

# **Municipal Preservation Plan**

for



## **City of Lewiston, Idaho**

**June 2023**

*This page intentionally left blank*



*Submitted by Principal Investigator*

Russell Holter, MAH  
Cultural Reconnaissance  
PO Box 722  
Tacoma, WA 98401-0722

*Submitted To*

Lewiston Historic Preservation Commission  
PO Box 617  
Lewiston, ID 83501

And

Idaho State Historic Preservation Officer  
210 Main Street  
Boise, ID 83702





Figure 1: Idaho Territorial Capitol Building. Original artwork by Terry Mourning Architecture © 2021.



# Acknowledgements

This plan was funded with a State of Idaho State Revolving Fund (SRF) loan as required by a stipulated mitigation agreement between signatories of a legally binding Memorandum of Agreement (MOA) executed between the Idaho Department of Environmental Quality (IDEQ), the Idaho State Historic Preservation Office (SHPO) and the City of Lewiston. Development of this document was undertaken in 2021 as mitigation for a City of Lewiston water system project which had an adverse impact on a water filtration plant site (IHSI No. 69-1822).

Special thanks go to Dan Everhart, Architectural Historian at Idaho SHPO; Pete L'Orange, former Certified Local Governments Coordinator at Idaho SHPO; Alannah Bailey, Engineering Project Supervisor, for Lewiston Public Works; Michelle Bly, former Chair of the Lewiston Historic Preservation Commission; Katie Hollingshead, Commission staff; Susan Beeman, consulting municipal planner; Brett Lucas, GIS analyst; Brian Rich, Senior Historic Architect; Terry Mourning, consulting architect.

\* \* \*



*This page intentionally left blank*



# Table of Contents

Acknowledgments.....	5
Table of Contents.....	7
City Staff.....	9
Part 1: Purpose & Process.....	11
Part 2: Historic Context and Circulation Patterns.....	15
Part 3: History of Historic Preservation in Idaho.....	21
Part 4: Application of Standards.....	29
Part 5: Architectural Styles in Lewiston.....	35
Part 6: Community Values & Priorities: Historic Preservation Survey.....	43
Part 7: Geographic Analysis.....	57
Part 8: Historic Preservation Goals & Objectives.....	67
Glossary of Key Terms.....	77
Abbreviations.....	83
Bibliography.....	87
Appendix A: Historic Preservation Survey.....	93
Appendix B: Historic Preservation Survey Tabulation.....	99
Appendix C: Standards and Guidelines for Historic Preservation.....	107



*This page intentionally left blank*





## City of Lewiston

Mayor:.....Daniel Johnson

Councilors:.....Hannah Liedkie (Council President)  
Kassee Forsmann  
Jim Kleeburg  
Kathy Schroeder  
John Spikelmeier  
Rick Tousley

Public Works Director:.....Dustin Johnson

Project Supervisor:.....Alannah Bailey

### Lewiston Historic Preservation Commissioners

Commission Chair:.....Vikky Ross

Commission Liaison:.....Kathy Schroeder

Commissioners:.....Leah Boots  
Greg Follett (Vice-chair)  
Lisa Hasenoehrl  
Peggy Heusinkveld  
Ed King  
Dennis Ohrtman  
Ged Randall  
Laurinda Riggs

Staff Representative:.....Katie Hollingshead



*This page intentionally left blank*



# Part 1: Purpose & Process



*This page intentionally left blank*



# Part 1: Purpose & Process

## The Purpose

The purpose of this plan is to lay out a process for identifying and protecting buildings and resources which contribute to the unique sense of place in the Lewiston community due to their age, architectural features, or association with individuals or groups who played a significant role in events associated with local, regional, state or national history.

This Historic Preservation Plan is intended to identify community goals related to historic preservation, and provide a framework for policy decisions which impact historic resources. It should be implemented alongside the adopted *Design Guidelines for the Lewiston West End Historic District*; Lewiston City Code Chapter 19.5, Historic Districts; and Title 67-46 of the Idaho Code and Statutes.

## Principle Aim of Historic Preservation

The principle aim of local preservation is to identify those places, sites, structures, objects, and buildings, that make Lewiston unique amongst other cities, and then to preserve the character of those properties by encouraging appropriate modifications, while discouraging or disallowing alterations which would negatively impact the character-defining features.

Education is a key component of local preservation: educating property owners about the best methods for preserving character while enhancing property value; educating the community about the benefits of retaining community character; and reminding

residents, visitors and policy-makers about the context of local and regional history, and its impact on the future.



Figure 1: Booth Residence. It is distinctive for its Queen Anne elements in a Classical Revival design.

## Methodology

Working with their consultant, the City researched secondary sources of information pertaining to preservation planning. Preservation advocates were sought, and local needs discussed. The city engaged the public through the development of a survey that was circulated online and direct mail. The findings of the survey were tabulated and analyzed to provide a framework for published preservation goals.

## Timeframe and Need for Re-Evaluation

Once adopted by the City Council, the Historic Preservation Plan should be reviewed regularly by members of the Historic Preservation Commission and revised as necessary, and at least every ten years from the date of its adoption.



*This page intentionally left blank*



## Part 2: Historic Context & Circulation Patterns



*This page intentionally left blank*





## Part 2: Historic Context & Circulation Patterns

Lewiston is situated on lands once occupied by the Nimiipuu People. This people group shared a common Sahaptin dialect. The largest Tribe of Nimiipuu People is the Nez Perce, whose reservation lands are located east of Lewiston (Nez Perce). The tribe was referred to by several names, some affirming, others inflammatory. However, the name they adopted was derived from French-Canadian fur traders. The name, Nez Perce, became a part of the lexicon of Chinookan trade jargon and meant 'the pierced nose.' Nez Perce is the official name of the tribe and is recognized by the U.S. Secretary of the Interior.

Native peoples followed game trails to acquire seasonal resources to sustain life. These trails often followed perennial water sources to prairies with camas and bitterroot. Ponds and springs ringed with tules and cattail also provided habitat for trout and ducks. Barter routes, such as the Lolo Trail, linked the community groups of the Montana plains with those of the Columbia Plateau.

The usual and accustomed areas of the Nez Perce were established at the Walla Walla Treaty of 1853. Territorial Governor Isaac Stevens was a seasoned negotiator when he arrived to settle the treaty of Walla Walla. However, Nez Perce leader Chief Lawyer (Hallalhotsoot), a fluent English speaker, befriended Stevens in order to secure a large inholding in exchange for vacating their lands. Through bargaining, Chief Lawyer retained an astounding 7.5 million acres of land for his people. Chief Lawyer had a boundary stretching from Asotin County, Washington, to the west, to Lolo County, Montana, to the east. Chief Lawyer also claimed Clearwater County to the north and Idaho County to the south. Over the years, subsequent



Figure 2: Nez Perce leader Chief Lawyer (Hallalhotsoot), ca. 1861. Photo Source: University of Washington Libraries. Special Collections Division

treaties and congressional acts have eroded this once mighty allotment by over 90%. However, coastal tribes received nowhere near that amount of land in earlier treaties negotiated with Governor Stevens (Richards).

### Circulation Patterns

The Lakota Tribe referred to the Nez Perce as the *Watopa* or *Watopala*. In their language, the Nez Perce were the Canoe People. The Nez Perce were skilled in constructing canoes and navigating the treacherous white waters of the Clearwater, Columbia, Grande Ronde, and Snake Rivers.

However, the Nez Perce were also the gatekeepers of an essential indigenous trade route—The Lolo Trail. Plains Indians from the east used this trail, which follows the Clearwater River, to barter with



## Part 2: Historic Context & Circulation Patterns

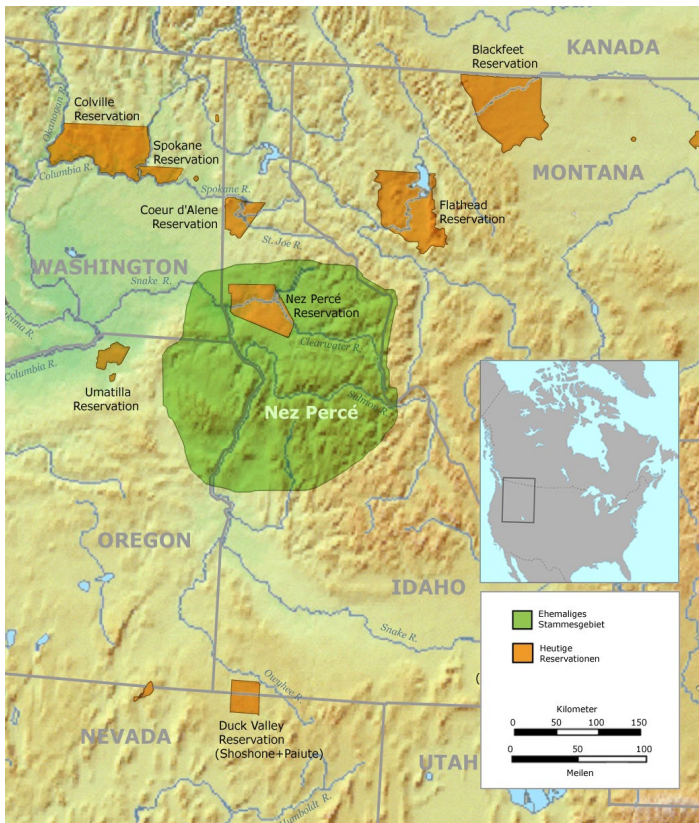


Figure 3: Original Nez Perce Territory (green) and reduced reservation of 1863 (brown). By User:Nikater - Own work by Nikater, submitted to the public domain. Background map courtesy of Demis, www.demis.nl., Public Domain, <https://commons.wikimedia.org/w/index.php?curid=1932427>

Pacific Northwest tribes at Celilo, Oregon. The area around today's Lewiston was ideally located. The confluence of the Snake with the Clearwater Rivers became a substantial layover spot on this 500-mile journey. Those rivers and streams that were navigable via canoe made important trade routes for the Nez Perce. The first Americans to traverse the continent were Lewis and Clark in 1805. On September 22nd of that year, the Nez Perce welcomed the Corps of Discovery. The expedition members made camp near Orofino, where they felled trees and constructed canoes

for the journey to the Pacific Coast. Orofino was chosen as members of the Nez Perce informed the expedition that a canoe journey to the ocean was possible from that launching point. On October 10th, the expedition rowed their way to the Snake River, passing that which would later become the communities of Lewiston and Clarkston. (Dietrich)

The Nez Perce were early domesticators of the horse—an animal revered for its strength and beauty. The horse provided the Nez Perce with tactical advantages in rival skirmishes and helped to establish their territorial rights negotiated with Governor Stevens. Those practiced in the arts of equine husbandry were revered within the tribal organization. The Nez Perce breeding program introduced the Appaloosa, a unique North American breed. The Appaloosa was first described by Lewis and Clark when they arrived in Nez Perce country in the fall of 1805. By then, the Nez Perce had been perfecting this breed for nearly a century. The Appaloosa is distinctive for its primitive markings, most notably on its hindquarters. The advent of the horse helped to further establish trade routes into the interiors of the western Montana Plains, to the Lower Columbia Basin, and down the Snake River to the broad Treasure Valley to the south. (Appaloosa)



Figure 4: An Appaloosa horse.



