

AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
10:00 am – March 2, 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

1. Introduction of new Commissioner Kayleigh Philippi

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. Approval of Minutes, February 2, 2023 Regular Meeting (**Action Item**)
2. Approval of Minutes, February 9, 2023 Special Meeting (**Action Item**)
3. Approval of Minutes, February 13, 2023 Plaques Project Subcommittee Meeting (**Action Item**)
4. Certificate of Appropriateness, West End Historic District. An Application by Joel Cohen on behalf of Asher Martin RE, LLC, at 524 Main Street for new exterior façade about existing windows. (**Action Item**)

IV. OLD BUSINESS

1. Plaques Project Subcommittee update and timeline of project (**Action Item**)
2. County Courthouse (**Action Item**)

V. COMMISSIONER COMMENTS

VI. STAFF COMMENTS

1. Query of Commissioners to attend the next regularly scheduled meeting of April 6, 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

February 2, 2023

The HISTORIC PRESERVATION COMMISSION met in the Bell Building Upstairs Conference Room at 215 “D” Street. Chair Follett called the meeting to order at 10:05 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: Greg Follett, Chair; Ed King, Vice Chair; Dennis Ohrtman; Leah Boots; Laurinda Riggs;

COMMISSIONERS EXCUSED: Lisa Hasenoehrl; Peggy Heuskinveld;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Aaron Butler, IT; Melinda Rose, Grant Manager

CITY COUNCIL LIAISON PRESENT: Kathy Schroeder

GUESTS: Ged Randall; Russell Holter, Susan Beeman

II. CITIZEN COMMENTS

None.

III. NEW BUSINESS

1. APPROVAL OF JANUARY 5, 2023 REGULAR MEETING MINUTES

Commissioners King and Boots moved and seconded, respectively, to approve the January 5, 202 Regular meeting minutes. The motion passed 5-0.

2. APPROVAL OF JANUARY 9, 2003 SUBCOMMITTEE SPECIAL MEETING MINUTES

Commissioners Boots and King moved and seconded, respectively, to approve the January 9, 2023 regular meeting minutes. The motion passed 5-0.

3. APPROVAL OF JANUARY 24, 2023 SUBCOMMITTEE SPECIAL MEETING MINUTES

Commissioners Boots and King moved and seconded, respectively, to approve the January 24, 2023 Subcommittee Special meeting minutes. The motion passed 5-0.

4. REVIEW OF HISTORIC PRESERVATION PLAN WITH RUSSELL HOLTER:

Staff Hollingshead gave a brief overview of the plan as a whole and then specifically the pages she had suggested corrections on. Consultant Holter let the Commission know that he considered the plan at the 90% complete mark and asked if the Commission had any additional corrections or additions. The Commission did not offer any additional corrections. Staff Hollingshead stated that she felt the plan adequately covered the goals and objectives that the Commission had developed after last years survey and public outreach. Staff asked Consultant Holter if he had gotten the water system project information from Alannah Bailey in Public Works and he stated he had not. Staff Hollingshead will follow up with Alannah. Consultant Holter stated he would incorporate staffs corrections and send a final draft to staff for review before sending the plan to the State Historic Preservation Office (SHPO) for their review. The SHPO review is a 30 day review so tentatively a final draft could come in front of the Commission at the April meeting for approval and recommendation to City Council.

5. REVIEW OF LEWISTON CITY CODE CHAPTER 40, INCENTIVE PROGRAMS WITH MELINDA ROSE:

Grant Manager Rose presented an overview of the current incentive programs under Lewiston City Code Chapter 40. She stated that these programs could act as a framework for a historic preservation specific grant program. Grant Manager Rose reviewed the items that the Commission would need to research in order to create a homeowner incentive program including; finding other municipalities that have a similar program, deciding on criteria for the grant applications, finding a funding source, and making sure any such program meets Idaho Statute and is legal for the Commission to administer. The Commission asked staff to provide them with a copy of the powerpoint presentation after the meeting. The Commission discussed how to research for such a project and where they might look. The Commissioners will independently work on finding information to bring back to future meetings and will decide at a later date if such a project is worth pursuing and forming a subcommittee for.

