchen under the lath and plaster) has been owned by my mother for as long as I can remember. One of my older sisters had rented this house on and off for years along with many other renters. My dad, brother and 2 brothers-in-law did many upgrades and repairs in the mid 70's until 2009 when I purchased the home from my mother. My husband and I have spent the past 16 years saving this home in hopes it will last another 100 years or more.

Tamara Gordon Berlik



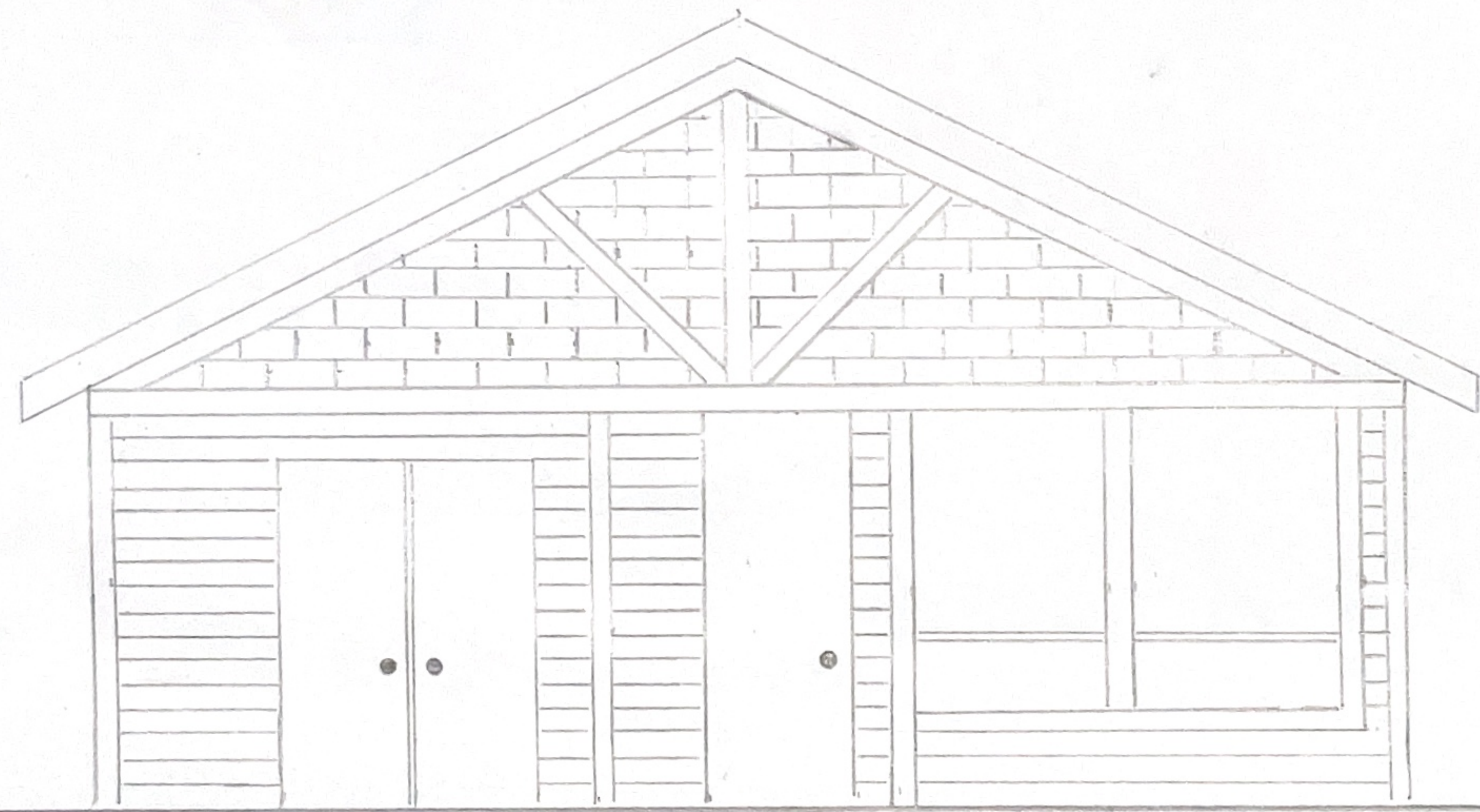
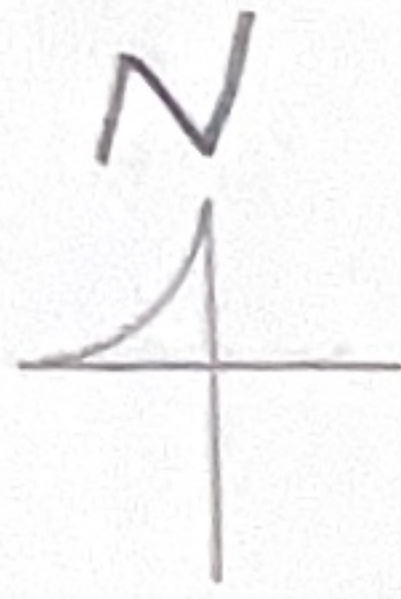
The family doesn't
hide crazy. We put
it on the porch and
give it a cocktail.