## Part 2: Historic Context & Circulation Patterns

President Franklin Pierce called for exploring a practical route for a northern-tier transcontinental rail route that would link the Great Lakes with Puget Sound. Again, Governor Isaac Stevens was appointed to head up this survey in 1853 (Richards). Native Americans were crucial in assisting surveyors in locating viable options to crest the Continental Divide. Railway surveyors followed established trade routes, such as the Lolo Trail. This trail was explored but rejected due its rugged topography. Ultimately, the Northern Pacific surveyors would locate the right of way along the Clark Fork--north of the Clearwater River. (Lewty)

Steamboats plied the inland water ways. The largest steamships were found below the Cascades of the Columbia (later known as Bonneville). Intrepid boat captains portaged smaller boats around natural barriers, such as the falls at Celilo. The first steamship to arrive in Lewiston, the *Tenino*, was erected at the mouth of the Deschutes River in 1860—thus avoiding the treacherous falls.

Shallow-draft steamships reached well into the greater Palouse region, accommodating fledgling European settlements. Lewiston owes its existence to the Gold Rush of 1861. As the last practical landing place for gold strikers, the area around Lewiston became a year-round logistics center and the point of embarkation for those rushing to the gold fields near Orofino. With this rush of prospectors, Lewiston was firmly established as a steamboat town (Gulick, 2004). On the heels of the first of many Idaho gold rushes came a land rush as pioneering Americans migrated west in search of homesteads and cattle ranges. This land rush was motivated by Congress which passed

the Homestead Act in 1862. The Act authorized the “proving up” of unsettled and unclaimed property for the right to own 160 acres of western wilderness. Each successive migration wave brought an infusion of new blood into the hearty stock of Lewiston residents.

While regional communities of similar size, such as Walla Walla, Washington, and The Dalles, Oregon, had railways, Lewiston was compelled to sit back and wait decades for their first train to arrive. The Northern Pacific constructed a branch of its railroad south to Lewiston from Pullman, Washington. Construction began in July of 1890. Eight agonizing years later, the first train arrived at Lewiston in 1898. The Oregon, Washington, and Idaho railroad, a subsidiary of the Union Pacific, formed a junction at Riparia, Washington, and constructed a line into Lewiston in 1901. Lewiston also had a regional shortline railroad called the Lewiston and Clarkston Valley. This regional railroad began service in 1910 (Hillebrant). Transportation options only improved slightly with the advent of the



Figure 5: Railroad lift span bridge over the Clearwater River.





## Part 2: Historic Context & Circulation Patterns

railroad due to the circuitous nature of rail routes to significant population centers.

If Lewiston were to grow, it would need more reliable river transportation and good roads. The most accessible way into Lewiston is via the 'gravity route' from the west that follows the Columbia River to the confluence of the Clearwater with the Snake Rivers. The towering vistas surrounding the community on three sides provide a dramatic backdrop for Lewiston. However, until 1915, traveling to points north, east, or south was still best accomplished via a trusty steed. The federal Good Roads initiative brought much-needed financing to construct roads accommodating America's love for automobiles. From these funds, an east-west route connected Lewiston with Walla Walla, to the plains of Montana. This route became US Highway-12.

Bridges were also erected to connect Lewiston to Clarkston. These publicly funded bridges were liberating as townsfolk were no longer at the mercy of privately operated ferry boats. Highway 95 was constructed to the north and became known as the Lewiston Hill Highway. Once complete, this beautiful stretch of winding road gave residents an outlet to reach the academic centers of Moscow and Pullman. Highway 95 was extended southward through equally rugged terrain. The route wove its way through the heart of Idaho and down the scenic White Bird Grade to points south, including the second state capital of Boise (Two Rivers).

Finally, Lewiston became an inland seaport with the addition of hydroelectric dams and locks on the Columbia and Snake Rivers (Gulick, 1974).



Figure 6: The city of Lewiston, Idaho, located at the confluence of the Clearwater and the Snake Rivers.



## Part 3: History of Preservation in Idaho



*This page intentionally left blank*



## Part 3: History of Preservation in Idaho

The roots of Idaho's earliest preservation efforts began with the formation of two organizations—The Idaho State Historical Society and a group of preservation advocates known as Preservation Idaho. The citizens of Idaho formed the Idaho State Historical Society in 1881 to preserve the pioneer way of life, which has become part of Idahoan identification. Idahoans embrace the Pioneer spirit—the one-ness with the land, the freedom of fortune-seeking in the Gem State are still palpable feelings upon the political landscape today. This is not mere hyperbole; these ideals are manifest within the Great Seal of Idaho.

The Idaho Historical Society started as a statewide nonprofit organization. However, the Legislature made them a fully funded state agency in 1907. The Idaho State Historical Society now oversees six significant managerial responsibilities. The enabling legislation placed the State Historic Preservation Office under the umbrella of the Society's operations in 1966.

In Idaho, the roots of the advocacy efforts for historic preservation began in 1972 with the establishment of an organization of preservation advocates known today as Preservation Idaho (Canaday). Preservation advocates can trace their lineage back to Philadelphia. During an unprecedented explosion of new construction following the War of 1812, an intrepid developer advocated for the removal of Independence Hall in 1816. The property where Independence Hall sits represents a sizable piece of downtown real estate close to the bustling Philadelphia Seaport.

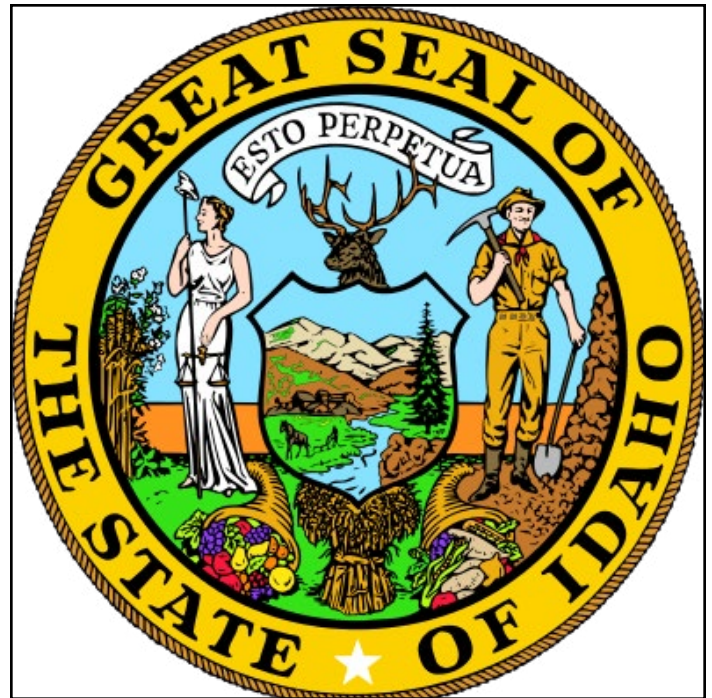


Figure 7: Idaho State Seal

By 1816, Independence Hall was neglected and lightly utilized. Recognizing this poor use of space, the real estate speculator offered to remove Independence Hall and replace it with a modern (1816-era) structure. The proposed demolition of Independence Hall sparked outrage not only in Philadelphia but awoke the sensibilities of many Americans across the country at that time. The response to nearly losing the Hall, where the Declaration of Independence was signed, was the formation of local preservation advocacy groups like the Preservation Society of Charleston, where the first historic district was formed (Norman).

The founding members of Preservation Idaho had been empowered to form the statewide nonprofit organization with the passage of the National Historic Preservation Act of 1966. Construction of the federal interstate system throughout the United States had compelled the loss of many historic



## Part 3: History of Preservation in Idaho

buildings, bifurcated historic neighborhoods, and obliterated unique parks and landscape features. Closer to home, the seemingly endless construction of Interstate-84 had similar results in Boise.

Developers eager to embrace car-culture wanted to drag the life out of downtown Boise--move it west--and encapsulate that dynamic into one gigantic shopping mall. Unlike all those independent businesses located downtown, real estate speculators designed a shopping mall that would be owned and controlled by one monopolist.

Novelist L. J. Davis was Boise-born and bred. He was responsible for writing nationally circulated satirical works such as *Cowboys Don't Cry*; *A Meaningful Life*; and *Walking Small*. As a contributor for *Harper's Magazine*, Davis provided valuable insights into the socio-political machinations at that time. Davis observed that Boise appeared to have been bombed by planes that "cleaned up after themselves." Where historic buildings once stood were tidy holes. Some of those holes had a band-aid of asphalt slapped on them. Now and again, Davis would recognize a lonely landmark from his childhood, "In the midst of all that desolate emptiness, they [the historic buildings] look as forlorn as a buffalo standing in the rain at the zoo" (Davis, 34). In his satirical way, Davis pointed out the obvious—Boise was on its way to losing its cultural identity by becoming another shopping mall in a country filled with monotonous malls.

Davis observed that the struggle for historic preservation was universally due to the subjective nature of the cause. In conversations with Arthur A. Hart, then Director of the Idaho State Historical Society, Hart said, "It is impossible to put a price tag on the value of a city's culture." Director Hart added, "It's a question of context, a question of knowing who we are and where we come from" (Davis, 45). Davis wrote of the efforts of Joan Carley and Mary Lesser, two of the founders of the organization that would become Preservation Idaho. As Davis put it, Carley and Lesser were "mad as Hell" that the march of the bulldozer was eradicating the architectural heritage of Boise (Preservation Idaho). Their anger was channeled into action. They helped to charter Preservation Idaho in 1972. Working closely with the Idaho State Historical Society, Preservation Idaho's mission is "to preserve Idaho's historic places through collaboration, education, and advocacy." The organization is celebrating 50-years of success (Preservation Idaho).

The goal of the Certified Local Government (CLG) Program is to facilitate State and local government cooperation with Federal partners to promote nationwide preservation initiatives. Through the certification process, local communities make a commitment to national historic preservation standards. This commitment is key to America's ability to preserve, protect, and increase awareness of our unique cultural heritage found across the country. (Idaho Handbook)





# Part 3: History of Preservation in Idaho

## Historic Preservation in Lewiston

The Nez Perce County Historical Society (NPCHS) spearheaded the Lewiston historic preservation effort. In January of 1965, the City of Lewiston issued a permit to demolish the Lewiston First National Bank building at the corner of Third and Main. This sturdy Asotin sandstone structure had stood as a symbol of Lewiston's pioneering prosperity since 1891. For many living in Lewiston at that time, the loss of the building became a touchstone of preservation enfranchisement (Romero). In cooperation with the Idaho State Historical Society, the NPCHS was active in recording the remaining vestiges of Lewiston history. This process began in 1972. The organization set aside funding for this effort and hired historian Steven Branting to walk the streets of Lewiston, filling out inventory forms on his clipboard and snapping pictures as he went (Romero). These early efforts led to the formation of the Lewiston Downtown Historic District.

The Certified Local Government program was instituted with the Historic Preservation Act Amendment of 1980. This act, initiated by the National Park Service, empowers local governments on issues surrounding historic preservation. Congress appropriated funding towards the new program, and the National Park Service, working with their partners at the state, began the process of crafting model ordinances for cities and counties to consider for adoption. (NPS)



Figure 8: Lewiston's Carnegie Library.