IV. OLD BUSINESS

1. PROCLAMATION FOR HISTORIC PRESERVATION MONTH IN MAY -

REVIEW LANGUAGE: Staff presented the language she had drafted for the Proclamation and let the Commission know that the Mayor was excited to do it. The Commission had no edits to the language as presented. Commissioners King and Boots moved and seconded, respectively, to approve the proclamation language as presented and forward to the Mayor for the May 8, 2023 City Council meeting. The Commission will plan to be in attendance. The motion passed 5-0.

2. PLAQUES PROJECT SUB-COMMITTEE:

Staff reviewed the items that had been included in the packet and asked Commissioner Boots to expand on the work she has done on the project. Commissioner Boots said that thirteen (13) of the narratives were fully complete and ready for the Commission to approve. Seven (7) of the narratives were in a rough draft form and the remaining three (3) narratives were lacking information and Commissioner Boots has scheduled an appointment at the Nez Perce County Historical Society Museum to do additional research. Commissioner Boots stated that although she hadn't originally been prepared to do the writing for all twenty-three plaques, she felt that she would be able to complete and keep the project on schedule. Commissioner Ohrtman said that the writing on the thirteen (13) completed narratives was very good and they were very readable, which was exactly what they wanted for the general public. The Commission thanked Commissioner Boots for all of her work on the project. The next subcommittee meeting will be February 13, 2023 at 10 am. Commissioners Ohrtman and Riggs moved and seconded, respectively, to approve the narrative language on the first thirteen (13) plaques. The motion passed 5-0.

V. COMMISSIONER COMMENTS:

1. Presentation Video from Commissioner Riggs.

Staff showed a short video prepared by the Lewiston High School Business Professional Association on the historic pieces left at the former Lewiston High School building. Commissioner Riggs let the Commission know that the BPA students had won at a State Competition with the video.

VI. STAFF-COMMISSION COMMUNICATIONS: Staff Hollingshead presented Ged Randall with a plaque recognizing his (3) years of service on the Historic Preservation Commission. Staff queried the Commission for attendance at the March 2, 2023 meeting

and all Commissioners stated they planned to attend. Staff also reminded the Commission of the Special Meeting on February 9, 2023 at 3 pm for Certificates of Appropriateness review. Staff let the Commission know that one application for vacant seats had been received and the candidate had been interviewed and was slated to be appointed by Council in February. Staff asked the Commission to spread the word that there is still an open Commission seat and to encourage people to apply.

VII. ADJOURN

There being no further business, Chair Follett asked for a motion to adjourn. Commissioners King and Boots moved and seconded, respectively to adjourn the meeting of the Historic Preservation Commission at approximately 11:06 a.m. Motion passed 5-0.

RESPECTFULLY SUBMITTED,

Katie Hollingshead
Recording Secretary

Chairperson or Acting Chairperson
Historic Preservation Commission

Approved this _____ day of _____, 2023.

February 9, 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 3:00 p.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; Leah Boots; Laurinda Riggs; Lisa Hasenoehrl;

COMMISSIONERS EXCUSED: Greg Follett, Chair; Peggy Heuskinveld;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Aaron Butler, IT;

CITY COUNCIL LIAISON PRESENT: None

GUESTS: Joel Cohen, Tyler Antkowiak

II. CITIZEN COMMENTS

None.

III. NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS, WEST END HISTORIC DISTRICT. AN APPLICATION BY TYLER ANTKOWIAK ON BEHALF OF ASHER MARTIN, INC AT 524 MAIN STREET FOR A PROJECTING SIGN:

Staff reviewed the application that had been submitted and presented the applicable sections of the Signs in Historic Districts code from the city website. Applicant Tyler Antkowiak introduced himself to the Commission. Commissioner Ohrtman asked about the sign being internally illuminated and whether that light would project upward to the apartment windows above the restaurant. Mr. Antkowiak stated that no, there was no upward projection of light from the top of the sign and that the internal illumination would be a soft white light. Vice Chair King walked the Commission through the review sheet. The Commission found the sign proposal to be compliant with section 19.5-13 design guidelines L-3 and L-5 of city code. All other

guidelines were not applicable to the project. Commissioner Ohrtman motioned to approve the Certificate of Appropriateness, Commissioner Riggs provided the second. Motion passed 5-0.

