



**Lewiston Historic Preservation Commission**  
**\*\*AMENDED\*\* SPECIAL MEETING AGENDA**  
**April 30, 2026 - 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.

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**I. CALL TO ORDER**

**II. CITIZEN COMMENTS**

**III. NEW BUSINESS**

- A. CERTIFICATE OF APPROPRIATENESS APPLICATION BY ZACK CHRISTENSEN OF WALKER'S FURNITURE AT 815 MAIN STREET IN THE WEST END HISTORIC DISTRICT (ACTION ITEM).**  
**THE APPLICANT REQUESTS CERTIFICATE OF APPROPRIATENESS APPROVAL TO PAINT THE EXTERIOR OF THE BUILDING AND REPLACE EXISTING SIGNAGE WITH NEW WALKER'S FURNITURE SIGNAGE. THE APPLICANT IS ALSO APPLYING FOR A SIGN WAIVER FROM THE PLANNING AND ZONING COMMISSION FOR ADDITIONAL SIGNAGE SQUARE FOOTAGE OVER THE 64 SQUARE FEET ALLOWED BY LEWISTON CITY CODE SECTION 30-18. A HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPROVAL IS REQUIRED, PER LEWISTON CITY CODE 19.5-11.**
- B. CERTIFICATE OF APPROPRIATENESS APPLICATION BY CLARKSTON GLASS TO REPLACE 3 WOOD WINDOWS WITH 3 VINYL WINDOWS OF THE SAME SIZE ON THE EAST SIDE OF THE HOUSE AT 403 5TH AVENUE, 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.

## Lewiston Historic District - SIGNS

### Application for Certificate of Appropriateness

<b>Applicant Name:</b> Zack Christensen Operations Manager		<b>HPC Review Date:</b>  <b>HPC#</b>
<b>Historic District Address:</b> 815 Main Street, Lewiston ID 83501		
<b>Applicant Contact Details:</b> email: <a href="mailto:Zack@walkersfurniture.com">Zack@walkersfurniture.com</a>  <div style="text-align: right;">Phone: 509-535-1995 EXT 1259 Cell: 208-967-5674</div> Fax:  Address (If not the same as above):		
<b>Description of SIGN Work:</b> (Please provide any drawings, photographs or other information that can describe the SIGN work being conducted)  1-Replace Sign for Sign that currently exists at 815 Main Street, Lewiston ID 83501 ***Only exception is the 2 signs (1 digital and 1 cabinet) will be replaced is a larger cabinet sign instead of having 2 signs on this side of the building.		
<b>Project Start Date:</b> ASAP	<b>Estimated Project Value:</b> \$75,000-\$150,000	<b>Proposed Use:</b> COMMERCIAL
<b>Will you be using a Contractor:</b> <input checked="" type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b> <b>Name &amp; Contact Details of Contractor(s):</b> Sign Corporation Zak Sherick <a href="mailto:Zak@signcorpokane.com">Zak@signcorpokane.com</a> Phone: (509) 535-2913		
<b>Signature of Applicant:</b> 	<b>Date:</b> 3/30/2026	
<b>Name of Staff Person Receiving Application:</b>	<b>Date:</b>	
<b>Staff Valuation:</b> (Please clip all documents to this application)		
<b>Staff Comments:</b> (Please see Sign Definitions and Standards attached)		

\* No Fees are required for this application, but there maybe a sign fee permit.

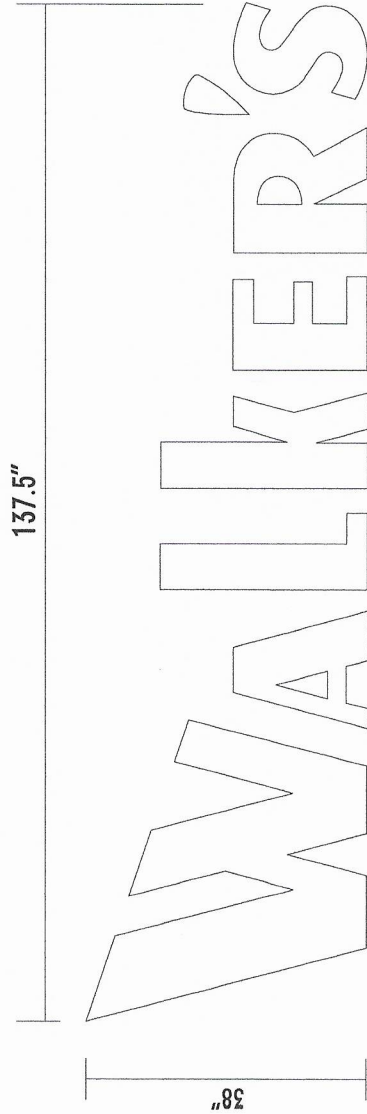
**1 WALKER'S FURNITURE AND MATTRESS - (LEWISTON) ILLUMINATED CHANNEL LETTERS**

SCALE: 1/2" = 1' - 0"

PROPOSED SIGN = 36.5 SF

QTY: ONE (1)

MANUFACTURE AND INSTALL ONE (1) SET OF ILLUMINATED CHANNEL LETTERS. WHITE ACRYLIC FACES,  
1" BLACK TRIMCAP AND 3" BLACK RETURNS.



<b>SUBSTRATE</b>	
<input type="checkbox"/>	.177" ACRYLIC
<b>TRIMCAP AND RETURNS</b>	
<input type="checkbox"/>	1" BLACK TRIMCAP
<input type="checkbox"/>	3" BLACK RETURNS

Client:

**WALKER'S**  
FURNITURE & MATTRESSES<sup>®</sup>  
815 Main St.  
Lewiston, ID 83501

Date:  
16 Feb. 2026

File Name: Lewiston-  
Walker-SHR1

Project Manager:  
Zak Sherick

Zak@signcorp.spokane.com

Drawn by:

ZVS  
design@signcorp.spokane.com

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All rights reserved. All dimensions  
are approximate. All rights to its  
use are reserved.

Revision:

R1 - REMOVE "FURNITURE" INCREASE  
SIZE OF "WALKERS"  
3/17/26  
R2 - NO CHANGE ON THIS PAGE. 3/24/26

Approved  
 Approved With Changes Noted

Customer Signature

Date

Contractor Signature

Date



Inland Sign & Lighting  
www.SignCorpSpokane.com

Spokane Office

131 N. Altamont

Spokane, Wa. 99202

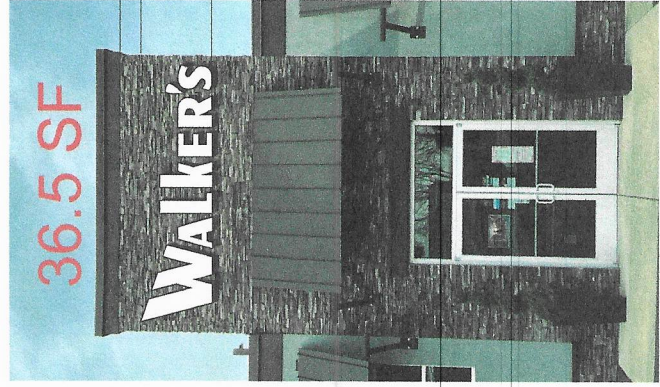
509-535-2913

FAX 509-535-6522

john@signcorp.spokane.com



**SUITABLE FOR WET LOCATIONS**  
This sign is intended to be installed  
in accordance with the requirements of  
Article 600 of the National Electrical Code  
and/or other applicable local codes.  
This includes proper grounding and  
bonding of the sign.