In the Idaho political arena that Davis had described, civic leaders in Lewiston embraced the historic preservation movement and became early adopters of its platforms. Following the lead of the NPCHS, the Lewiston City Council enabled the formation of the Historic Preservation Commission in September of 1975, making it one of the first historic preservation commissions in the state. The first Local Governments certified in Idaho were: Boise, Bonner County, Idaho City, Kootenai County, Lewiston, Owyhee County, Pocatello, and Shoshone County. The state program has since grown over the past forty years to 52 participants (Canaday).

The National Park Service provides certified local governments with grants and other forms of assistance. Federal funds, explicitly earmarked for certified local governments, are passed to the National Park Service's state partners at the State Historic Preservation Office. These funds are distributed annually through a competitive process to any qualifying cities or counties that apply.

With guidance from the Idaho State Historical Society, the newly formed Lewiston Historic Preservation Commission began meeting the objectives of the Certified Local Government mission. This mission is found in the Idaho CLG Handbook.



# Part 3: History of Preservation in Idaho

"CLG communities are those that show a commitment to historic preservation. They have done this by adopting a local ordinance and creating a historic preservation commission. The program is a dynamic partnership between local governments, the Idaho State Historic Preservation Office (SHPO), and the National Park Service (NPS)." (Idaho Handbook)

Generally speaking, local governments have been consulting parties to historic preservation efforts since 1966 with the passage of the National Historic Preservation Act. However, the 1980 Historic Preservation Act Amendment formalized and incentivized this role. Once funded, state historic preservation offices across America began enrolling and hiring staff to work specifically with their local government partners. Idaho waded into the program only after careful consultation with affected stakeholders such as Preservation Idaho. This consultation generated responses that demonstrated a need for a local support program.



Figure 9: Children's Home of North Idaho.

According to the Idaho CLG Handbook, the Idaho program is designed to be flexible and to meet differing levels of capability and needs. The state expects the participating local governments to operate consistently with the state's comprehensive historic preservation plan. The Idaho SHPO first began redistributing federal passthrough funds to qualifying local governments, like Lewiston, in 1983 (Canaday). "In recent years, the Idaho SHPO has distributed over \$80,000 annually to CLGs. Because of the CLG program, over \$2 million have been injected directly into local communities since 1983. Communities use these grants for many projects: surveys, National Register nominations, tour flyers, historic preservation plans, and even some bricks-and-mortar projects." (Idaho Handbook)

## Lewiston Historic District and Lewiston West End Historic District

The original Lewiston Historic District, consisting of 17 late nineteenth and early twentieth century buildings in the oldest part of Lewiston, was listed in the National Register of Historic Places (NRHP) in 1975. This district, although with slightly different boundaries, was also given local designation as the Lewiston West End Historic District (Lewiston City Code, Chapter 19.5).

In 1984 the NRHP Lewiston Historic District was expanded slightly, at the request of a number of adjacent property owners, with the addition of 11 commercial buildings dating from approximately 1890 to 1930. This NRHP Lewiston Historic District Boundary Increase area was subsequently reconfigured, in consultation with the City of Lewiston, the Idaho State Historic Preservation



# Part 3: History of Preservation in Idaho

Office (SHPO), and the Idaho Historic Sites Review Board, changing the recommended contributing/non-contributing status of some buildings and excluding areas with primarily noncontributing buildings (Sharley et al. 2018).

The resulting boundary increase area, roughly bounded by Beachey, Capital, and D streets on the north, 9th and 10th streets on the east, the bluffs and F Street on the south, and 5th and 6th streets on the west, contained 50 buildings contributing to the NRHP eligibility of the historic district and 16 noncontributing buildings.



Figure 10: Garfield School House.

This boundary increase area was designated part of the NRHP Lewiston Historic District on November 21, 2018 and – with a slightly different configuration – given local status as part of an updated Lewiston West End Historic District the following year. (*Design Guidelines for the Lewiston West End Historic District*)

## Normal Hill Heritage Overlay Zone

In 2016, the Lewiston City Council identified and adopted preservation standards for the Normal Hill Heritage Overlay Zone. This zoning designation impacts construction (or reconstruction) on exterior portions of buildings which are visible from the public right-of-way for all buildings constructed prior to January 1, 1940, or for buildings located within 100' of a building constructed prior to that date. All work which requires a building permit is subject to issuance of a Certificate of Appropriateness from the City's Historic Preservation Commission. (Ord. No. 4669, § 1, 11-28-16)



*This page intentionally left blank*



## Part 4: Application of Standards



*This page intentionally left blank*



# Part 4: Application of Standards

## Application of Standards

Inevitably, historic property owners will find the resources and abilities to make property improvements. It is in the city's best interests to ensure that the proposed changes do not impact the character and integrity of that cultural resource negatively. Negative impacts can be temporary, permanent, or cumulative. The Lewiston Municipal Code recognizes that there is a public benefit derived from preserving the uniqueness of character properties. This public benefit justifies the imposition of some restrictions on changes to these buildings, and on infill development within the boundaries of the Lewiston West End Historic District.

Property owners with contributing historic structures located in the West End Historic District and within the Normal Hill Historic Overlay Zone must undergo design review. The City of Lewiston Historic Preservation Commission act as the doorkeepers to Lewiston culture by reviewing the

project proponent's plans and issuing certificates of appropriateness to those whose plans met or exceeded the applicable standards for historic preservation. In preparing an application before the Historic Preservation Commission, the property owner should do two things:

- Take inventory of the character defining features of their historic building, and
- Make informed decisions as to how the proposed work could impact the character of the building.

First, it is advised, especially with larger capital projects, that the proponent hire an architectural historian or historic architect. Having a subject matter expert on call will ensure the process of acquiring a certificate of appropriateness is relatively trouble free. With or without a cultural resource professional, the property owner should note those features that are character defining. Special attention should be paid to items such as the cladding, fenestration, and primary circulation areas. Historical features removed over time or replaced with inappropriate materials by prior property owners should be considered prime candidates for restoration.

Second, a value judgement must be made as to the relative impact of the proposed changes on the historic structure. As subjective as value judgements can be, it is important for the property owner to engage the Historic Preservation Commissioners in meaningful dialogue regarding the planned improvements, their impact on the building, and the overall character of the district.



Figure 11: Hestor House.





# Part 4: Application of Standards

## Process for Approval

As permit applications arrive, City Planners will notify the Historic Preservation Commission of work which could impact the district or overlay zone. Examples of projects which will likely include a review by the Historic Preservation Commissioners could include (but not limited to) alterations to circulation patterns, building demolition, in-fill construction, façade improvements, landscaping, and signage considerations.

The Community Development Department then notifies the property owner of the need for commission review. In anticipation of that meeting, the property owner should take the following steps:

- Justify the need to make the proposed changes, and
- Have project and site plans prepared for commission review.

Several considerations will be considered by the commission. A general understanding of the Secretary of the Interior Standards will be helpful



Figure 12: Brier Building, 1923. Chicago school commercial style, characteristically plain with large windows.

for both parties during the consultation process that leads to the issuance of the certificate of appropriateness. Minimizing harm and seeking compatible applications to the overall integrity of the historic structure are the primary driving forces in this consultation process.

In the West End Historic District, applications for Certificate of Appropriateness must be noticed in a newspaper of general circulation 10 days prior to consideration by the Commission AND mailed to property owners within 330 feet of the subject property 8 days prior to consideration by the Commission. In this way, the community is given notice that the Commission will be considering the application for certificate of appropriateness.

After consideration in a public meeting, the Historic Preservation Commission makes the decision to grant or deny the certificate of appropriateness. The decision of the Commission may be appealed to City Council.

The rehabilitation of historic structures must strike a balance between the needs of the property owner and the overall integrity of the historic district where the rehabilitation takes place. With proper consultation of the standards for rehabilitation, the property owner and the Historic Preservation Commission can come to an agreeable solution. There are certain key areas where consultation can help bring about win-win solutions for the city and the property owner:

- Primary circulation areas such as the walkway and the structure's main entrance can be refreshed but changes should be minimally intrusive.





## Part 4: Application of Standards

- The pattern of the window fenestration, the size of the window openings, are distinctive. Care should be taken to repair historic windows. Replacement should only be considered as a last resort.
- Replacement windows should be compatible with the original design intent.
- Another circulation issue is vehicle traffic and whether the changes to the building will impede flow or on-street parking in the vicinity of the work.
- Infill structures in the historic district should be proportionate in size and oriented appropriately on its building lot. The scale of the infill structure and its finished appearance should conform and not clash aesthetically with the historical structures on that block.
- Historic cladding should be routinely cared for and maintained. Covering substandard cladding with modern building materials is rarely considered appropriate. Likewise, changing the building color may be allowable, however, consideration needs to be made to the original color pallet and to colors applied to adjacent properties.
- Distinctive architectural details such as parapets and cornices require periodic maintenance to ensure their long-term preservation. These details should be repaired and retained.
- Signs and awnings should not only meet code requirements but should also be compatible with the scale and massing of a historic building. Significant murals and ghost signs should also be preserved in place.



Figure 13: Largets' Appliance, Downtown Lewiston.



*This page intentionally left blank*



# Part 5: Architectural Styles in Lewiston



*This page intentionally left blank*



## Part 5: Architectural Styles in Lewiston

Without delving too deep into nomenclature, this plan will discuss various types of architecture that the reader can readily identify within the city limits of Lewiston. First, it is essential to note that there are several genres of architecture. Within each genre are several discernable subsets. When discussing the merits of a particular home in this document, we will assume that the home under consideration has already met the minimum age requirement for listing to the local Landmarks Register. The rudimentary genres considered for this document are Vernacular, Colonial, Classical, Romantic, and Twentieth-Century American. Vernacular.

Undoubtedly, the most abused word in the American architectural lexicon is the term vernacular. A vernacular-style home comprises construction materials that are locally sourced, like wood and stone. A post-modern revision to the definition of vernacular has caused some confusion. Unfortunately, some professionals include any otherwise indescribable twentieth-century home, built with materials acquired by a local supplier, as “vernacular.” However, sticking to the traditional definition, we see the vernacular style borrows extensively from the local landscape and site-sourced materials. Homes constructed in the vernacular include log or timber cabins, adobe, and sod or cob-constructed homes. These homes were popular during the era of western expansion because they were easy to build and required little capital outlay. However, vernacular-style homes have recently resurged in popularity using advanced construction techniques.

As far as landscaping is concerned, little to no emphasis is placed upon the landscaping of

vernacular-style homes. This lack of emphasis is because the vernacular home is meant to be an outgrowth, a sympathetic extension, of its natural surroundings. Naturally occurring plants are emphasized, with few, if any, non-native ornamentals added.



Figure 14: This replica of the original Idaho Territorial building illustrates true Vernacular construction. Materials were sourced locally. In constructing this frontier structure, a little piece of the old-world is incorporated. Often old-world adaptations were included to portray a feeling of permanence, trust or simply familiarity of design elements from a part of the country that those that migrated to this area had left behind. In this case a Colonnade of classical wooden pilasters has been added to the face of the building framing the centered entry door, which is symmetrically flanked by windows, themselves framed by the pilasters. The face of the building has been given a false façade, also known as a ‘Boomtown Front,’ mimicking massing of the large city commercial buildings. This structure is capped with a simple cornice element.