2
1
7



217



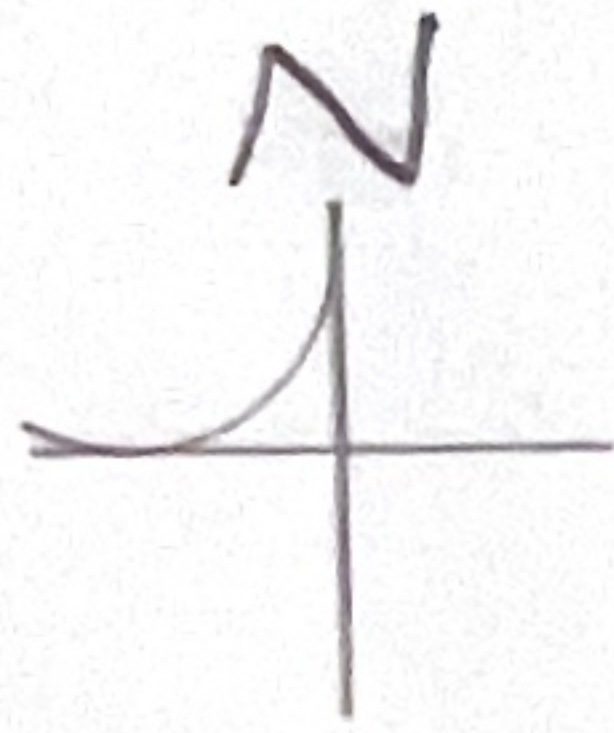


FRONT ELEVATION
1/4" = 1'

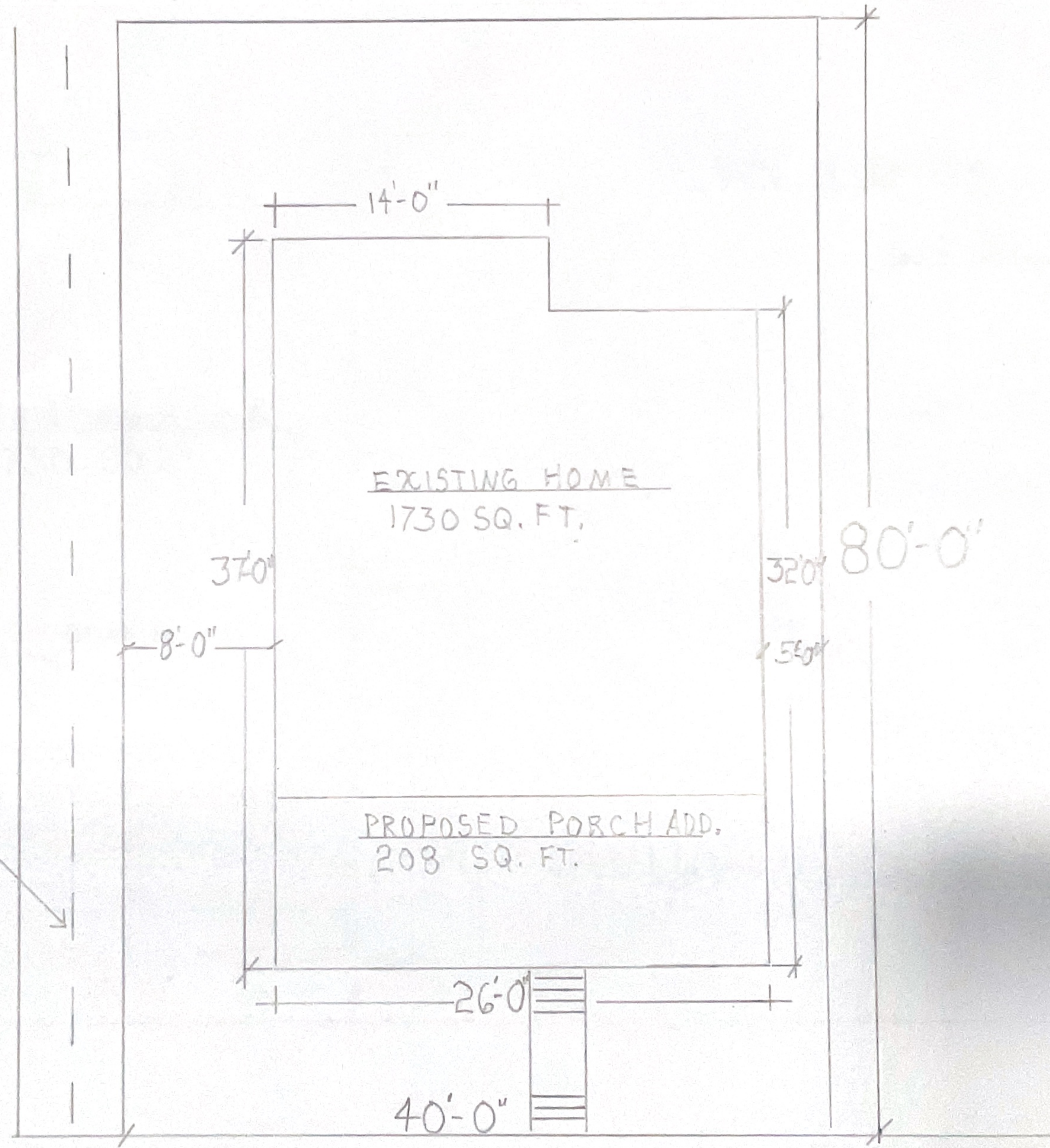
BERLIK ADDITION 217 5th AVE
LEWISTON ID 83501 DEC. 4-25
PARCEL # RPL1060015002A pg 3