PROPOSED

SCALE: APPROX. 1/8" = 1'-0"



EXISTING

SCALE: APPROX. 1/8" = 1'-0"



**3 WALKER'S FURNITURE AND MATTRESS - (LEWISTON) MESSAGE CENTER**

SCALE: 1/2" = 1' - 0"

50.4" x 113.4" SINGLE SIDED THINK SIGN MESSAGE CENTER. 10MM AND 6MM OPTIONS



**SUBSTRATE**  
 .177" ACRYLIC  
**TRIMCAP AND RETURNS**  
 1" BLACK TRIMCAP  
 3" BLACK RETURNS

QTY: ONE (1)

3 of 5

Client:

**WALKER'S FURNITURE & MATTRESS**  
 815 Main St.  
 Lewiston, ID 83501

Date:  
 16 Feb. 2026

File Name: Lewiston-  
 Walker's Furniture  
 March 2025  
 Project Manager:  
 Zak Sherick  
 zak@signcorpokane.com

Drawn by:  
 ZNS  
 design@signcorpokane.com

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Revision:

R1 - No Change on This Pg. 3/17/26  
 R2 - NO CHANGE ON THIS PAGE 3/24/26

J Approved  
 J Approved With Changes Noted

Customer Signature

Date

Landlord Signature

Date



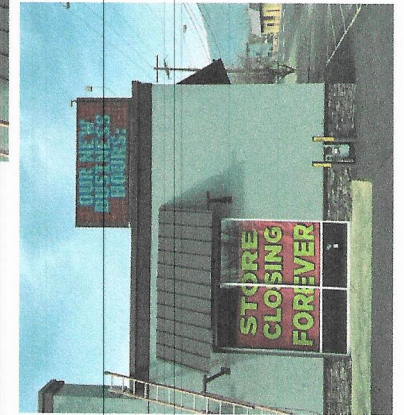
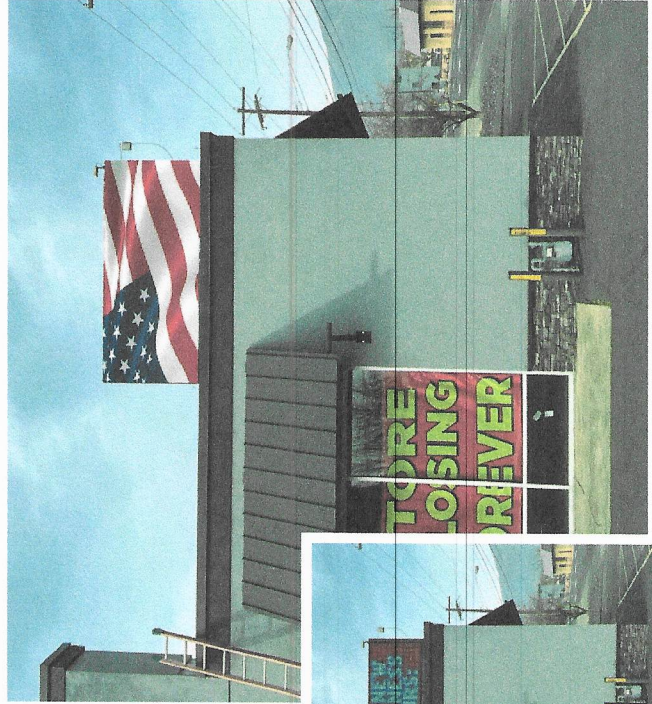
Inland Sign & Lighting  
 www.SignCorpSpokane.com

Spokane Office  
 131 N. Altamont  
 Spokane, Wa. 99202  
 509-535-2913  
 FAX 509-535-6522  
 john@signcorpokane.com



UL LABORATORIES LISTED  
 ELECTRIC SIGN

**SUITABLE FOR WET LOCATIONS**  
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SCALE: APPROX. 1/8" = 1' - 0"

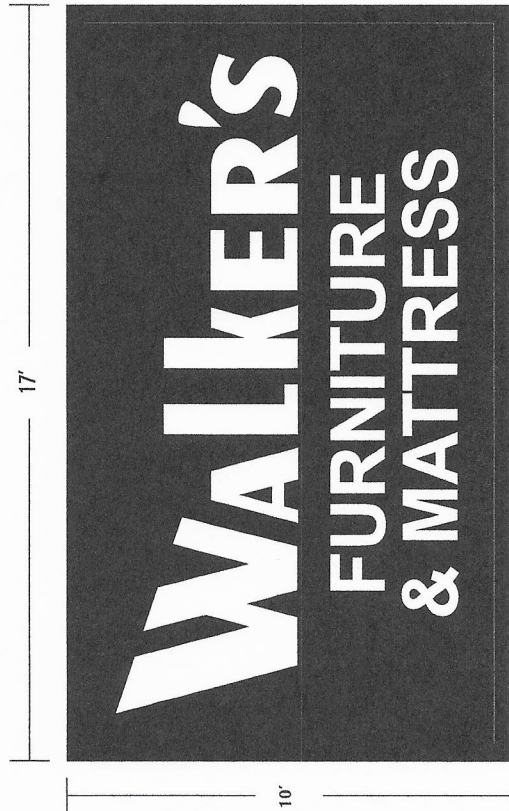
**ALLURA - 10 128x288-SMD**  
**DOUBLE SIDED**  
 CABINET DIMENSIONS: 4' 2.3" x 9' 5.3"  
 MATRIX: 128 X 288  
 PIXEL PITCH: 10mm  
 MEDIA TYPE: TEXT,BMP,JPG AVI  
 SERVICE ACCESS: FRONT PANEL

**WALKER'S FURNITURE AND MATTRESS - (LEWISTON) ILLUMINATED FLEX FACE WALL SIGN**

SCALE: 1/4" = 1' - 0"

QTY: ONE (1)

MANUFACTURE AND INSTALL ONE (1) 10' X 17' FLEX FACE CABINET WITH 4.75" RETAINERS PAINTED SATIN BLACK. CABINET TO BE FLUSH MOUNTED TO FASCIA.



<b>SUBSTRATE</b>	<input type="checkbox"/> FLEX FACE
<b>RETAINERS</b>	<input checked="" type="checkbox"/> 4.75" BLACK RETAINERS
<b>PAINT</b>	<input checked="" type="checkbox"/> MP SATIN BLACK

4 of 5

Client:

**WALKER'S**  
FURNITURE & MATTRESS<sup>sf</sup>  
815 Main St  
Lewiston, ID 83501

Date:  
16 Feb. 2026

File Name:  
Walker - Lewiston-  
March SF-R1

Project Manager:  
Zak Sherick

zaks@signcorpokane.com

Drawn by:

ZVS  
design@signcorpokane.com

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approximate. All rights to its  
use are reserved.

Revision:

R1 - CHANGE TO FLEX FACE CABINET  
3/1/7/26  
R2 - CHANGE TO BLACK FACE W/ WHITE  
COPY / Adjust Sign Placement 3/24/26

Approved  
 Approved With Changes Noted

Customer Signature

Date

Landlord Signature

Date



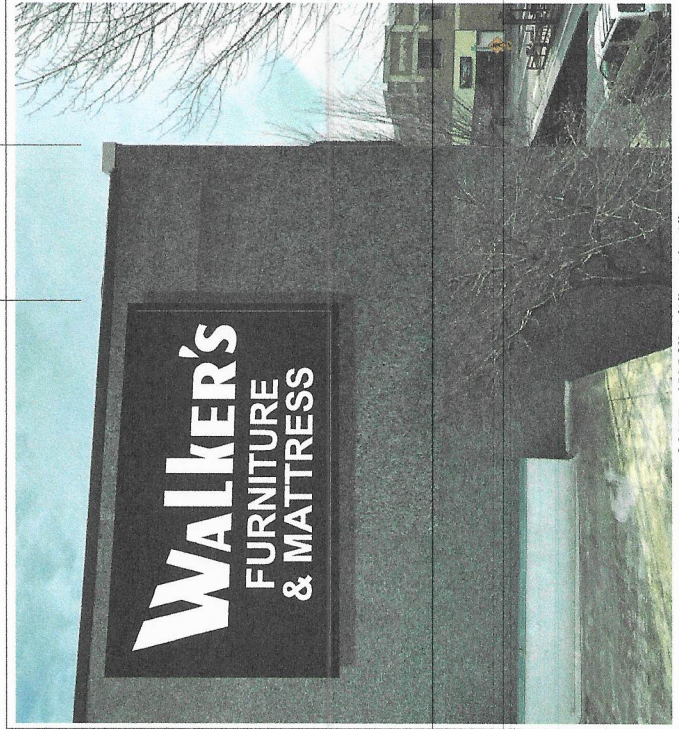
Inland Sign & Lighting  
www.SignCorpSpokane.com