# Part 5: Architectural Styles in Lewiston

## Colonial Revival Styles

Colonial Revival Style homes are the earliest examples of homes planned and explicitly drafted for construction. These Colonial Revival style homes (sometimes referred to as English style) are predominantly found in the New England states. This style is simple in form and borrows extensively from the old country. As New Englanders ventured westward, they brought the familiar, old-world, style. Therefore, copious examples of this style can be found scattered throughout the country. Subsets of the Colonial style include Federalist, Georgian, Cape Cod, and Salt Box. These homes are rather basic in their shape and geometry. The roof lines tend to be ordinary but can be interrupted with shed or gabled dormers. The windows of colonial homes tend to be uniform in size and symmetrical. The fenestration, or window pattern, on two-story homes is repeated above and below. The landscapes of colonial homes tend to be

utilitarian or agrarian. Strong emphasis on classic ornamentals such as English ivy, crabapple, roses, and sunflowers dominate in colonial landscapes.

## Classical Revival Styles

The Classical Revival Style of architecture centers upon a renewed interest in European high-style architecture, especially those found commonly in France, Greece, or Italy. These styles echo the old-world charm and borrow liberally from their forms. Subsets of the Classical Revival style include, but not limited to Beaux-arts, Greek Revival, and Italianate. These homes have more complicated geometry and stylistic features not found in vernacular or colonial styles. Often sophisticated landscapes are planned that augment the architectural style of the house. Exotic and rare plants dot the landscape features of these homes.



Figure 15: This Lewiston home is a nice example of a Colonial Revival home in the Adam style. While the lower windows have been combined at some point this diminishes the traditional feel of this home only slightly. Symmetrical features throughout including opposing chimneys along with a central entry door adorned above a fan detail. The entry is framed and covered by a slender arched portico supported by columns in the Doric tradition all work together form a classic Adam style home.



Figure 16: This home has borrowed its detailing from the Italianate style. This is revealed in its large central pedimented dormer, ornate cornice overhang is complete with dentils and a central arched window.





# Part 5: Architectural Styles in Lewiston

## Romantic Styles

The Romantic Style of architecture, much like the Classical, borrows heavily from European architecture and tends to be symmetrical and elegant, or grand. Subsets of the Romantic style include European Villas, French Chateau, Gothic Revival, Queen Anne, Richardsonian, Second Empire, Spanish Colonial, and Tudor.

Like the Classical Revival style, these Romantic forms of architecture are inspired by the European renaissance and highly formalized landscaping often accompanies the style. The use of geometric patterns is evident in landscape design. The formalized gardens tend to ignore local varieties for more exotic plant life.



Figure 17: This home's design explores the Spanish Colonial style but also borrows some elements from other Spanish traditions being also referred to as Spanish Eclectic. Flat roof with parapet design and expressed vents with tiled roof room projections, along with arched windows and porch. This is all constructed in with stucco in a manner to appear to be made of traditional adobe material.

## Twentieth Century

Bold American ideals punctuate most Twentieth Century style homes. With Twentieth Century styles of architecture, you see a school of thought that casts off old-world traditionalism and embraces asymmetry. In the Twentieth Century style, American architects assert a style that is uniquely their own. The Twentieth Century Style subsets include American Ranch, Prairie Style, Bungalow, Art Deco/Moderne, Mid-century Modern, and Post-Modern.

Landscaping with Twentieth Century Style tends to be practical and durable, with expansive lawns edged with diverse plantings. The utilitarian nature of North American lawns is an extension of the function of the home for recreation and relaxation. Less emphasis is placed upon the variety of ornamental plantings. Rather than augmenting the form of the architecture, landscape design is often prepared to suit the homeowner.



Figure 18: This home is a wonderful example of a subdued Tudor design. Its asymmetrical layout with front gabled projection to one side along with its arched porch roof adorned with a complex eyebrow roof over the arched front door. A bit of classicism creeps into the design with the addition of two columns of the Doric order flanking the entry to the front porch.



## Part 5: Architectural Styles in Lewiston



Figure 19: Falling into the larger style of “Modern” is the classic 3 or 4 level home. This home betrays its modern lineage with its flat roof garage roof element that extends along the front of the home leading one’s eye left to right to the home’s entry. The base of the home is solidly grounded to its site with a substantial amount of stonework. The upper 2/3rds of the home are sided in a quality board and batt siding producing a verticality to the home that is otherwise distinctly horizontal emphasized by the orientation of the mortar beds of the stone base and topped by a long low sloped roof.



Figure 20: Very classic example of an early ranch style home. It is growing a bit from its Post War roots and beginning to emphasize the long low horizontal lines so prominent in later, larger ranch style homes. Note the flying ridge line visible to the left as the gabled overhang reaches out further at the ridge helping the home to appear longer than it really is. Add to this the addition of an iconic carport, which reveals the embracement of the automobile age and societies desire for mobility.



Figure 21: This home is what might be considered a modern transitional home, encompassing elements of a few different styles. The Flat roof edges are pronounced giving the house a defined “lid”. These roof elements have wide overhangs like many Modern style homes which add 2 distinctive horizontal elements. The lower of these, again in this home, extend from left to right to lead the viewers eye directly to the entry door stopped abruptly by the strong vertical chimney. The interplay between horizontal and vertical lines appears to be purposeful. The massing of the building creates an interesting visual balance and has influence in the International style.



Figure 22: This post-war home is a transitional design between the Bungalow and Ranch homes. With the ending of WWII returning young soldiers were looking to start families and an easily and quickly constructed home was needed. The simpler lines spoke to the hearts of the younger generation as they were wanting to shed the concepts of the 2 story Victorian and Craftsman homes of their parents and grandparents’ eras. The relatively steep roof is still popular at this time.





# Part 5: Architectural Styles in Lewiston

## Commercial Building Styles

A thorough review of building styles found in the West End Historic District may be found in the *Design Guidelines for the Lewiston West End Historic District*. Lewiston, ID: City of Lewiston, 2019.



Figure 24: Vollmer Block, 1883. A two-story, brick commercial building designed in the Renaissance Revival Style.



Figure 23: Liberty Theater, built 1902 as the Western Hardware and Implement Company. In 1920-21 the building was transformed into a theater with 800 seats.



Figure 25: Lewis Clark Hotel, built in 1922. This U-shaped, Mission style stucco hotel building was designed by Spokane architect Kirtland K. Cutter.



*This page intentionally left blank*



# Part 6: Community Values & Priorities: Historic Preservation Survey



*This page intentionally left blank*



# Part 6: Community Values & Priorities

## OVERVIEW:

A survey was developed in the spring of 2022 to help gauge community attitudes, familiarity, and satisfaction with historic preservation efforts in the community as part of a larger project to develop a Historic Preservation Plan for the City of Lewiston. Members of the greater Lewiston community, and in particular, community groups with an interest or affiliation with local and regional history, were invited to take the survey. These included the Beautiful Downtown Lewiston, the Nez Perce County Historical Society and Museum, the Nez Perce Tribe, Historic Preservation Commission, and others.

## Methodology:

Cultural Reconnaissance crafted a survey using similar surveys issued by other Certified Local Governments in the region. These collated survey questions were then circulated amongst Lewiston staff members for consensus prior to circulation.



Figure 26: Idaho Grocery and Warehouse Annex.

Postcards were mailed to owners of property located within the Normal Hill Historic Overlay, the West End Historic District, and Historic Downtown, inviting their participation. The survey was posted online on the City's website, and emails were sent to partner organizations inviting participation by their membership. (Nez Perce County Historical Society, Beautiful Downtown Lewiston, the Nez Perce Tribe, and others.) Paper surveys were made available at community events in the downtown. A total of 63 surveys were returned.



Figure 27: Lewiston's Union Station.



# Part 6: Community Values & Priorities

## Summary:

The majority of survey respondents reported they were full-time residents living thirty or more years in or near Lewiston. These respondents viewed historic preservation as important to maintaining the unique character of the city's downtown landscape. Nearly two out three people participating saw themselves as being interested in public history and valued preservation as beneficial to their quality of life. Projecting the role of preservation into the future, the respondents felt historic preservation could help city planners to encourage investment into downtown revitalization. These survey findings are further analyzed below, and spreadsheets are included in the appendices.

## Demographics:

The survey respondents were primarily full-time residents of Lewiston (78%), and identified themselves as having a general interest in history or historic preservation (66%). A majority (70%) utilize businesses in downtown Lewiston.

Respondents identified themselves as business owners (22%), educators or students (8%), owners of historic property (25%), or residents of a historic property (19%). At least two respondents reported being business owners who do not reside in Lewiston, and others are employed in Lewiston, but reside outside the city limits (10%).



Figure 28:





## Part 6: Community Values & Priorities

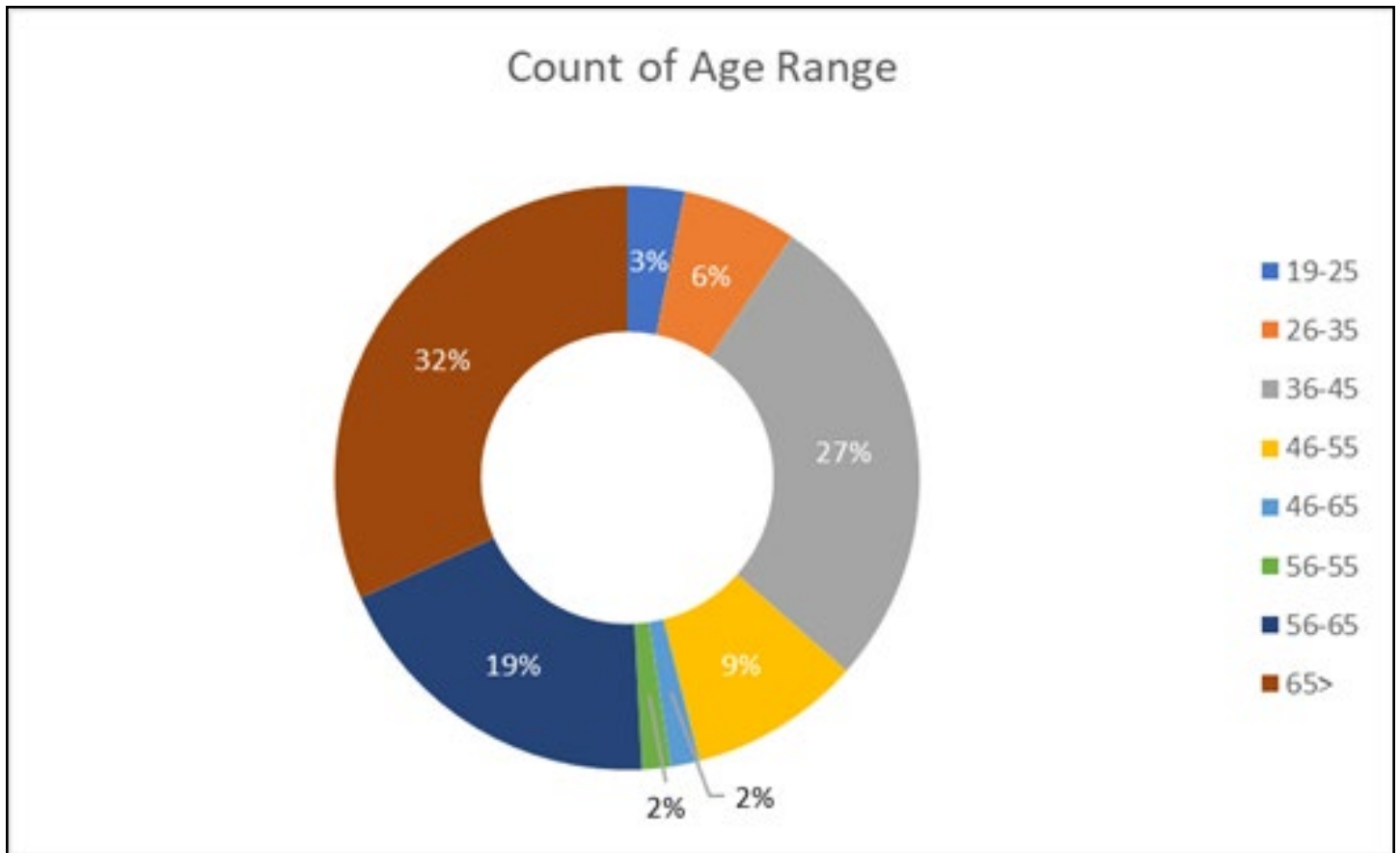


Figure 29:

The majority of respondents have a long association with Lewiston, with 48% living or spending significant time in Lewiston for 31+ years; 20% for 21-30 years; and 14% for 11-20 years. Respondents represented a range of ages, with 30% being age 36-45, 20% age 56-65, and 20% over age 65. However, no respondent claimed to be under the age of 18. (Questions #1-#4)

### Attitudes Toward Preservation:

Survey Question #5 asked respondents to rank how beneficial historic preservation is to various aspects of community life. As might be expected from a population who have an interest in history, the majority of respondents feel that historic preservation is beneficial to defining community character, with 62% of respondents ranking this as one of their top two most important benefits. In a ranked response, respondents also view historic preservation as beneficial to development of local/heritage tourism (44%) and economic development (42%).



## Part 6: Community Values & Priorities

The majority of respondents agreed that historic preservation can benefit the Lewiston economy by:

- Encouraging investment in the downtown corridor (69%)
- Renovation and reuse of historic buildings (66%)
- Increasing tourism (60%) and,
- Community participation in history projects or events (52%).

In a comment field, some negativity toward historic preservation was also shared. Although negative, some of these responses provide valuable insights into some of the shortfalls of historic preservation. However, there were several negative comments which had less to do with preservation as much as a general dissatisfaction with politics or Lewiston governance. Some of the more the reflective comments related to:

- Property maintenance concerns at historic properties with absentee owners
- Concerns that preservation rules prevent replacing windows with “updated, modern and energy conscience (sic) windows.”
- At least a few respondents indicated they did not feel historic preservation does benefit the Lewiston economy. (Question #6)

A majority of respondents indicated they were somewhat familiar with various groups advocating for historic preservation within Lewiston (46% of responses). However, 17% saying they were “very familiar,” 25% saying they were “pretty familiar.” (Question #7)

When asked how they feel historic preservation is viewed in the community, 32% indicated it is seen as an asset to the community, and 17% indicated it is seen as a hindrance to development. While two of three respondents saw preservation as an asset rather than a hindrance, a further 60% said that historic preservation is not well understood. The percentages exceed 100% because respondents were asked to select all the statements that applied. (Question #8)





# Part 6: Community Values & Priorities

## Information Sources:

When it comes to finding historical information about Lewiston, 46% of respondents identified the internet (including the city website, Facebook and other social media, and Google) as one of their sources. Others cited:

- The Nez Perce County Historical Society & Museum and other cultural groups - 26%
- The Lewiston Tribune - 17%
- Plaques, markers, and interpretive signs are a source of information - 11%
- The public library - 8%

(Question #9)

About half of survey respondents engage with other historical community partners (51%), while 44% do not. (Question #10)



Figure 30: Lewiston Vineyard Gate.



## Part 6: Community Values & Priorities

### Preservation Priorities:

When asked if the city has adequate programs to promote and/or educate residents and visitors about the city's history, results were fairly evenly split. A total of 41% either "strongly agree" or "somewhat agree" that City efforts are adequate, and a total of 33% either "strongly disagree" or "somewhat disagree," with the remaining 27% being "not sure." (Question #11)

When asked about their favorite historic building or neighborhood in Lewiston, Normal Hill was mentioned by 31% of respondents, along with the Downtown (13%), the Civic Theatre (11%), and the West End (10%). (Question #12)

To further identify places for which the community has affinity, a question was asked about what historic location or tradition/activity is a "must see" when family or friends visit. Those included visiting downtown Lewiston (20%), parks ranked secondarily including Hells Gate State Park and Locomotive Park (14%), closely followed by the Nez Perce National Historic Park Visitor Center and its surrounding park grounds (14%), the Nez Perce County Museum and the Snake River tallied (11%) each. Normal Hill (9%), and the top of Lewiston Hill (3%) rounded out the survey responses. Other community favorites mentioned included the Garry Bush tours, the Trolley Tour/Ghost Tour, the Territorial Capital, the canyon, the confluence, walking tours, and the levy paths. (Question #13)

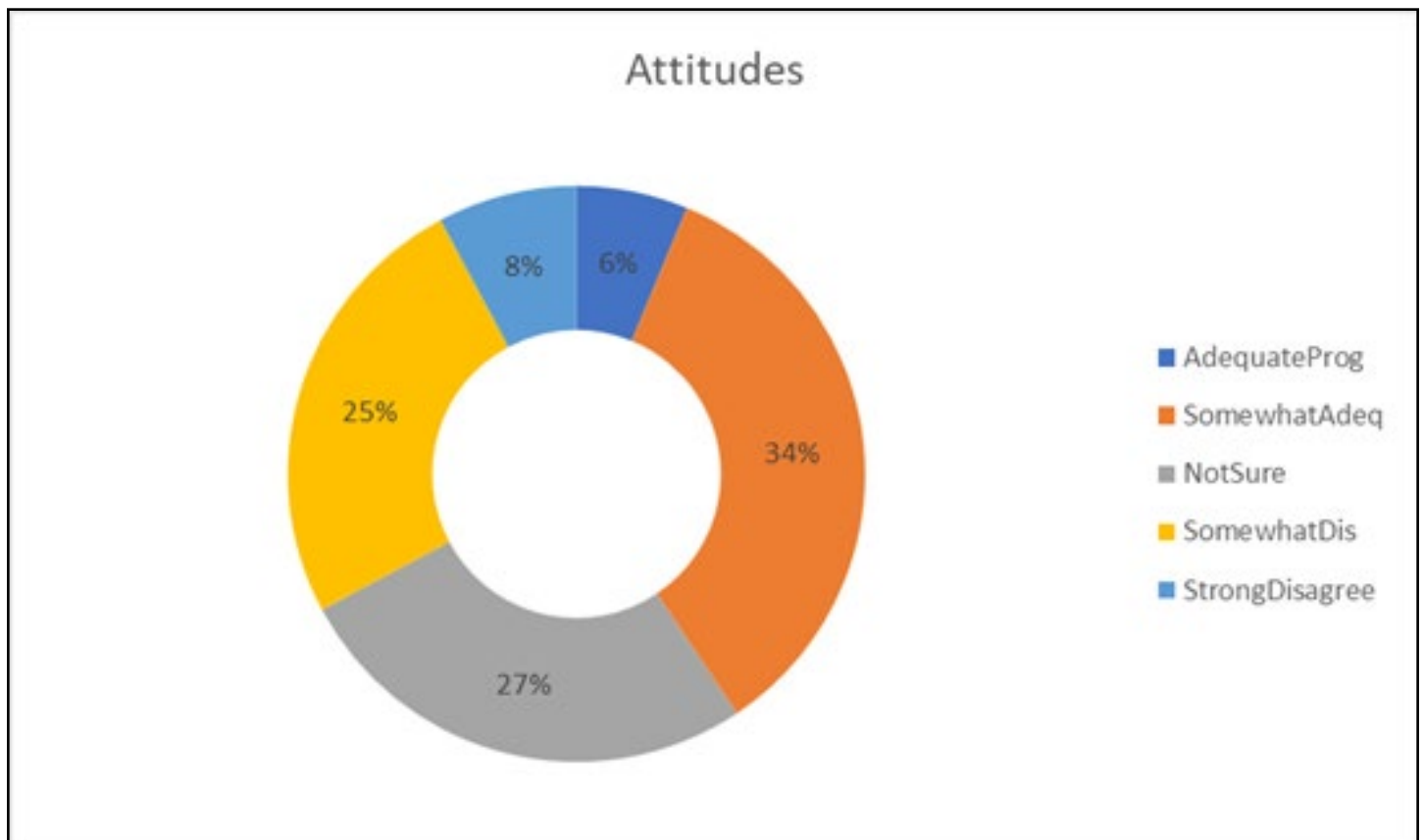


Figure 31:



## Part 6: Community Values & Priorities

When asked about what buildings or places respondents worry about losing, there was a clear standout, with the Anne Bollinger Performing Arts / Civic Theatre mentioned by 41%. Other concerns were downtown buildings (20%), the Liberty Theater (13%), and private/residential buildings. (Question #14)

Survey respondents were given a list of reasons why it might be important to preserve and celebrate Lewiston's heritage, and were asked to select up to three responses, and rank them in order of importance. (Question #15) The highest ranked reasons were:

1. Supports retention of community character. (20 picked this as their #1 reason)
2. Improves quality of life and creates a livable community for long term and newer residents. (14 picked this as #1.)
3. Helps us value our past and share it with future generations. (14 picked this as #1.)
4. Raises awareness of the city's history. (13 picked this as #1.)

Notably, only 4 respondents picked as their #1 reason, "It can encourage tourists to visit Lewiston." This could indicate that residents value heritage primarily as a benefit for residents, and not as a draw for visitors.

Question #16 asked for respondents' biggest priority for historic preservation in Lewiston. The priorities receiving the most "top three" listings were:

1. Downtown building rehabilitation and compatible in-fill development. (52%)
2. Encourage more repurposing and refurbishing projects. (43%)
3. Identify and document historic properties in the city. (28%)

Those receiving the fewest "top three" listings were:

1. Increase the number of properties listed to the National Register. (1%)
2. Establish a Lewiston landmark register to provide local designation and controls that protect properties from demolition. (less than 1%)



Figure 32: Tamblyn House. Photo courtesy of Ian Poellet.



# Part 6: Community Values & Priorities

## Priority & Vision Question – Weighted Ranking

This question asked the survey respondent to rank or prioritize how they felt about the importance of the following themes in relation to historic preservation. The respondents ranked each of the themes from 1 to 5, with 1 being important and 5 being least important.

Once the ranking was completed and weighted averages were calculated, Downtown Rehabilitation ranked the highest with a score of 23.6, and National Register Listing ranked the lowest with a score of 2.0. Encourage Refurbishment and Financial Incentives ranked well with scores of 19.5 and 18.0 respectively.

Neighborhood Character, Identity & Document, Public Outreach, Celebrate Heritage, and Local Register, came in with scores of 16.7, 16.5, 16.5, 14.8, and 12.9.

Some respondents offered comments on their priorities which were not listed. These included:

- “Just because something is historic doesn’t mean it’s not time for a change. Some homes on Normal Hill are in awful shape. The old Civic Theatre needs to be torn down. Let’s not save buildings just because they are historic. If they have little to no value, what’s the point?”
- “Clean up the neighborhood, the historical designation does not effect the things needing most work to add value to the neighborhood.”