ALLEY



EXISTING HOME
1730 SQ. FT.

PROPOSED PORCH ADD.
208 SQ. FT.

5th AVE LEWISTON
SITE PLAN
NOT TO SCALE

BERLIK ADDITION 217 5th AVE
LEWISTON ID 83501 DEC. 4-25
PARCEL # RPL 106001500 2A pg 1

Normal Hill Heritage Overlay Review By HPC

Applicant Name:	Review Due Date:
Normal Hill Address:	NHHO#
	Type of Review: Building/Sign/WCF/Other

Applicant Contact Details:

Administration Section and Review:
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Compliance Description	Factors (See over)	Compliance (check box)			A=Approve D=Decline
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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.

HPC Review

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

Normal Hill Heritage Overlay Review By HPC

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.

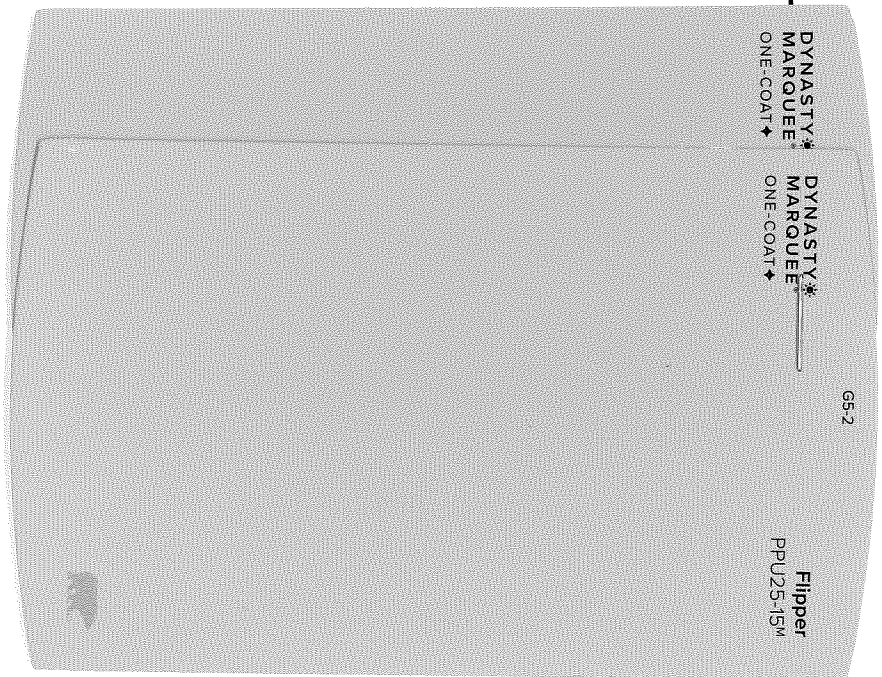
**Normal Hill Heritage Overlay
Application for Certificate of Appropriateness**

Applicant Name: TOM GARRISON	Property Owner Name & Address: TOM & CHRISTIE GARRISON 519 7 TH AVE. LEWISTON ID	HPC Review Due Date: NHHO#
Normal Hill Address: 519 7 TH AVE. LEWISTON ID		Associated Building Permit # PENDING APPROVAL
Applicant Contact Details: email: TOMGARRISON40@GMAIL.COM Phone: 208-792-7968 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) DEMO EXISTING "CARRIAGE" HOUSE - REPLACE WITH GARAGE AND SHOP.		
Project Start Date: FEB 26	Estimated Project Value: \$1 50,000	Proposed Use: COMMERCIAL OR RESIDENTIAL
Will you be using a Contractor: Y/ <input checked="" type="radio"/> N Name & Contact Details of Contractor(s):		
Signature of Applicant:	Date:	
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