Spokane Office

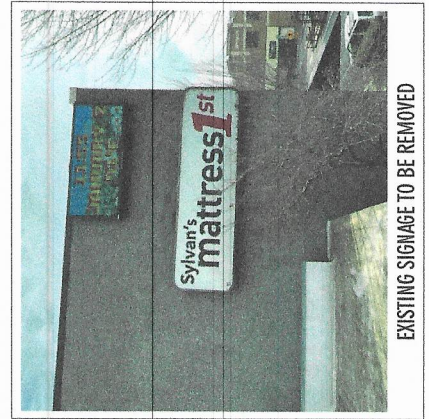
131 N. Altamont  
Spokane, Wa. 99202  
509-535-2913  
FAX 509-535-6522  
john@signcorpokane.com



**SUITABLE FOR WET LOCATIONS**  
This sign is intended to be installed  
in accordance with the requirements of  
Article 600 of the National Electrical Code  
and/or other applicable local codes.  
This includes proper grounding and  
bonding of the sign.



SCALE: APPROX. 1/8" = 1' - 0"

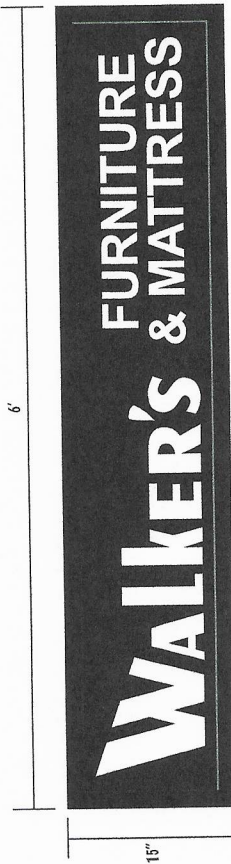


EXISTING SIGNAGE TO BE REMOVED

**5 WALKER'S FURNITURE AND MATTRESS - (LEWISTON) REFACE AND REPAINT EXISTING D/S CABINET SIGN**  
 QTY: TWO (2)

SCALE: 3/4" = 1' - 0"

15" X 6' WHITE POLYCARBONATE FACE WITH APPLIED VINYL. PAINT CABINET AND RETAINERS.



SUBSTRATE	
<input type="checkbox"/>	.15" POLYCARB.
VINYL	
<input checked="" type="checkbox"/>	3M BLACK
RETAINERS	
<input checked="" type="checkbox"/>	1.5" BLACK RETAINERS

Client:  
**WALKER'S**  
 FURNITURE & MATTRESS  
 815 Main St.  
 Lewiston, ID 83501

Date: 16 Feb. 2026  
 File Name: Walkers - Lewiston-  
 Match SH-R1  
 Project Manager: Zak Sherick  
 Zak@signcorpokane.com  
 Drawn by: ZVS  
 design@signcorpokane.com  
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Revision:  
 R1 - CHANGE TO FLEXFACE CABINET 3/17/26  
 R2 - REMOVE OPTION 2 3/24/26

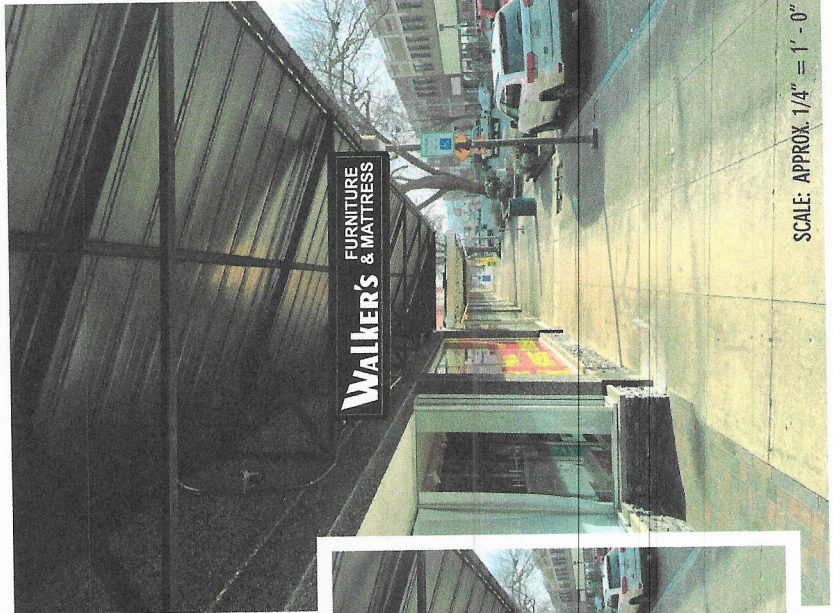
Approved  
 Approved With Changes Noted

Customer Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Landlord Signature \_\_\_\_\_  
 Date \_\_\_\_\_

**signcorp**  
 Inland Sign & Lighting  
 www.SignCorpSpokane.com  
 Spokane Office  
 131 N. Altmont  
 Spokane, WA 99202  
 509-535-2813  
 FAX 509-535-6522  
 john@signcorpokane.com



**SUITABLE FOR WET LOCATIONS**  
 This sign is intended to be installed in accordance with the requirements of Article 609 of the National Electrical Code and the National Electrical Code Handbook. This includes proper grounding and bonding of the sign.



SCALE: APPROX. 1/4" = 1' - 0"