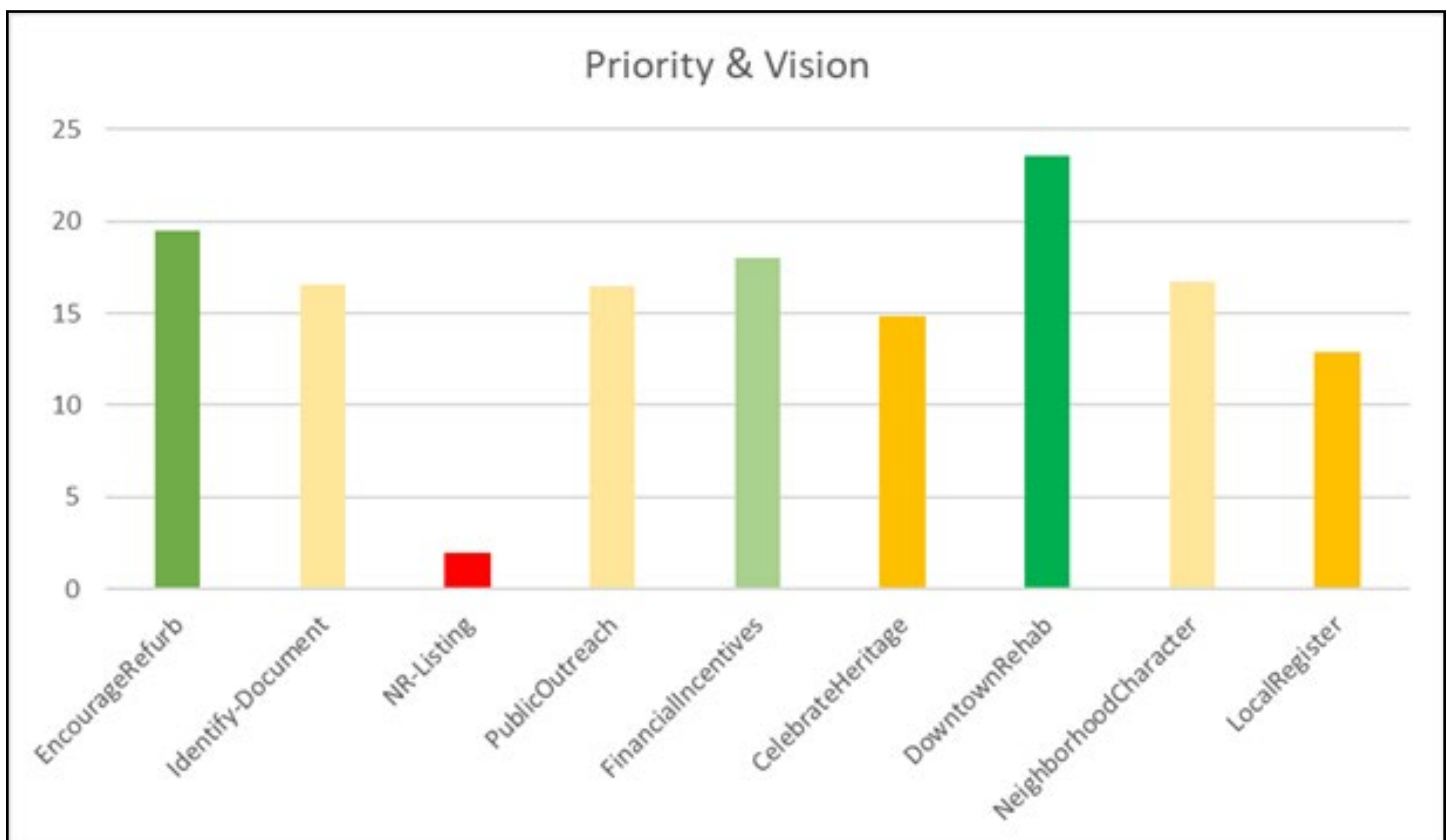


Figure 33:



## Part 6: Community Values & Priorities

These comments suggest that property maintenance and code enforcement should play a significant role in historic preservation efforts in the community.



Figure 34: Thompson House, a cross-gable Gambrel style home.

Question #17 asked what Lewiston's vision should be for historic preservation, with the following results:

1. Encourage removal of blight and improvement of historic neighborhoods. (52%)
2. Reuse/Rehab of historic buildings for new uses. (51%)
3. Interpretation and presentation of historical information (kiosks, signage, etc.) (22%)
4. Other (please specify): 0%

Question #18 asked respondents to rank preservation relative to other city initiatives such as public safety, transportation, or other community issues. Nearly half of respondents (46%) suggested preservation is a medium

priority. However, survey respondents felt historic preservation was a low priority in comparison to other community issues (27%), with two respondents (3%) saying preservation is not a priority at all. Meanwhile, 22% said historic preservation should be a high priority for city planning.

Question #19 asked for input on what the term "historic preservation" means to individuals. A number of responses keyed in to the concept of appropriate treatment of historic buildings, and maintaining historic buildings in good repair. Some responses were rather vague and generic, such as, "Keeping things as they are," and "Saving old things." Considered in light of the responses to Question #8, that suggest the majority of respondents feel that historic preservation is not well understood, this could be an opportunity for increasing educational efforts – not about Lewiston history, in general, but pointing to the Secretary of the Interior's Standards for appropriate treatments for historic buildings.





# Part 6: Community Values & Priorities

## Report Card

The responses to Question #20 are a forum on how survey respondents feel historic preservation has been handled in the city up until now. Since adoption of Lewiston's initial historic preservation ordinance and establishment of the West End Historic District in 1976, protections for historic properties (by means of design review) have been in place. Owners of properties within the District have been long accustomed to the requirement for obtaining a Certificate of Appropriateness, and there appears to be a general understanding in the community that changes to historic buildings must be approached carefully, or at least there is a Commission whose permission must be sought for proposed changes.

It is not uncommon for property owners to chafe at restrictions on what may be done with buildings they own. As one respondent noted, "There is an attitude among residents that it means their freedom to improve their property is under someone else's control." The frustration by one respondent was clear in a comment offered to Question #5, which asked respondents to rank how beneficial historic preservation is at impacting various aspects of community life: "None. Let property owners replace single pane windows with updated, modern, and energy conscience (sic) windows!"

Some of these attitudes might be impacted through education efforts aimed at owners of historic properties which emphasize nationwide studies showing the efficacy of well-maintained historic windows (compared to vinyl replacement

units), or the exaggerated "return on investment" rhetoric offered by some replacement window manufacturers.

As the responses to Question #20 contained both positive and negative comments, it should be clear that many residents recognize the effectiveness of Lewiston's efforts to identify, protect and preserve historic properties. One respondent offered the following insight: "I believe that repurposing or rehabilitating existing historical buildings is a great practice of sustainability and environmentally conscious development that could be utilized to an even greater extent in the valley."

The City of Lewiston has a foundation for historic preservation which could be enhanced by targeted education: educating property owners about appropriate treatments for historic properties; educating the general public about how preservation of historic buildings contributes to the "sense of place" which they recognize and appreciate; and educating the business community about the economic benefits tied to preservation efforts.



Figure 35: Wyatt House.



## Part 6: Community Values & Priorities

It could be noted that while survey responses were few from residents under 30 years of age, there were some respondents who expressed concerns about sustainability. As the preservation torch is passed to younger members of the community, education efforts which associate sustainability with re-use of existing buildings may resonate well with young preservationists. After all, “the greenest building is the one which is already built.”

It is recommended that the responses be considered thoughtfully by the HPC and City staff in order to better understand how the City’s historic preservation efforts are perceived in the community.





*This page intentionally left blank*



# Part 7: Geographic Analysis



*This page intentionally left blank*



## Part 7: Geographic Analysis

In general, to be considered for designation as a historic building, a structure must be 50 years or older. A geographic analysis of Lewiston's housing stock age was completed using construction dates from the Nez Perce County Assessor's Office, and including properties listed in the National Register of Historic Places, as identified by the Idaho SHPO.

Growth and development patterns are clearly illustrated on the maps generated, with the earliest dates of construction located closest to the rivers which served as the shipping and transportation hub for the community. It is clear that the town was born in the area closest to the confluence of the Snake and Clearwater Rivers.

The earliest residential structures were built south of the business district, an area which contains a dense grouping of the best preserved residential properties in the community.

The progression of construction in later years is shown by color bands radiating south and east from the designated historic districts.

The City of Lewiston has chosen to focus its preservation efforts on these two geographic areas, shown in Figure 34 (following page). The first, the Lewiston West End Historic District, encompasses the historic downtown commercial center. The second, known as the Normal Hill Overlay Zone, is residential in nature.

The GIS data layers generated in conjunction with this plan highlight all National Register listed properties in Lewiston. Included in the layers are those historic properties found outside the West End Historic District and the Normal Hill Heritage

Overlay Zone.

Properties inventoried or register-listed, are shown as colored dots in Figure 36, and the concentration of those dots shows clearly the reason the Lewiston West End Historic District and Normal Hill Overlay Zone were established. Most of the properties identified as historic are located within the two designated historic districts.

Zoning restrictions are in place to protect historic properties from modifications which would result in negative impacts. *Design Guidelines for the Lewiston West End Historic District* were adopted by the City in 2019, and the Historic Preservation Commission reviews proposed changes to structures within the district.