Normal Hill Heritage Overlay
Application for Certificate of Appropriateness - Comments Continued

Applicant Name: Tom GARRISON	Property Owner Name & Address: Tom & CHRISTIE GARRISON 519 7 TH AVE. LEWISTON ID	HPC Review Due Date:
Normal Hill Address: 519 7 TH AVE. LEWISTON ID		Associated Building Permit #
Staff Comments:		





NORMAL HILL HERITAGE OVERLAY CERTIFICATE OF APPROPRIATENESS PROJECT CHECKLIST GUIDELINE

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

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

1. All Projects

- Completed Application Form
- Photographs of existing conditions (digital preferred)
 - Photographs from any/all public right-of-ways (streets, sidewalks, trails, et cetera)
 - Photographs of elements to be modified
- Historic photographs/images (if any)
- If not applicable please check

2. Masonry

- Proposed brick pattern
- Color, locations, and joint profile for mortar repairs
- Brand/type of mortar to be used (cut sheets)
- Cleaning methods proposed (including any chemicals to be used)
- If not applicable please check

3. Siding

- Photographs and description of existing siding materials
- Brand/type of siding proposed (cut sheets)
- Color(s) proposed
- If not applicable please check

4. Painting

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

5. Windows/Doors

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

6. Roofing

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

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

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

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

8. Storefronts

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

9. Signage / Awnings

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

10. Additions / New Construction

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

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

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

12. Demolition

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

Normal Hill Heritage Overlay

Supplement to the Application for Certificate of Appropriateness

Applicant: Tom and Christie Garrison

Address: 519 7th Ave. Lewiston, ID 83501

Re: Request for approval to remove the original "Carriage" house and replace with a 3-car garage and shop.

Section 1 All Projects:

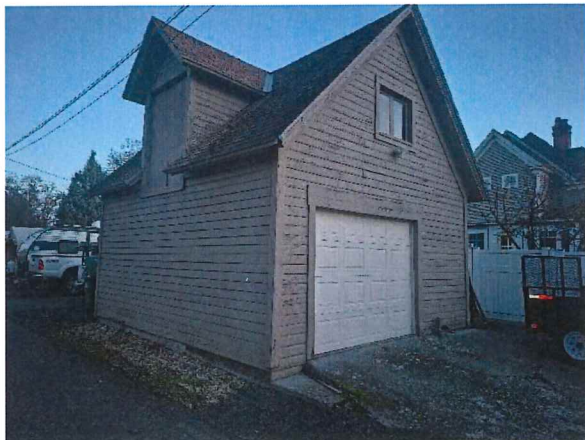
Completed Application, submitted.

Photographs of existing conditions:

Our residence from the street.



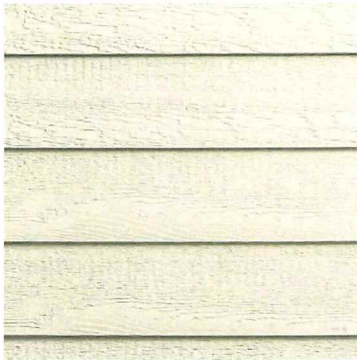
The existing carriage house in the alley.



Section 2, Masonry, not applicable.

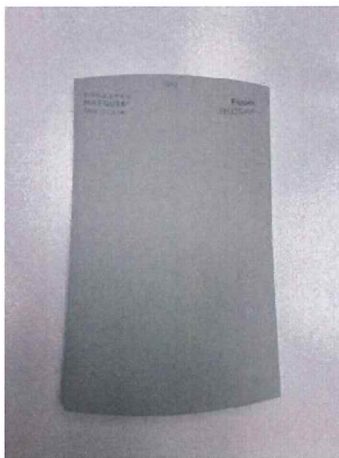
Section 3, Siding:

It is proposed to closely match the existing carriage house with 6" lap siding, trim (as shown above) around all doors and windows. The siding and trim are LP brand, shown below (stock photo, color shown below).



Section 4, Painting:

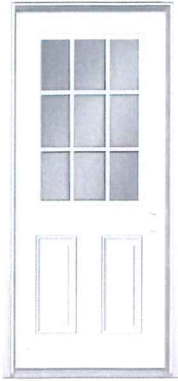
Proposed color is a light/medium gray, BEHR brand, Dynasty Marquee, Flipper, PPU25-15. Sample card included with application. Trim to be simple white.



Section 5, Window/Doors:

Proposed windows are Cascade brand, WINPRO series, white vinyl, sliders with grids. They are 6 ft wide and 4 ft tall. [New & Replacement Vinyl Windows | WinPro Series | Cascade Windows](#)

Proposed exterior doors, Chamberlain Brand, pre-hung, half-light, 2-panel, with grids. Door to be painted white.



Section 6, Roofing:

Proposed roofing is to be Pabco Brand, Premier Series, Pewter gray, continuous ridge venting.