**PROPOSED REFACES**



**EXISTING**

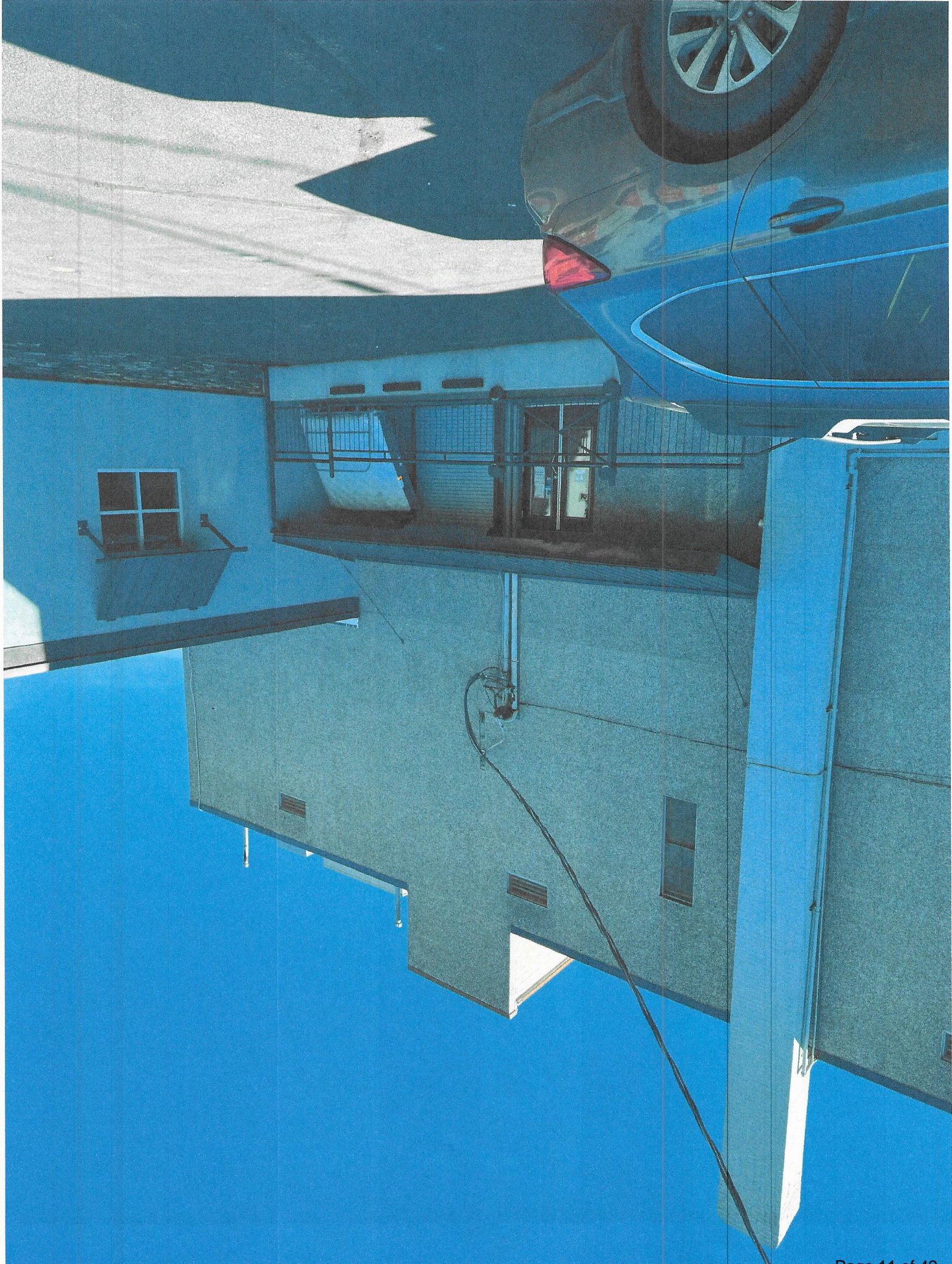
## Lewiston Historic District Application for Certificate of Appropriateness

<b>Applicant Name:</b> Zack Christensen	<b>Property Owner Name &amp; Address:</b> Walker's Furniture 3808 N Sullivan Road Bldg. 22 Spokane Valley WA 99216	<b>HPC Review Date:</b>  LHD#
<b>Historic District Address:</b> 815 Main Street Lewiston ID 83501		
<b>Applicant Contact Details:</b> email: Zack@walkersfurniture.com  <div style="text-align: right;">Phone: 509-535-1995 EXT 1259 Cell: 208-967-5674</div> Fax:		
Address (If not the same as above):		
<b>Description of Work:</b> (Please provide any drawings, photographs or other information that can describe the exterior work being conducted)  Paint the exterior of the building body SW 9590-Taupe of the Morning and accents & trim SW 7020 w/2 more oz of black. See other store painting project for color reference (See attached)		
<b>Project Start Date:</b> 4/21/2026	<b>WCF Review</b> Y / N	<b>Estimated Project Value:</b> \$50,000-\$75,000
<b>Proposed Use:</b> COMMERCIAL		
<b>Will you be using a Contractor:</b> <input checked="" type="radio"/> Y / <input type="radio"/> N <b>Name &amp; Contact Details of Contractor(s):</b> Kraig Barns Paint Crafters 509-370-0796		
<b>Signature of Applicant:</b> 	<b>Date:</b> 3/30/26	
<b>Name of Staff Person Receiving Application:</b>	<b>Date:</b>	
<b>Staff Comments:</b> (Please clip all documents to this application)		

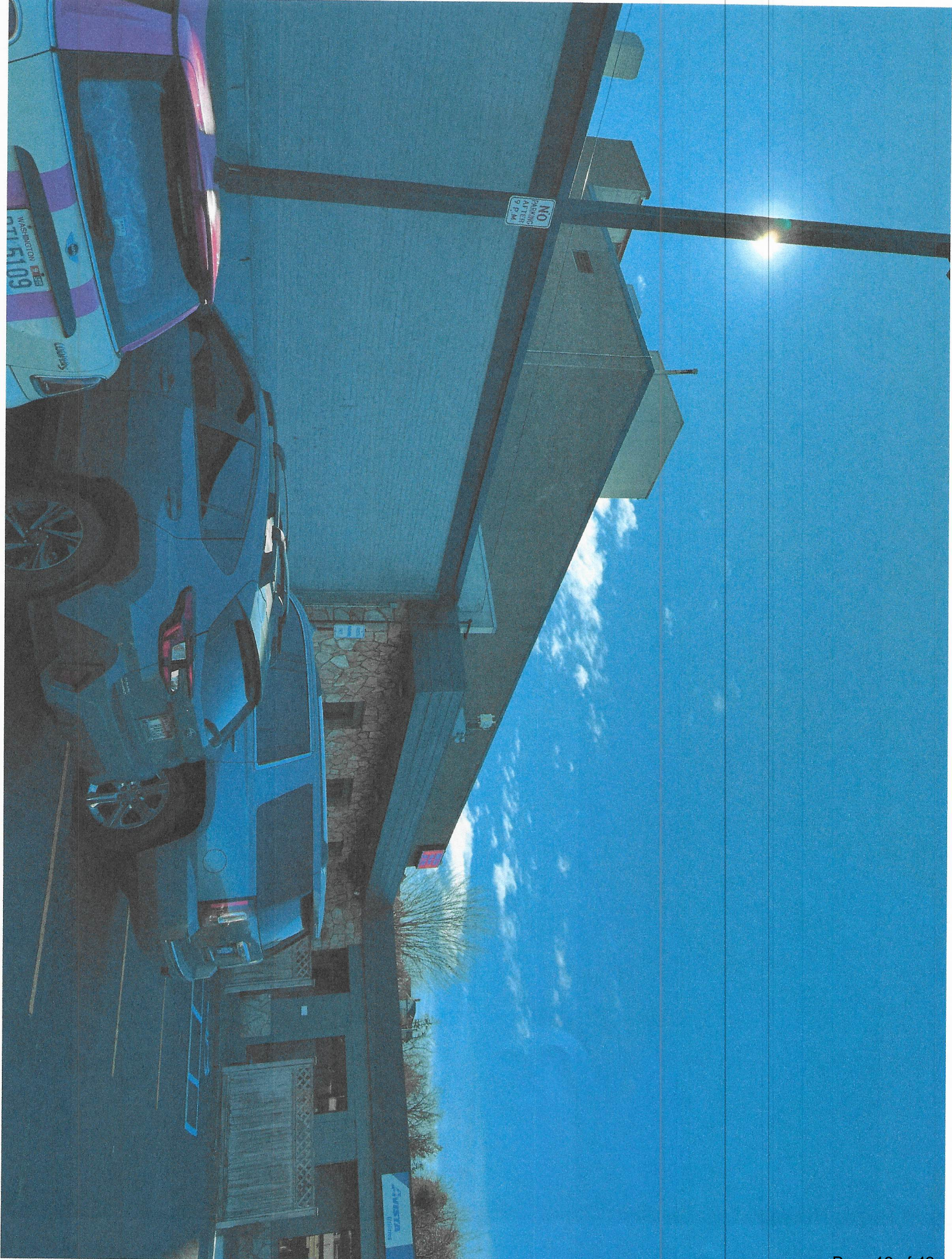
\* No Fees are required for this application, but there maybe fees associated with building permits or other.