2. CERTIFICATE OF APPROPRIATENESS, WEST END HISTORIC DISTRICT. AN APPLICATION BY JOEL COHEN ON BEHALF OF ASHER MARTIN RE, LLC, AT 530 MAIN STREET FOR AN EXTERIOR ENTRANCE FOR UPSTAIRS APARTMENTS:

Staff reviewed the application that had been submitted, as well as additional visual information that had been provided by the applicant after the original application had been received. Applicant Joel Cohen introduced himself and presented an example of the reclaimed wood that was referenced in the application photos. Mr. Cohen told the Commission that currently there is just a metal gate that blocks off the stairs but to bring the building up to current fire code, a fire sprinkler system needs to be installed and the entrance to the stairway needs to be conditioned space so that the fire sprinkler system does not freeze. Vice Chair King walked the Commission through the design guidelines worksheet. The Commission discussed the proposed wood for the façade as well as the different door examples that had been provided in the application packet. The Commission found that the proposed project was compliant with section 19.5-13 design guidelines F-3, K-1, M-1, M-2, M-5 and M-6 of the Lewiston City Code. All other guidelines were not applicable to the project. Commissioner Ohrtman asked staff if a suggestion regarding the door could be part of the Commission's approval and staff stated that if the Commission felt that was appropriate then that language needed to be included in the motion to approve. Commissioner Ohrtman moved to approve the Certificate of Appropriateness with the suggestion that the applicant consider a door that more closely matched the already installed windows adjacent to it at 524-528 Main Street, specifically the amount of window space included in the door, so that it was more commercial in look rather than residential in look. Commissioner Hasenoehrl provided the second. The motion passed 5-0 with the suggestion to be included in the Certificate of Appropriateness letter.

IV. STAFF-COMMISSION COMMUNICATIONS: Staff Hollingshead reminded the Commission that the Plaques Project subcommittee would be meeting on February 13, 2023 and that the next regular meeting of the Historic Preservation Commission would be on March 2, 2023.

V. ADJOURN

There being no further business, Vice Chair King asked for a motion to adjourn. Commissioners Ohrtman and Boots moved and seconded, respectively to adjourn the meeting of the Historic Preservation Commission at approximately 3:44 p.m. Motion passed 5-0.

RESPECTFULLY SUBMITTED,

Katie Hollingshead
Recording Secretary

Chairperson or Acting Chairperson
Historic Preservation Commission

Approved this _____ day of _____, 2023.

February 13, 2023

The HISTORIC PRESERVATION COMMISSION Plaques Project Subcommittee met in the Bell Building Upstairs Conference Room at 215 “D” Street. Subcommittee member Boots called the meeting to order at 10:00 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: Leah Boots; Laurinda Riggs (at 10:12 am), Lisa Hasenoehrl

COMMISSIONERS EXCUSED: None

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Aaron Butler, IT

CITY COUNCIL LIAISON PRESENT: None

GUESTS: None

II. CITIZEN COMMENTS

None.

III. NEW BUSINESS

1. PLAQUES PROJECT DISCUSSION

Commissioner Boots reviewed the draft information for plaques 14-23 and said that Commissioner Riggs had volunteered to track down some additional information to help complete the narratives. Commissioner Boots stated that she hoped to have the final narratives complete for the Historic Preservation Commission to approve at the March meeting but that she might not be able to achieve that goal. Commissioner Boots asked staff to send the plaque example to her via email so that she could show it to the Nez Perce County Historical Society again. Commissioner Boots also said that she would try to formulate a list of the items that the other Commissioners could help with so that the project keeps moving forward. Staff will prepare draft versions of the plaques for the subcommittee to review at their next meeting and will start loading the information onto the webpages so that the subcommittee can get a feel for what the public will see when they access the QR codes.