Section 7, Ornamentation:

Proposed to trim out the eave like the existing carriage house, replicate the loft door into the attic space as seen in the photo. It will be on the south side like this one. However, will be in the gable end, not in a dormer as shown here. This will be a man made door, like the one shown.



We intend on repurposing the existing light fixtures for the man doors in the east wall.



Section 8, Storefronts, not applicable.

Section 9, Signage/Awnings, not applicable.

Section 10, Additions/New Construction:

The proposed site plan is included as appendix A, pdf named Site Plan – 519 7th. The existing carriage house is built on the north property line. The new garage/shop is to be built with a 6 ft set back from the alley, 3 ft is allowed. The west wall setback will be 5ft 3in, 5 ft is allowed. The lot was surveyed in 2018 and the property pins still exist. The project will require a new overhead electrical service. It is proposed that we upgrade from a 200 amp service to a 400 amp service. 200 amps will be split off to service the house and 200 amps will be available for the new garage/shop.

The proposed elevation and floor plan are included as appendix B, pdf named Elevation – Floor plan. The zoning requirement that limits the mean gable height dictates that the roof be no steeper than an 8:12 pitch. This is different than the existing roof to be demolished, which is a 12:12 pitch. We are good with that requirement and would not wish to have a 12:12 pitch.

Page 2 of appendix B shows the cross section with the materials identified. The colors are to be the light gray, as provided above, and white trim.

Section 11, Site Features:

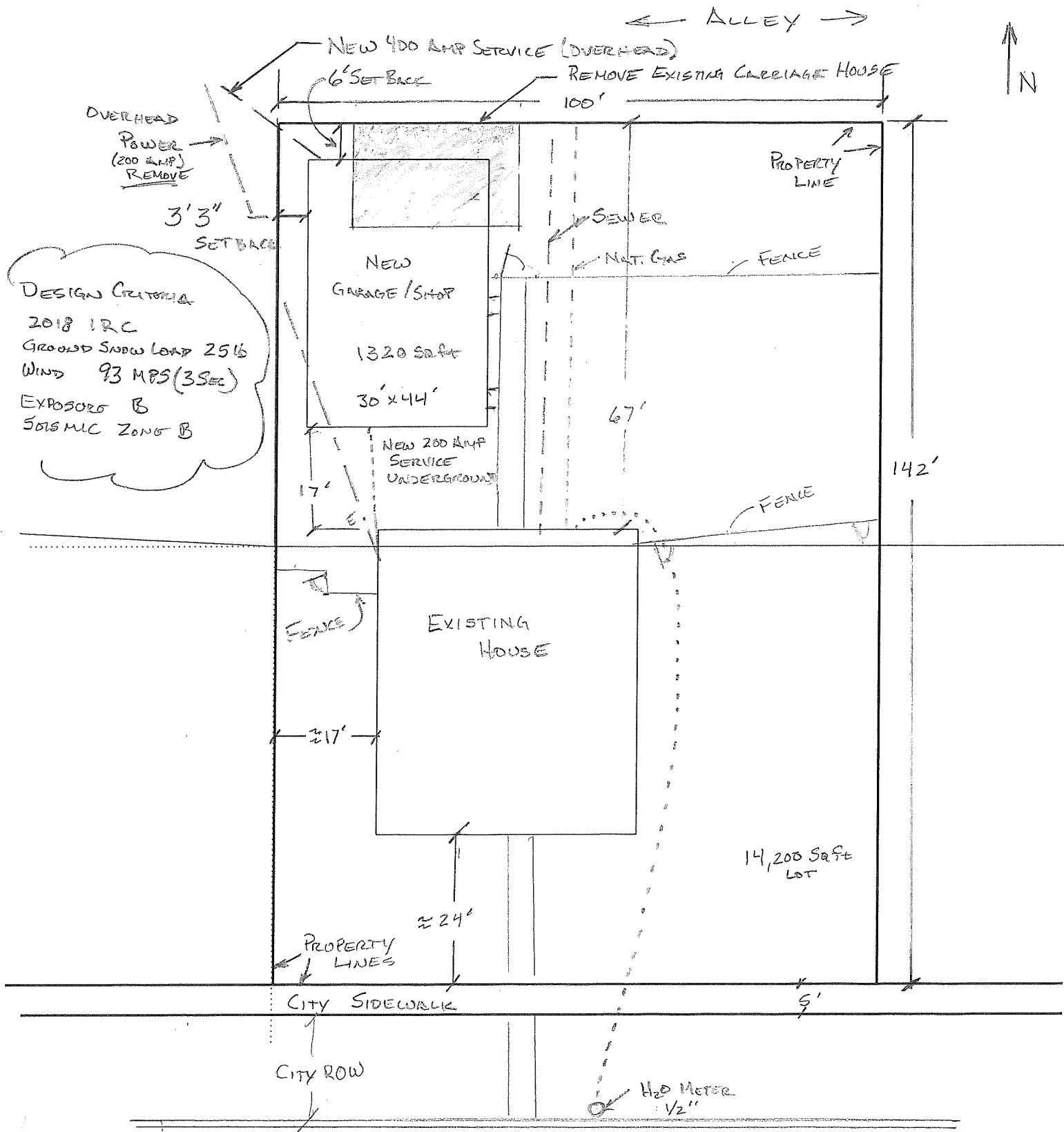
In order to accommodate the new building, the vegetable garden will need to be removed. We may choose to relocate it to the east side of the home, however, that decision is not made at this time. All other conditions are to remain as existing. A GIS image of our lot is provided as appendix C.