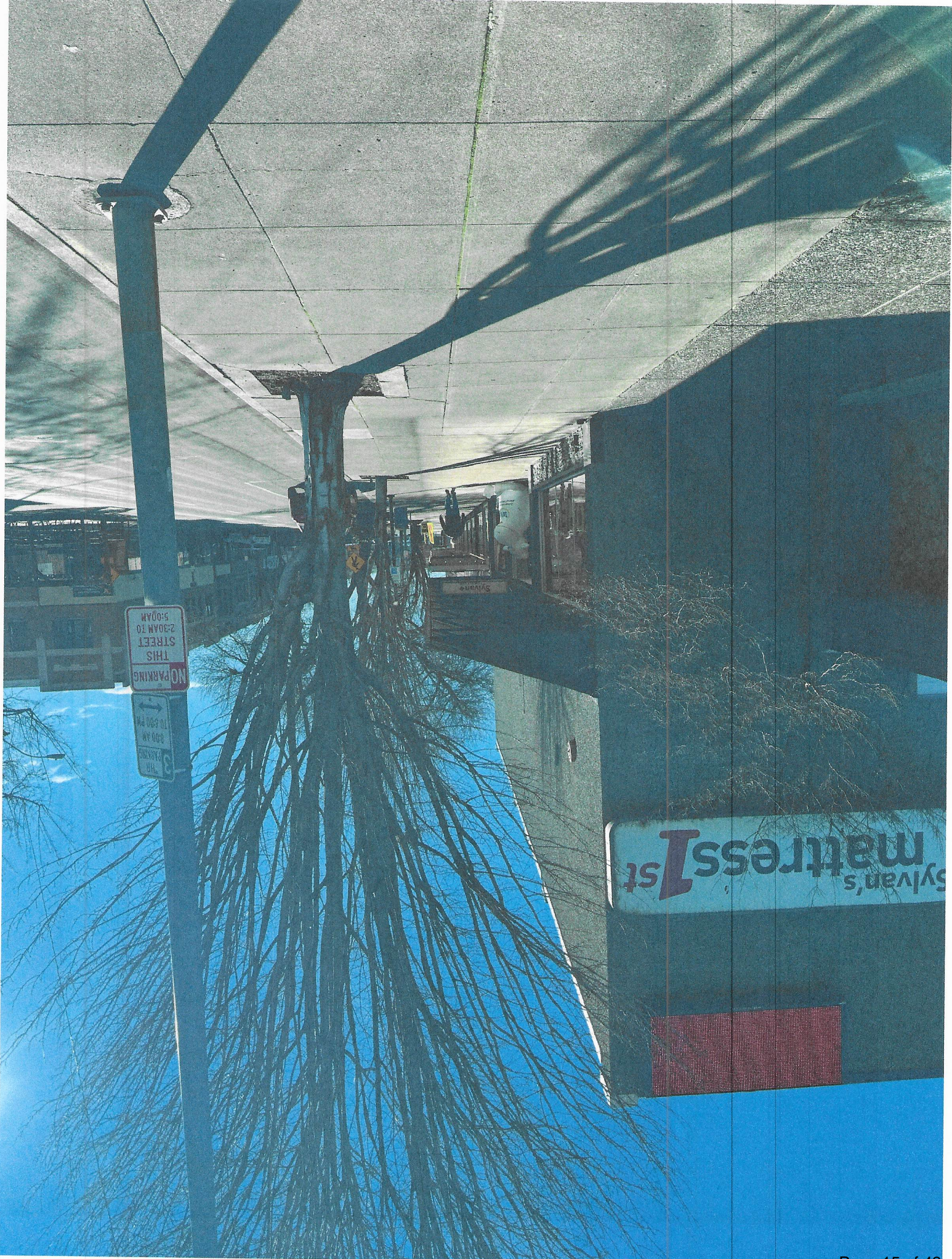














Customer: PAINTCRAFTERS PLUS INC  
Store CCN: 708258 SPOKANE, WA  
Date Prepared: 03/30/2026 Control Number: 0156765-001

Job: WALKERS FURNITURE

Project Info:

Schedule:

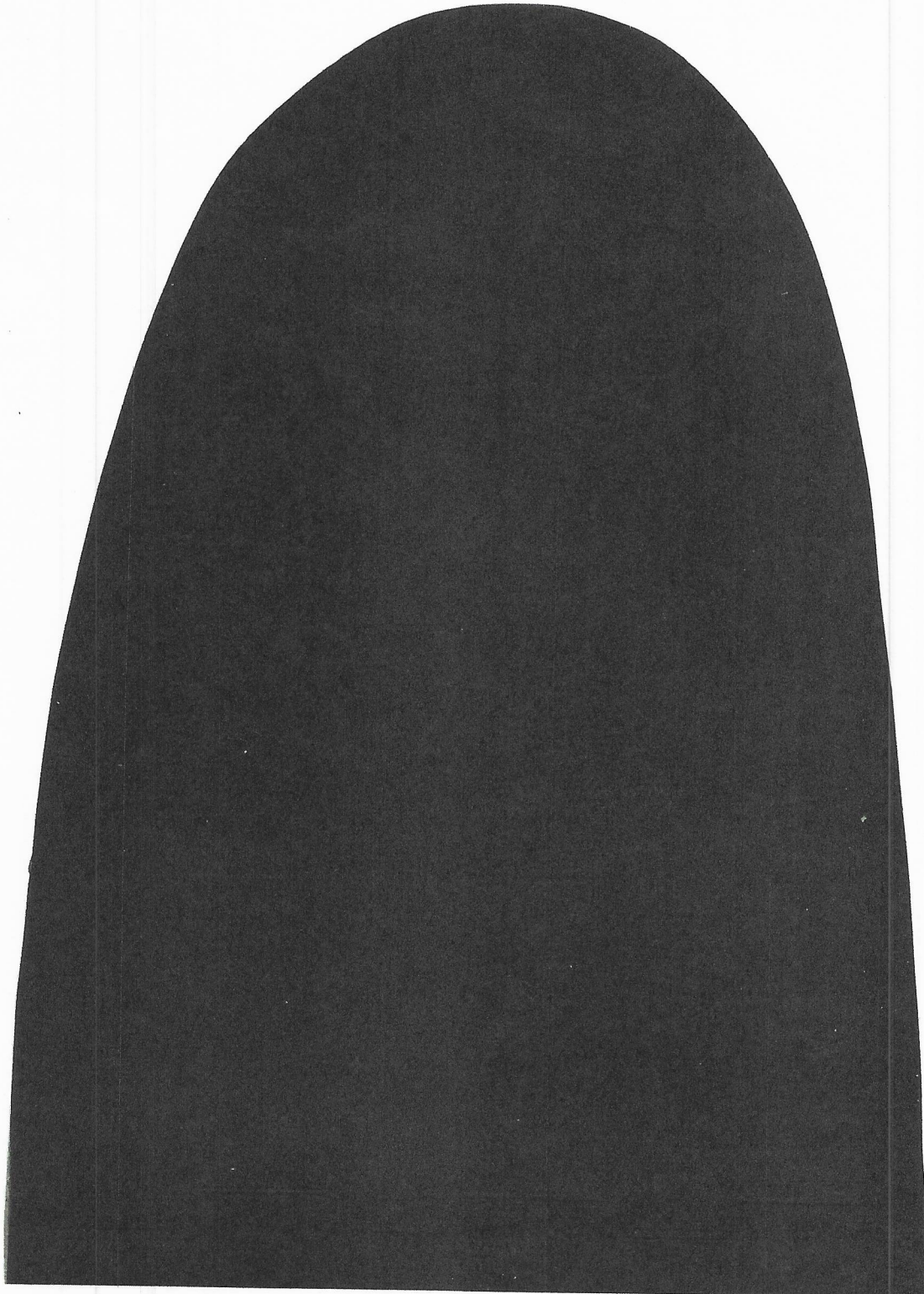
Room/Use: WALKERS FURNITURE

Color: 7020 BLACK FOX + B1-2Y

Product: A-100 E SATIN A82T00354



**SHERWIN-WILLIAMS®**



SHERWIN-WILLIAMS 708258 03/30/26  
509-536-9700 Order# 0156765

EXTERIOR ARCHITECTURAL  
A-100 LATEX  
SATIN CHIMNEY ROCK

7020 BLACK FOX + B1-2Y  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	-	49	-	-
B1-Black	6	54	1	1
R2-Maroon	-	17	1	1
Y3-Deep Gold	2	6	1	-