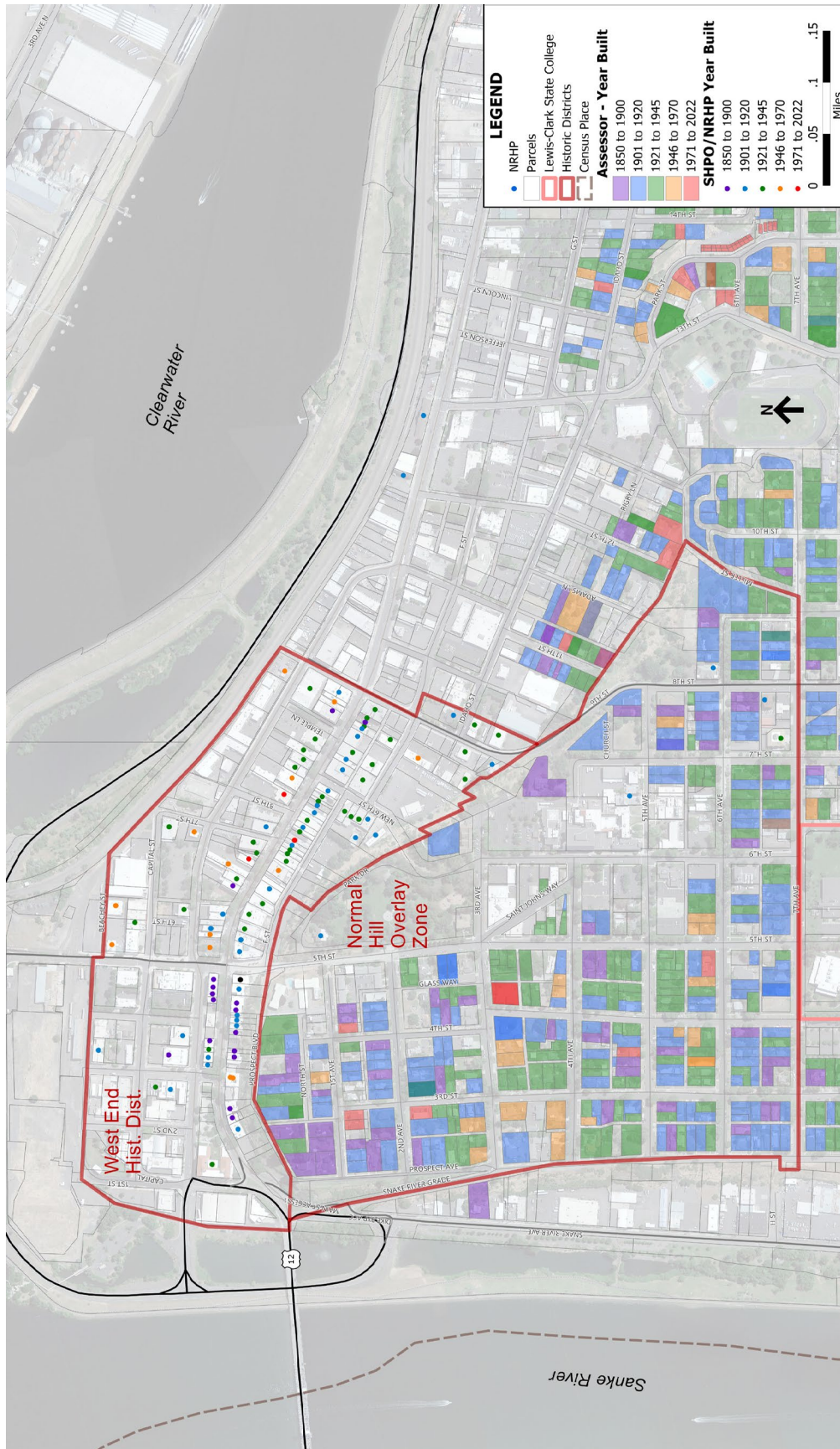


Figure 36: West End Historic District and Normal Hill Heritage Overlay Zone. (Data from Lewiston GIS Department, 5/6/2022, and Idaho State Historical Society Open Data GIS Hub, 5/20/2022).



## Part 7: Geographic Analysis

Figure 37 (following page) indicates construction date of structures within the Lewiston city limits, based on the data provided by the Nez Perce County Assessor's Office. While the construction dates are not indicated for all structures in the county's database, a pattern of development can be seen with the purple and blue shading indicating construction dates which range from 1850 up to 1920. Green shading indicates structures built from 1921 to 1945, and gold shading indicates construction dates from the post-World War II era through 1970.

The structures in these areas would meet the threshold for register listing by reason of their age, but no reliable data has been collected to indicate their eligibility by other criteria.

National Register-listed properties are identified on Figure 38 and Figure 39, and are illustrated throughout this plan. National Register properties in Lewiston include:

- Booth House (Figure 1)
- The Carnegie Library (Figure 8)
- The Children's Home of North Idaho (Figure 9)
- Garfield Schoolhouse (Figure 10)
- Hestor House (Figure 11)
- Idaho Grocery & Warehouse Annex (Figure 26)
- Lewiston Union Station (Figure 27)
- The Lewiston Vineyard Gates (Figure 30)
- Tamblyn House (Figure 32)
- Thompson House (Figure 34)
- Wyatt House (Figure 35)

The City of Lewiston places only general code restrictions upon owners of designated properties located outside of either the district boundaries or the overlay zone.





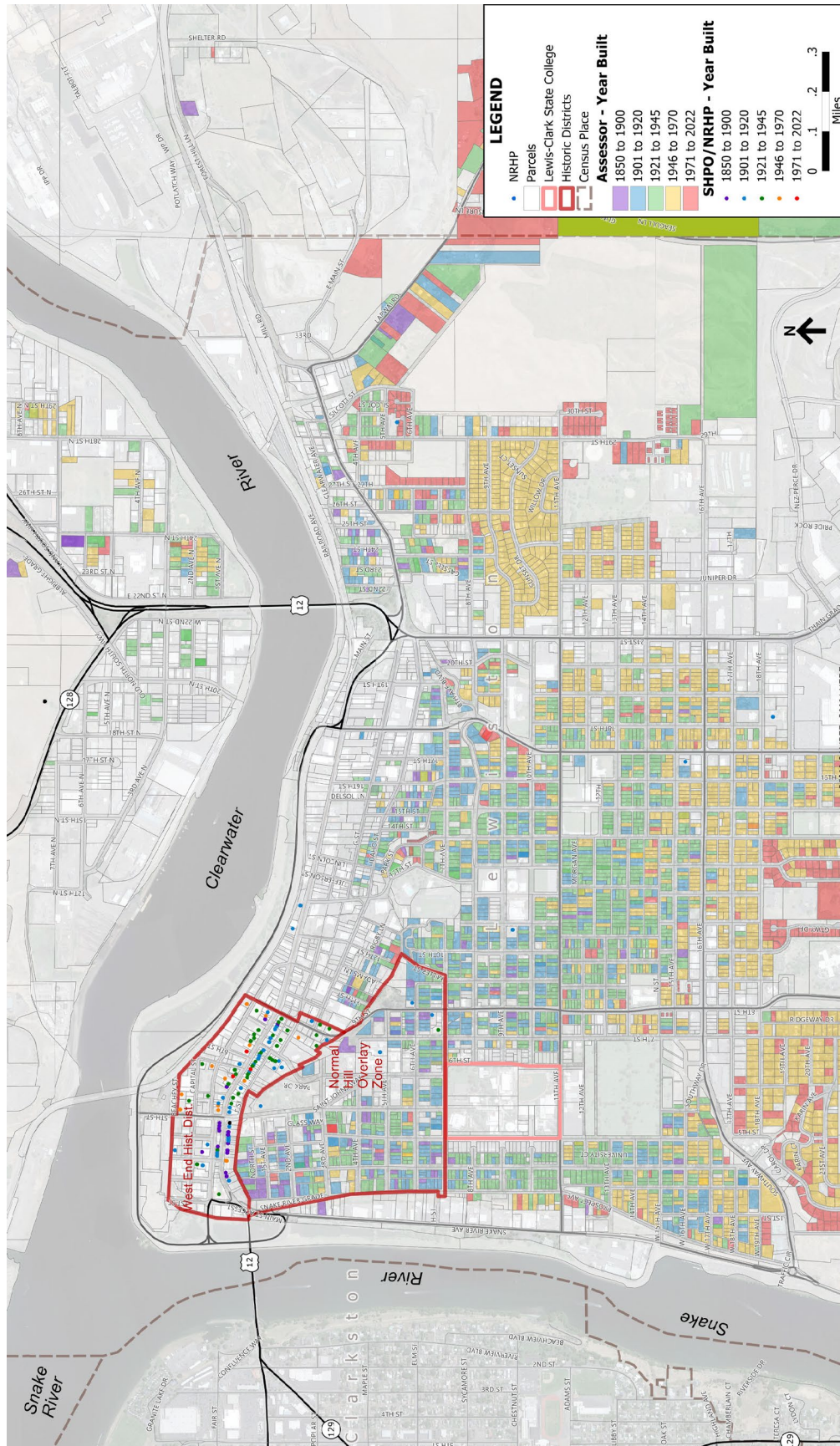


Figure 37: Showing pattern of development which radiated south and east from the early Lewiston townsite, which grew up at the confluence of the Snake and Clearwater Rivers.



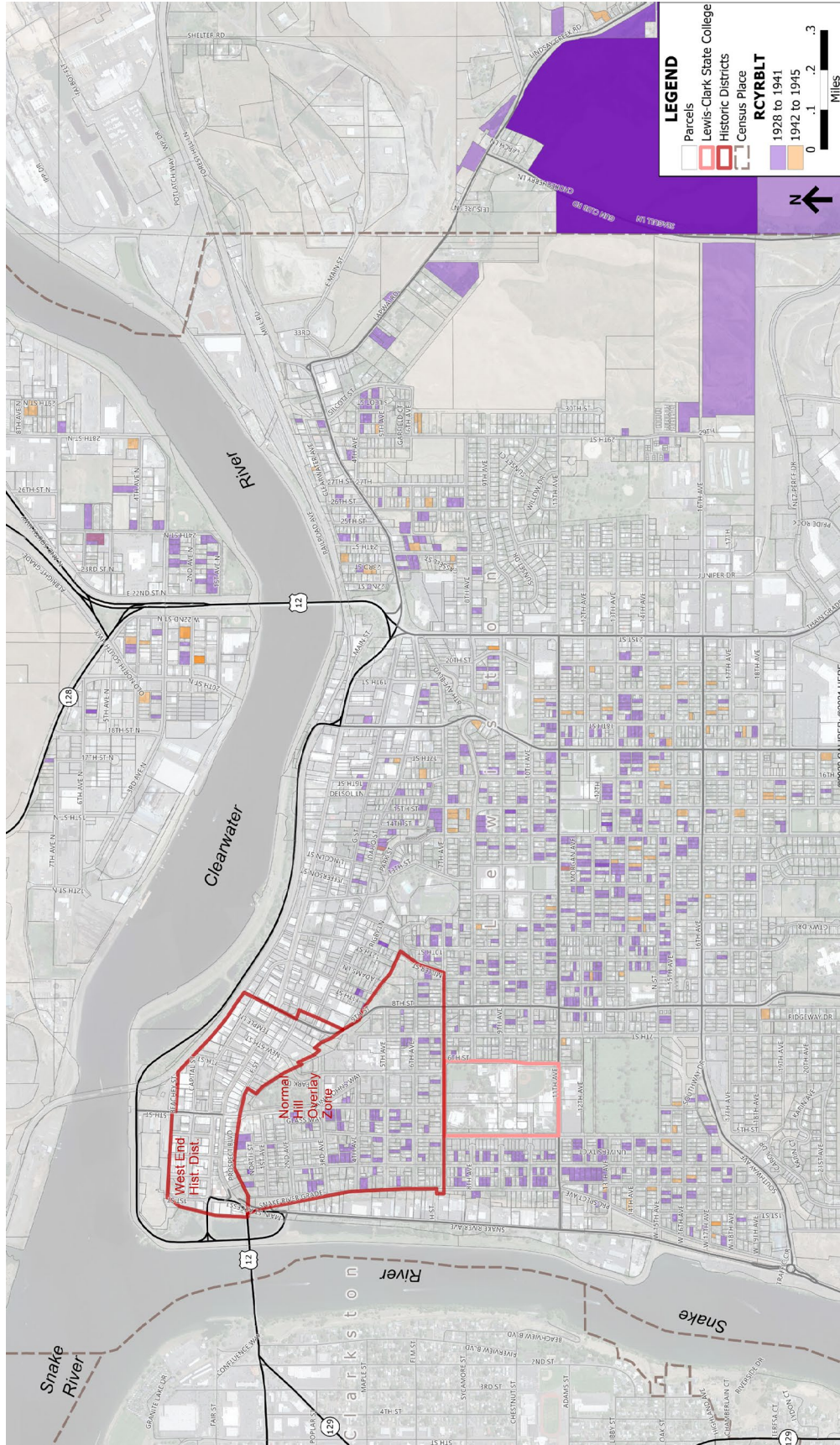


Figure 38: Showing construction date of structures according to Nez Perce County Assessor data, provided by City of Lewiston GIS Department, 5/6/2022.