Section 12, Demolition:

As previously outlined, it is proposed to remove the existing carriage house to make room for the garage/shop.

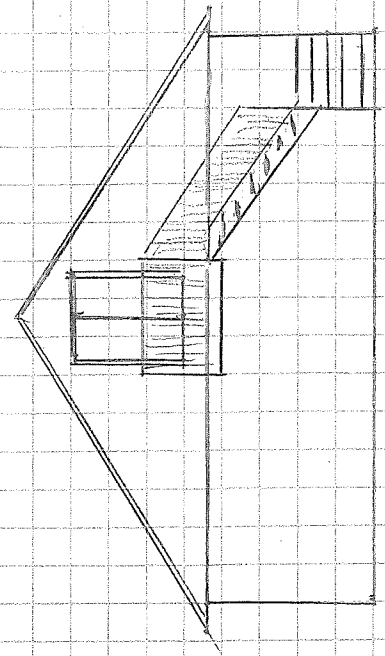
Thank you for your consideration.

SITE PLAN

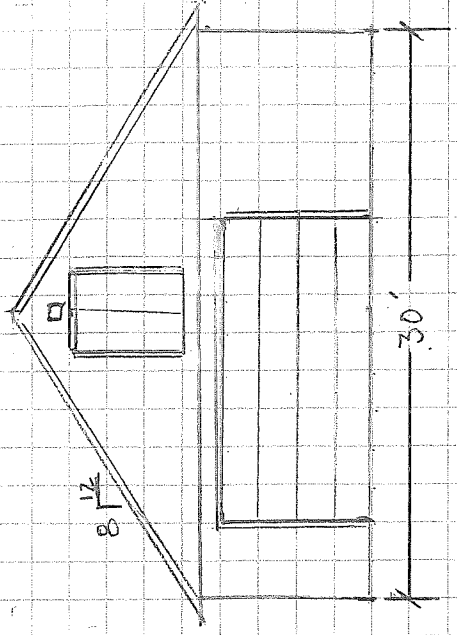


519 7TH AVE
 TOM & CHRISTIE GARRISON

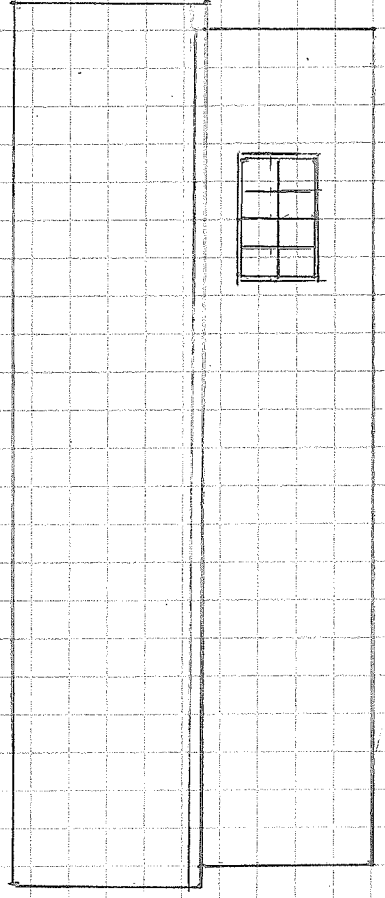
ELEVATIONS