ONE GALLON ULTRADEEP  
A82T00354 651221533

WALKERS FURNITURE

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0156765-001

Customer:

Customer: PAINTCRAFTERS PLUS INC

Job: Store CCN: 708258 SPOKANE WA

Date Prepared: 03/30/2026 Control Number: 0156765-002

Color: Finish: Job: WALKERS FURNITURE

Project Info:

Schedule:

Room/Use: WALKERS FURNITURE

Color: 9590 TAUPE OF THE MORNING

Product: A-100 E FLAT A06W00351



SHERWIN-WILLIAMS®

SHERWIN-WILLIAMS 708258 03/30/26  
509-536-9700 Order# 0156765

EXTERIOR ARCHITECTURAL  
A-100 LATEX  
FLAT CHIMNEY ROCK

9590 TAUPE OF THE MORNING  
CUSTOM SHER-COLOR MATCH

CCE*COLORANT	OZ	32	64	128
B1-Black	-	4	1	1
R2-Maroon	-	1	-	-
Y3-Deep Gold	-	5	1	1

ONE GALLON EXTRA WHITE  
A06W00351 651221152

WALKERS FURNITURE

**NOT RECOMMENDED FOR USE ON VINYL**

Non Returnable Tinted Color

CAUTION: To assure consistent color,  
always order enough paint to complete  
the job and intermix all containers  
of the same color before application.  
Mixed colors may vary slightly from  
color strip or color chip.



0156765-002



Walters  
FURNITURE  
& BUSINESS

Where —  
Quality  
Just Costs  
Less!





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

**THURSDAY APRIL 30, 2026 at 10:00 A.M.**  
**AT THE COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING**  
**2<sup>ND</sup> 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](mailto: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 ZACK CHRISTENSEN OF WALKER'S FURNITURE AT 815 MAIN STREET IN THE WEST END HISTORIC DISTRICT, CERTIFICATE OF APPROPRIATENESS:** The applicant requests Certificate of Appropriateness approval to paint the exterior of the building and replace existing signage with new Walker's furniture signage. The applicant is also applying for a sign waiver from the Planning and Zoning Commission for additional signage square footage over the 64 square feet allowed by Lewiston City Code Section 30-18. 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**

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

OWNER1	OWNER2	MAIL_ADD1	MAIL_CITY	MAIL_ST	MAIL_ZIP	SITE_ADD
HOWELL DAVID C		PO BOX 1903	LEWISTON	ID	83501	805 D ST
855 MAIN ST LLC		855 MAIN ST	LEWISTON	ID	83501	855 MAIN ST
HOWELL DAVID C		P O BOX 1903	LEWISTON	ID	83501	719 D ST
ZENNER DEBBIE		821 MAIN ST	LEWISTON	ID	83501	821 MAIN ST
NEWBERRY SQUARE LLC		1011 WINDSONG LN	MOSCOW	ID	83843	800 MAIN ST
DRH LLC		700 MAIN ST	LEWISTON	ID	83501	630 MAIN ST
YATES MICHAEL E &	YATES CODA L	2860 KNOLLCREST DR	LEWISTON	ID	83501	818 F ST
HAINES PROPERTIES LLC		7686 AMBERVIEW CT	LEWISTON	ID	83501	704 MAIN ST
MADER FAMILY TRUST	MADER DANIEL K &	13506 HILLSIDE RD	GENESEE	ID	83832	816 MAIN ST
BOYER THOMAS R		717 D ST	LEWISTON	ID	83501	717 D ST
ZENNER DEBBIE		821 MAIN ST	LEWISTON	ID	83501	821 MAIN ST
DIAMOND SHOP INC		700 MAIN ST	LEWISTON	ID	83501	700 MAIN ST
TAYLOR TEVIN &	TAYLOR KIRSTEN	855 MAIN ST	LEWISTON	ID	83501	119 NEW6TH ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	832 MAIN ST
FOLLETT MICHAEL G &	FOLLETT THERA	3820 COUNTRY CLUB DR	LEWISTON	ID	83501	825 MAIN ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	842 MAIN ST
HIDDEN BEACH PROPERTIES LLC		3446 SELWAY DR	LEWISTON	ID	83501	808 MAIN ST STE 1 & 2
ROSS JOHN P &	ROSS VIKKY	1011 WINDSONG LN	MOSCOW	ID	83843	810 MAIN ST
HOWELL DAVID C		PO BOX 1903	LEWISTON	ID	83501	827 D ST
HAINES PROPERTIES LLC		7686 AMBERVIEW CT	LEWISTON	ID	83501	642 MAIN ST
COX DAVID B &	COX SHARON	45 DAVE WAY	ST MARIES	ID	83861	710 MAIN ST
835 F STREET LLC		1410 RICHARDSON AVE	LEWISTON	ID	83501	835 F ST
LAVOIE BROTHERS		718 MAIN ST	LEWISTON	ID	83501	720 MAIN ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	132 NEW 6TH ST
WASHINGTON WATER POWER CO		1411 MISSION	SPOKANE	WA	99202	803 MAIN ST
FOLLETT MICHAEL G &	FOLLETT THERA K	3820 COUNTRY CLUB DR	LEWISTON	ID	83501	825 MAIN ST
FINCH COMMERCIAL PROP LLC		703 MAIN ST	LEWISTON	ID	83501	703 MAIN ST
DC PROPERTIES WASHINGTON LLC		30854 SNAKE RIVER RD	ASOTIN	WA	99402	714 MAIN ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	124 NEW 6TH ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	836 MAIN ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	826 MAIN ST
HAINES PROPERTIES LLC		7686 AMBERVIEW CT	LEWISTON	ID	83501	706 MAIN ST
812 MAIN STREET LLC		814 MAIN ST	LEWISTON	ID	83501	812 MAIN ST
HOWELL DAVID C		P O BOX 1903	LEWISTON	ID	83501	803 D ST

HOWELL DAVID C		P O BOX 1903	LEWISTON	ID	83501	815 D ST
SYLVAN SELF SERVICE FURNITURE		815 MAIN ST	LEWISTON	ID	83501	815 MAIN ST
BRIER BUILDING LLC		222 NW 45TH ST	OAKLAND PARK	FL	33309	633 MAIN ST
823 D STREET L L C		24296 MEMORY LN	JULIETTA	ID	83535	823 D ST
FOLLETT MICHAEL G &	FOLLETT THERA K	3820 COUNTRY CLUB DR	LEWISTON	ID	83501	714 D ST
JMS LIMITED PARTNERSHIP		PO BOX 293	CLARKSTON	WA	99403	124 NEW 6TH ST
CROSKREY NATHAN R &	CROSKREY ANGELA V	5337 W WHEELER RD	FAYETTEVILLE	AR	72704	844 D ST
835 MAIN LLC		317 W6TH ST STE 201	MOSCOW	ID	83843	835 MAIN ST

# City of Lewiston



4/13/2026, 3:20:37 PM

adSites result

Primary Street Reference

URBAN PRINCIPAL ARTERIAL

URBAN MINOR ARTERIAL

URBAN COLLECTOR

RURAL MAJOR COLLECTOR

<all other values>

City Limit

Area City Impact

Parks

ROW

Street

Local

Collector

Arterial

Minor Arterial

Unpaved Residential Alley

Paved Residential Alley

Paved Business District Alley

Alley

Residential Collector

Address

adSites

0 230 460 920 ft

0 65 130 260 m

1:3,335

Microsoft, Vantor

**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 additional 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.