IV. COMMISSIONER COMMENTS: None.V. STAFF-COMMISSION COMMUNICATIONS:

Staff Hollingshead asked the subcommittee what day would work for the next subcommittee meeting since some Commissioners had mentioned the Monday time did not work any longer for their schedules. The Commissioners agreed on Tuesday, March 7 at 10:00 am for the next subcommittee meeting.

VI. ADJOURN

There being no further business, Subcommittee member Boots asked for a motion to adjourn. Commissioners Riggs and Hasenoehrl moved and seconded, respectively to adjourn the meeting of the Historic Preservation Commission Plaques Project Subcommittee at approximately 10:35 a.m. Motion passed 3-0.

RESPECTFULLY SUBMITTED,

Katie Hollingshead
Recording Secretary

Chairperson or Acting Chairperson
Historic Preservation Commission

Approved this _____ day of _____, 2023.

NOTICE OF CONSIDERATION OF APPLICATION

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

THURSDAY, MARCH 2, 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 JOEL COHEN ON BEHALF OF ASHER MARTIN RE INC, AT 524 MAIN STREET, IN THE WEST END HISTORIC DISTRICT: Applicant requests a Certificate of Appropriateness for a new exterior façade above existing windows, 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

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
PORTER BLOCK LLC		2265 116TH AVE NE STE 110	BELLEVUE	WA	98004	628 F ST
MCCANN WILLIAM VERN JR & ASC		1027 BRYDEN AVE	LEWISTON	ID	83501	429 1ST AVE
HAINES PROPERTIES LLC		7686 AMBERVIEW CT	LEWISTON	ID	83501	642 MAIN ST
DRH LLC		700 MAIN ST	LEWISTON	ID	83501	630 MAIN ST
CHARLES, ENORA & HAYDEN INC		710 16TH AVE	LEWISTON	ID	83501	610 1/2 MAIN ST
AWDP INVESTMENTS LLC		3109 W VERSAILLES DR	COEUR D ALENE	ID	83815	604 MAIN ST
BRIER BUILDING LLC		2265 116TH AVE NE STE 110	BELLEVUE	WA	98004	631 MAIN ST
ASHER MARTIN RE LLC		208 S MAIN ST STE 3	MOSCOW	ID	83843	520 MAIN ST
BRIER BUILDING LLC		2265 116TH AVE NE STE 110	BELLEVUE	WA	98004	633 MAIN ST
STARNES JAY B &	STARNES JULIA A	301 2ND ST	LEWISTON	ID	83501	516 MAIN ST
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	623 MAIN ST
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	504 MAIN ST
IDAHO STATE BOARD OF EDUCATION	LEWIS CLARK STATE COLLEGE	500 8TH AVE	LEWISTON	ID	83501	418 MAIN ST
IDAHO STATE BOARD OF EDUCATION	LEWIS CLARK STATE COLLEGE	500 8TH AVE	LEWISTON	ID	83501	410 MAIN ST
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	621 MAIN ST
STATE OF IDAHO	LEWIS CLARK STATE COLLEGE	500 8TH AVE	LEWISTON	ID	83501	415 MAIN ST
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	609 MAIN ST
RIDINGER MICHAEL C &	RIDINGER JESSICA L	519 MAIN ST	LEWISTON	ID	83501	519 MAIN ST
FLIPSIDE PROPERTIES LLC		PO BOX 277	GENESEE	ID	83832	517 MAIN ST
FLIPSIDE PROPERTIES LLC		PO BOX 277	GENESEE	ID	83832	515 MAIN ST
ALEXANDER INVESTORS LLC		504 MAIN ST STE 111	LEWISTON	ID	83501	513 MAIN ST
TRIBUNE PUBLISHING COMPANY		P O BOX 957	LEWISTON	ID	83501	523 D ST
TRIBUNE PUBLISHING COMPANY		P O BOX 957	LEWISTON	ID	83501	515 D ST
LIBERTY THEATRE PRESERVATION	ALLIANCE INC	PO BOX 1823	LEWISTON	ID	83501	611 MAIN ST