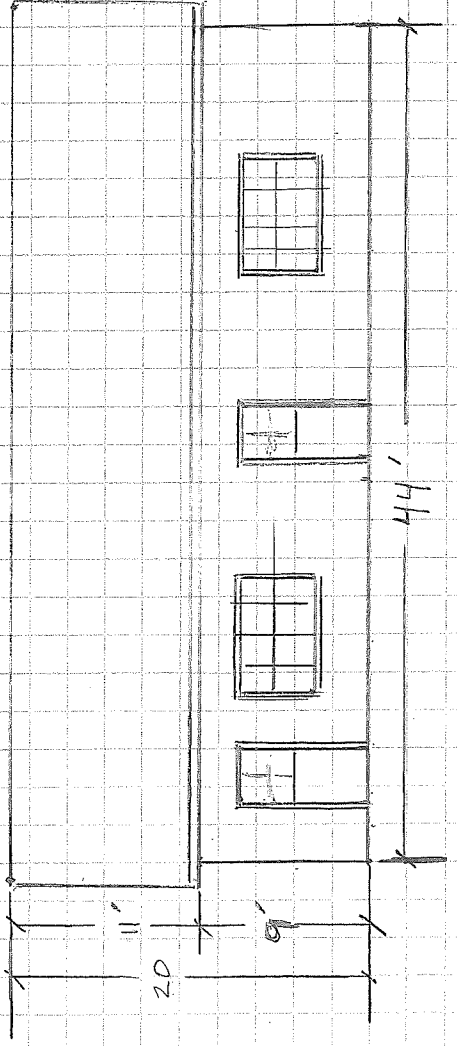
SOUTH



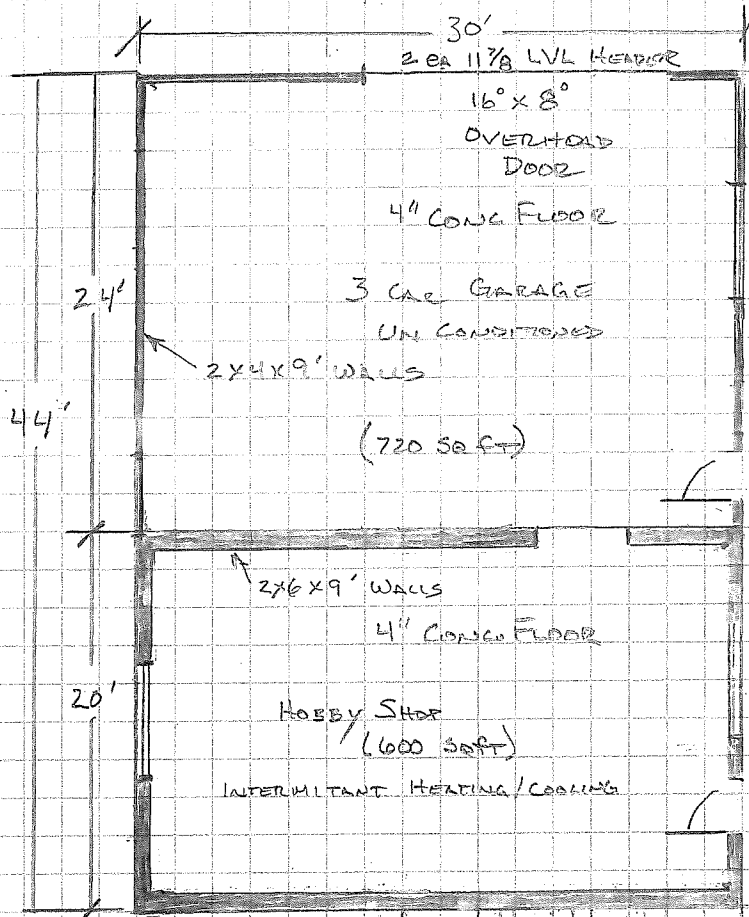
NORTH



WEST



EAST



6" x 4" WINDOW (TYP)
 DBL 2X10 DF HEADERS (TYP)

FLOOR PLAN

Check Snow Load vs Footing

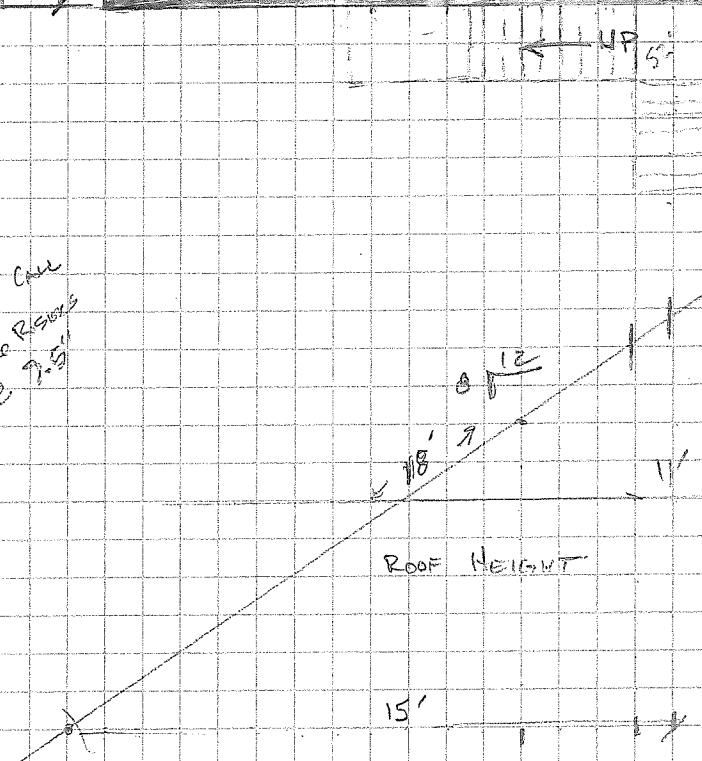
30 ft SPAN 15 ft TRUB
 Roof 10 lb/ft² DEAD
 25 lb/ft² SNOW
 40 lb/ft² LIVE (BONUS RM)
 1/2 TRUB. (7.5Lft)