<b>(A) Brick, Stone and Concrete:</b> Buildings with brick exterior walls may be structural (load bearing) brick or simply a brick veneer covering another structural material.			
<b>Generally recommended:</b>	<b>Property Complies? Yes/No</b>	<b>Not Applicable to this project</b>	<b>Notes</b>
1. Preservation of historical brick, stone, or concrete exterior walls.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
2. Repointing with the same type of mortar used historically, and only if needed. Preserving original mortar if it remains in good condition.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
5. Proper drainage to prevent water damage to brick, stone, or concrete masonry.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	

**(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 <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
2. Maintaining historical protective coatings on metal features.	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
3. Repair of historical metal features, if needed, by patching and splicing with compatible metal.	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
4. Cleaning, if needed, with the gentlest methods possible.	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
5. Providing proper drainage to prevent water damage to historical metal elements.	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

**(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 <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
2. Maintaining historical protective coatings, such as paint of historical colors, on wood features.	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
3. Cleaning, if needed, with the gentlest method possible.	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
4. Providing proper drainage to prevent water damage to historical wood elements.	YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

**(D) Design Guidelines for Historic Building Elements**

<b>Generally recommended:</b>	<b>Property Complies? Yes/No</b>	<b>Not Applicable to this project</b>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
4. Preservation of historical storefronts on secondary building facades.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	

**(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.

<b>Generally recommended:</b>	<b>Project Complies? Yes/No</b>	<b>Not Applicable to the project</b>	
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).	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
2. Preservation of historical window openings, particularly on highly visible primary facades.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	

<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p><b>(F) Doors:</b> This section addresses exterior doors, generally situated on the ground level of a commercial building. Most historical doors of the 1880's to 1960's period are wood or wood and glass, although some later doors during this period are metal or metal and glass.</p>			
<p><b>Generally recommended:</b></p>	<p><b>Project Complies Yes/No</b></p>	<p><b>Not Applicable to this project.</b></p>	
<p>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).</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>2. Preservation of historical doorway openings, particularly on highly visible primary facades.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	

<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p><b>(G) Roofs:</b> This section addresses commercial building roofs of the 1880's to 1960's period, most of which are flat with flat or shaped parapets.</p>			
<p><b>Generally recommended:</b></p>	<p><b>Property Complies? Yes/No</b></p>	<p><b>Not Applicable to this project.</b></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>2. If historical roof features cannot be repaired, replacement with new materials or elements that retain the appearance of the originals is desirable.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>3. Replacement of missing elements, such as a cornice, if supported by physical or photographic evidence.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>4. Placement of modern rooftop features, such as skylights, HVAC units, patios, or decks, where they will be least visible from the street.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	

**(H) Awnings and Canopies:** Cloth and sometimes metal awnings and canopies were common during the 1880's through 1960's 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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	

**(I) Chimneys:** Chimneys in 1880's to 1960's 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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	

**(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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	N/A <input type="checkbox"/>	

**(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.	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	

**(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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	
2. Locating off-street parking lots in areas with no historical buildings.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	
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.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	
6. Historic building names or historic signs should be retained, if possible, as part of the historic building.	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	


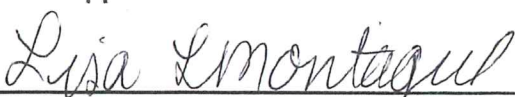
<p>7. Preservation of historic painted advertisements on exterior building walls. Careful repainting of faded images may be acceptable.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>8. Service structures- such as garbage, utilities, and storage- placed where not visible from main streets or walkways. Screening with vegetation or compatible walls or structures is generally appropriate.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>10. Maintenance of pleasant streetscapes, perhaps with trees or planters, sidewalks, and simple compatible street furniture. Retain a clearly defined pedestrian travel route.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>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.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	

<p>12. Until about the 1920's, 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).</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>13. The presence of pleasant public spaces encourages visitors to spend time in downtown areas.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	
<p>14. Where it exists, historic brick street surfacing should be retained if possible.</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>	

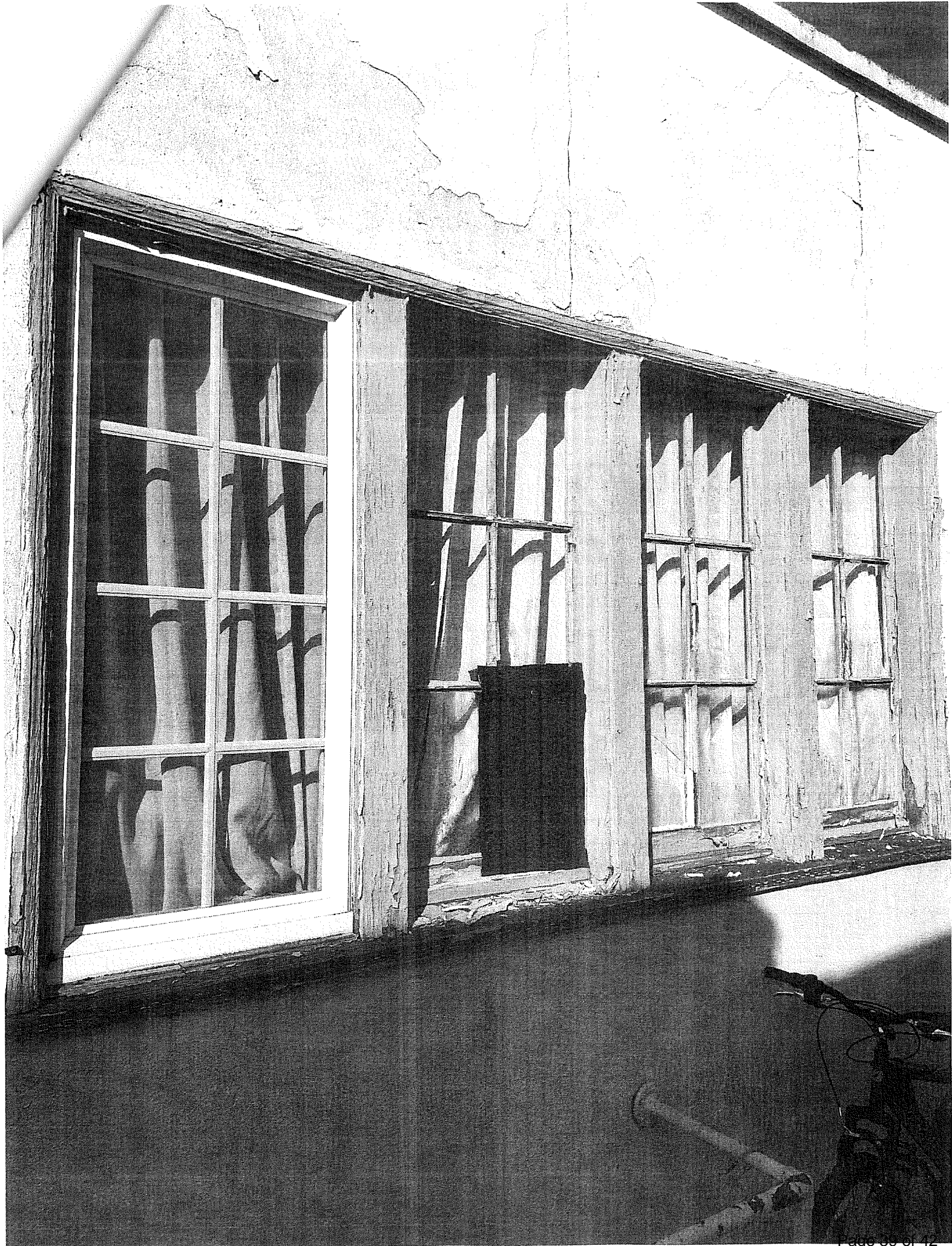
**(M) Design Guidelines for New Construction within a Historic District:** New construction within a historic district may be desirable to fill gaps left when buildings were destroyed by fire or removed for other reasons. New buildings in the Lewiston West End Historic District should be designed to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