City of Lewiston



Lewiston Historic District

Application for Certificate of Appropriateness

Applicant Name: Joel Cohen Asher Martin RE	Property Owner Name & Address: LLC Asher Martin RE LLC 524 Main St Lewiston 524 & 528 Main St	HPC Review Date: HPC23-000003 LHD# 3.2.2023
Historic District Address: 524 & 528 Main St		
Applicant Contact Details: email: joel@moscowtapped.com Phone: 208.310.6088 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) Wood clad facade over windows		
Project Start Date: 3/4/23	WCF Review Y / N	Estimated Project Value: 5,000.00
Proposed Use: COMMERCIAL OR RESIDENTIAL		
Will you be using a Contractor: ☒ Y / ☐ N Name & Contact Details of Contractor(s): J Cohen Management Company Hilario Carrillo 208.776.0458		
Signature of Applicant: 	Date: 2/9/23	
Name of Staff Person Receiving Application:	Date:	
Staff Comments: (Please clip all documents to this application)		

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



HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS PROJECT CHECKLIST GUIDELINE

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

1. All Projects

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

2. Masonry

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

3. Siding

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

4. Painting

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

5. Windows/Doors

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

6. Roofing

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







VIEW FROM TAPPED



VIEW FROM MAIN STREET

Page 20 of 34



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.

(A) Brick, Stone and Concrete: Buildings with brick exterior walls may be structural (load bearing) brick or simply a brick veneer covering another structural material.

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

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

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

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

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

(D) Design Guidelines for Historic Building Elements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. Preservation of historic painted advertisements on exterior building walls. Careful repainting of faded images may be acceptable.	YES ☐ NO ☐	N/A ☐	
8. Service structures- such as garbage, utilities, and storage- placed where not visible from main streets or walkways. Screening with vegetation 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 ☐	



June 2, 2022

Nez Perce County Commissioners

P.O. Box 896

Lewiston, ID 83501

Dear Commissioners,

The Lewiston Historic Preservation Commission wishes to contact you regarding the design and development of the new Nez Perce County courthouse. We commend your efforts to provide a new public building to better serve the needs of the community and courthouse personnel. As you know the current courthouse has undergone several remodels and as a result the original design has all but disappeared. It is important to preserve and honor our local history as it enriches our community and our understanding from where we came. In a county where the history may not seem that old compared to eastern U.S or other countries, it can be easy to think of these things as having little importance. However, a courthouse is a symbol of the law and order which helps create a successful society, and was indeed an early part of Lewiston history, from its first location in the Luna House Hotel, now the current site of the Nez Perce County Historical Museum, to its current location and its evolving presence there. We would encourage you to consider preserving some elements of the existing courthouse by incorporating them into the new building as well as recognizing the sense of place or location in the downtown corridor by designing the exterior of the building to coordinate with the building style of nearby historical buildings.

The Lewiston Historic Preservation Commission asks you to consider a few things while designing the exterior of the new courthouse. A new building in a historic area should be compatible with the existing environment without exactly duplicating existing historic buildings, its design should enhance the existing buildings. A new building should relate to the essential characteristics of the district and setting of the site and complement the character with creative yet compatible new design. Compatibility is achieved through careful attention to the following design principles of building: Setback, Height, Orientation, Materials, Scale, Color, Proportion, & Roof Shape. Enclosed are two photographs of the original courthouse and one can see how its design is currently reflected in other nearby, existing buildings.

In addition, the HPC urges you to place the horse and rider statue in a prominent place in front of the new building, replace the historical kiosk, and reuse elements of the interior staircase that was a part of the original courthouse. Research indicates that during the 1928 remodel, care was given to reuse a judge's bench and a clerk's desk from pioneer days. It would be wonderful if you were able to identify and creatively reuse or preserve those items and any other items found to be of historical interest, perhaps in a display in the public areas.

Thank you for your consideration of these thoughts and concerns. The Lewiston Historic Preservation would be happy to meet with you and discuss ideas for preservation of historical elements for this new project.

Sincerely,

Lewiston Historic Preservation Commission

Lisa C. Kneese
Jack A. Bots
Gus Fournier
Vicky Ross
Dennis D. Chapman
Ted L. Kneese
pkhensinkveld
Aurinda Riggs
OK