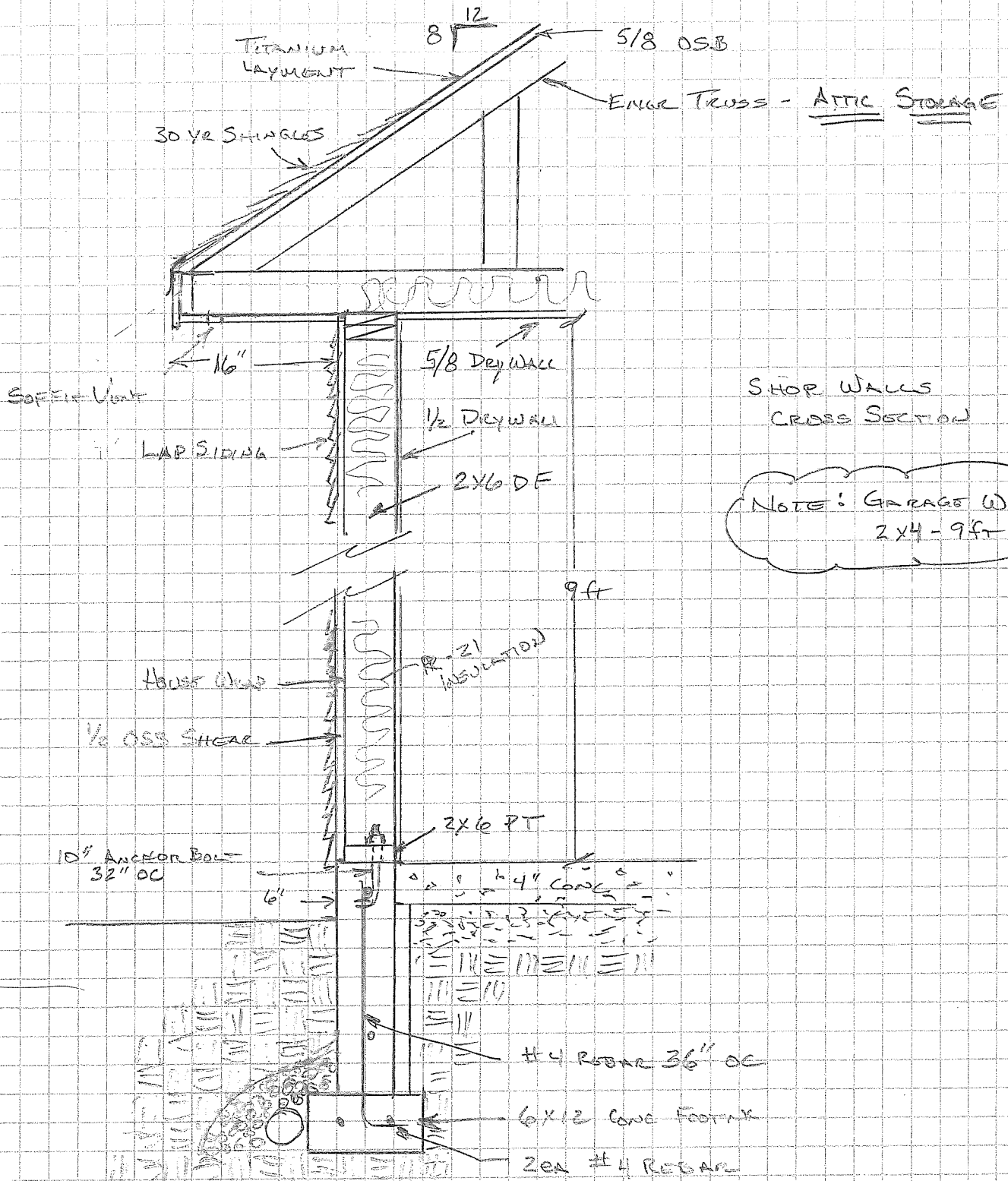
CONSIDER 1 ft "SLICE"
 LOAD (10 + 25 + 20) 15 ft + .1 ft
 = 55 lbs/ft²

SOIL BEARING CAPACITY
 1500 lb/ft²

12" WIDE FOOTING ✓

STAIR CASE
 120" x 16 RISERS
 @ 7.5"





SHOP WALLS
CROSS SECTION

NOTE: GARAGE WALLS
2x4 - 9ft

Normal Hill Heritage Overlay Review By HPC

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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.