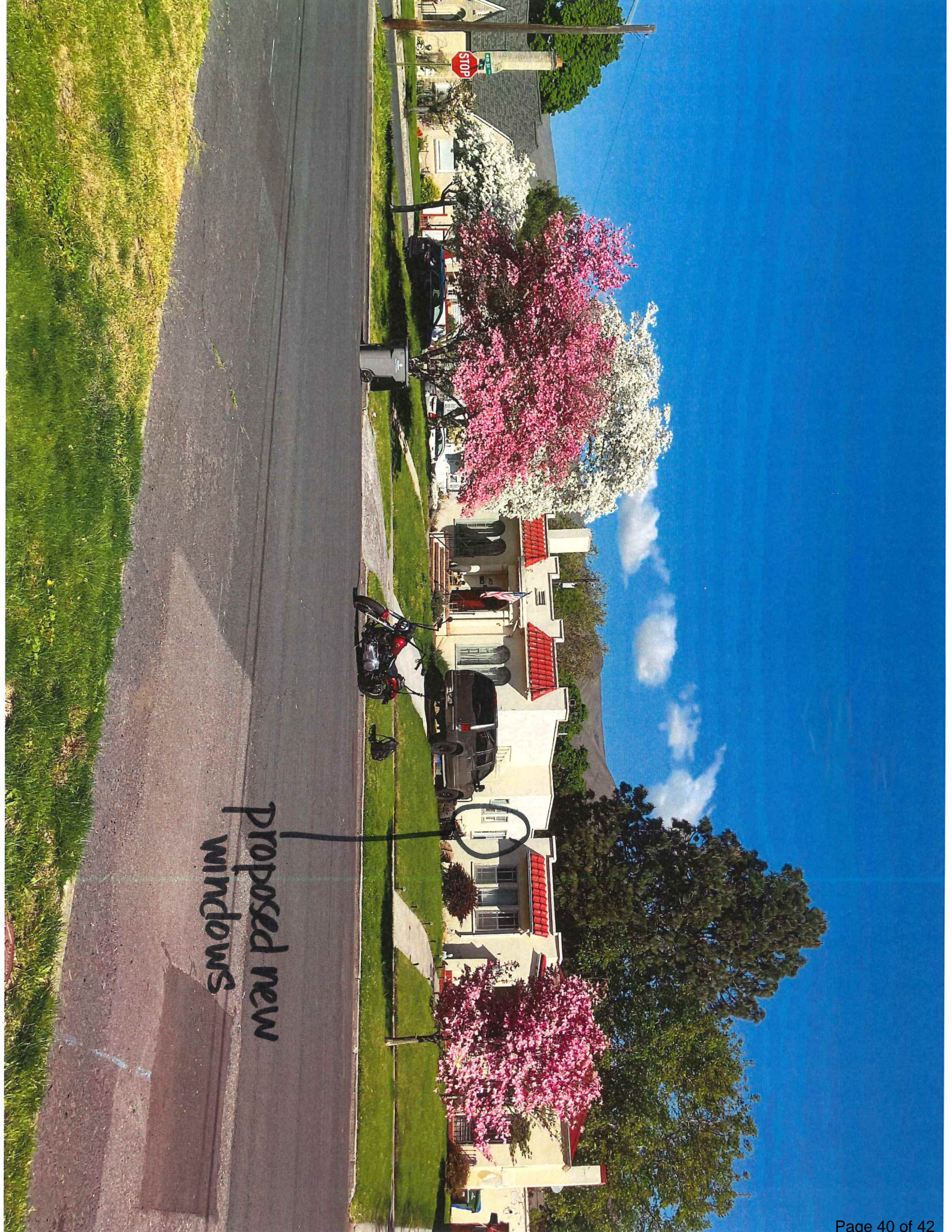
Generally recommended:	Property Complies? Yes/No	Not Applicable to this project.	
1. Adaptive re-use of historical buildings rather than construction of new buildings.	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
2. Construction of new buildings compatible with surrounding historical buildings in terms of scale, height, materials, and character, but easily distinguished from the historical buildings.	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
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.	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
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.	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
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.	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
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.	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	

**Lewiston Historic District**  
**Application for Certificate of Appropriateness**

<b>Applicant Name:</b> Clarkston Glass	<b>Property Owner Name &amp; Address:</b> Cynthia Henderson 403 5th Ave.	<b>HPC Review Date:</b> 4.30.2026 <b>LHD#</b>	
<b>Historic District Address:</b> 403 5th Avenue Lewiston ID 83501			
<b>Applicant Contact Details:</b> email: lisa@clarkstonglass.com Phone: 509-758-8679 Fax: 509-758-8145 Address (If not the same as above):			
<b>Description of Work:</b> (Please provide any drawings, photographs or other information that can describe the exterior work being conducted) Replacing (3) 22 3/4 x 52 1/2 windows <span style="float: right; color: red;">East side of house along driveway.</span> 			
<b>Project Start Date:</b> ASAP	<b>WCF Review</b> Y/N	<b>Estimated Project Value:</b> 2100.00	<b>Proposed Use:</b> COMMERCIAL OR <u>RESIDENTIAL</u>
<b>Will you be using a Contractor:</b> Y/ <input checked="" type="radio"/> N			
<b>Name &amp; Contact Details of Contractor(s):</b> We are the contractor (Clarkston Glass)			
<b>Signature of Applicant:</b> 	<b>Date:</b> 4/24/26		
<b>Name of Staff Person Receiving Application:</b>	<b>Date:</b>		
<b>Staff Comments:</b> (Please clip all documents to this application)			

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





Proposed new windows

## Normal Hill Heritage Overlay Review By HPC

<b>Applicant Name:</b>	<b>Review Due Date:</b>				
<b>Normal Hill Address:</b>	<b>NHHO#</b>				
<b>Associated Building Permit #</b>					
<b>Applicant Contact Details:</b>					
<b>Administration Section and Review:</b>					
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.					
Compliance Description	Factors (See over)	Compliance (check box)			A=Approve D=Decline
I. 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				
II. 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.  <b>**NOTE:</b> 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				
III. If an application is found to be consistent with the Factors 1, 4, and 6, then HPC shall approve the application and issue a COA.  IV. If an application complies with two (2) of Factors 1, 4 and 6, then the application must also comply with at least three (3) of the remaining Factors 2, 3, 5 and 7, to be approved for a COA, unless otherwise justified by the HPC due to special circumstance(s).  V. If an application complies with only one (1) Factor 1, 4 or 6, or none of them, then the HPC shall deny a COA unless and until the COA is reworked to meet the standards and requirements of Section 37-41B.  VI. When an application is filed for a brand new structure, visible from an adjacent city street, the HPC shall approve a COA when the construction incorporates architectural features found on surrounding historic buildings including building massing, window style, roof pitch, and siding materials.	1				
	2				
	3				
	4				
<b>Staff Recommendation(s), attach additional pages to this application if required:</b>					
<b>Name of Commissioner:</b>	<b>Date</b>	<b>Approved/Decline</b>			

# 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 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.