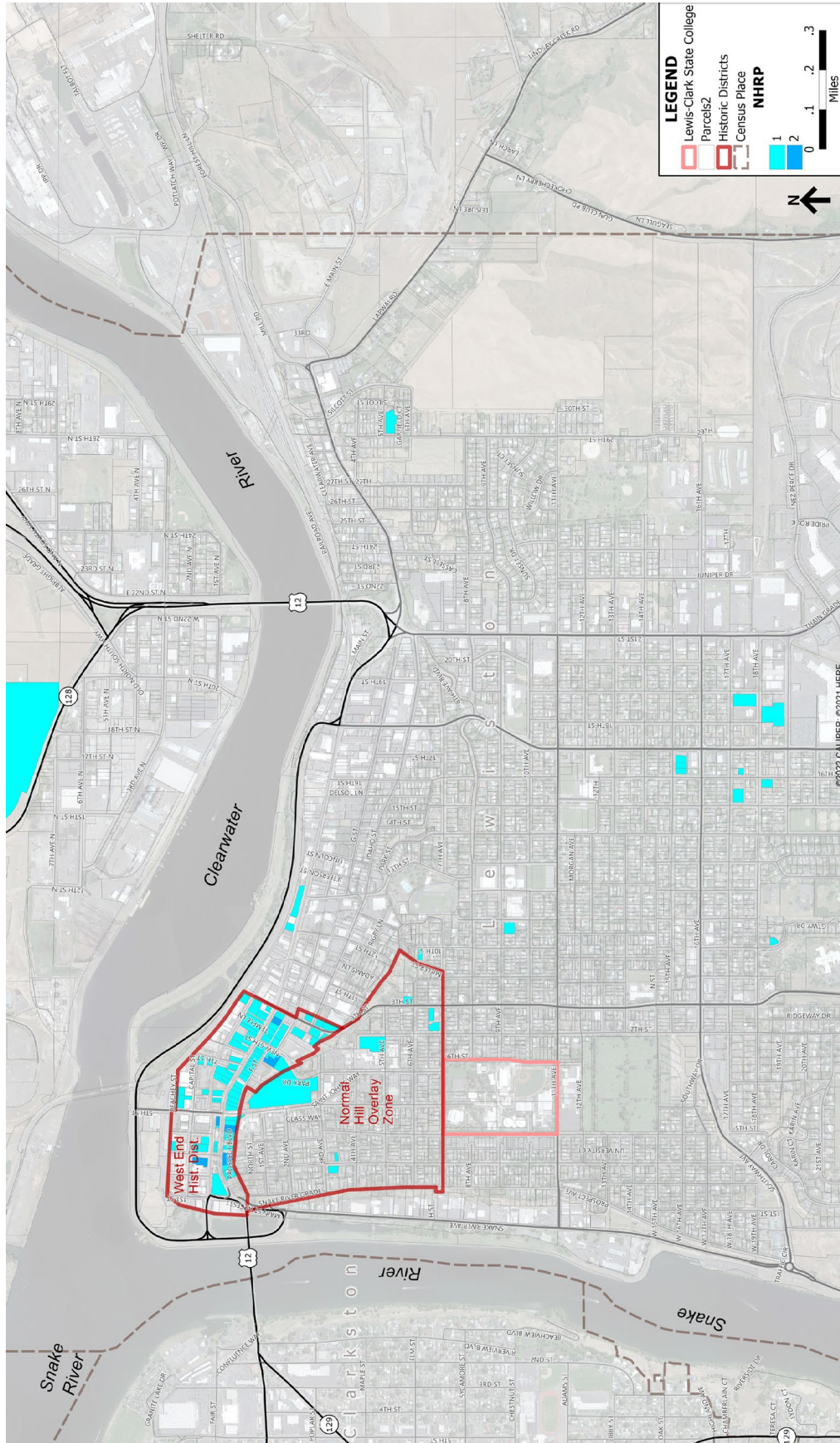


Figure 39: Showing parcels which contain 1 or more properties listed in the National Register of Historic Places.





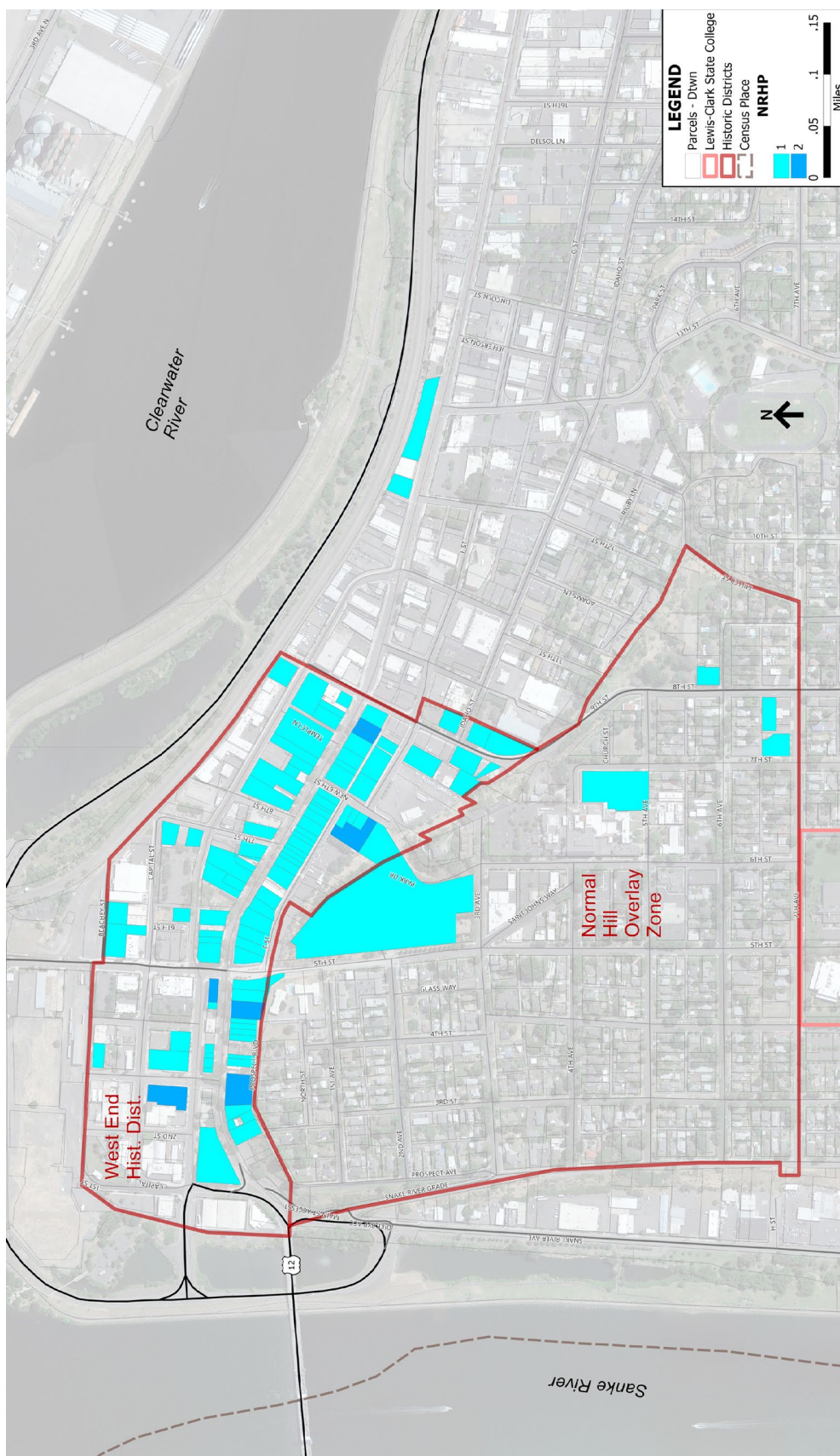


Figure 40: Showing National Register listed properties within the West End Historic District and Normal Hill Overlay Zone.



*This page intentionally left blank*



## Part 8: Historic Preservation Goals & Objectives



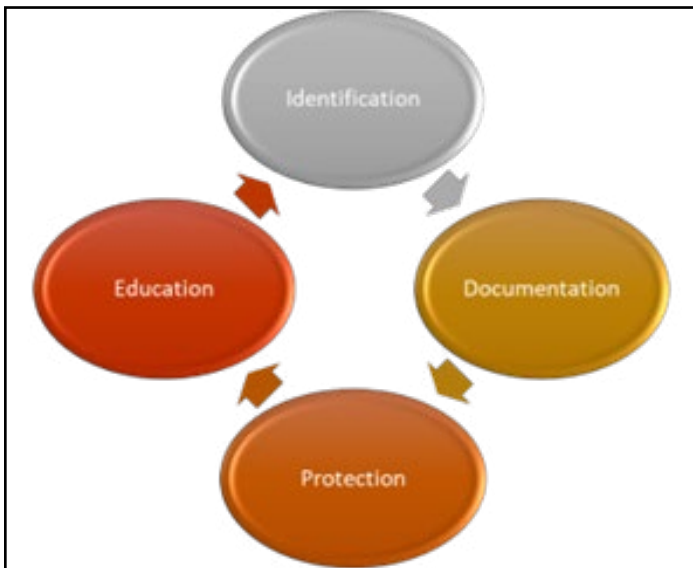
*This page intentionally left blank*



# Part 8: Historic Preservation Goals & Objectives

## INTRODUCTION

The goals for historic preservation in Lewiston were gleaned from a variety of sources including the 2022 public survey, conversations with Idaho State Historic Preservation staff members, and from secondary sources. The focus of these goals is in four principal areas of resource management: Identification, Documentation, Protection, and Education.



Lewiston’s historic preservation program has been in place since the 1970s. At the time of adoption of this plan, a local register district now encompasses the earliest center of commercial activity, and a zoning overlay covers the oldest area of residential development.

City staff and Commission members have indicated that they believe the Nez Perce County Historical Society regularly engages in identification and documentation of potential historic resources,

which may be of sufficient detail to build on for future historic preservation planning.

During preparation of this Historic Preservation Plan, attempts to verify the type and extent of any survey or documentation of historic buildings by the Nez Perce County Historical Society were unsuccessful. Responses to specific inquiries about documentation of historic properties indicated that the Historical Society is not involved in any type of survey other than “internal projections of needs to expand what we archive and what we do to digitize the photographic and print items” in their collection. While that organization may indeed have records relating to development of the built environment in Lewiston, those records are not likely to meet State or Federal standards for identification and documentation of historic properties.

The geographic analysis of building age undertaken during development of this Preservation Plan suggests that patterns of development and construction have progressed in a discernible pattern, and as those areas reach the 50-year mark, additional identification and documentation by the City may be warranted.

Thematic considerations should also be considered as an organizational goal. Districts can comprise objects which have shared significance to the community. A practical example could be the Fire Stations of Lewiston, or City of Lewiston Sacred Places. More and more, thematic districts nominations are used to help better understand the historic roles of under-represented people groups in the community. District nominations could be prepared based upon the societal roles played by





# Part 8: Historic Preservation Goals & Objectives

members of the Nez Perce Nation, by Lewiston women pioneers, or localities that accommodated vacationing African Americans as listed in one the Green Book Travel Guides.

## **GOAL #1: IDENTIFY AND DOCUMENT THE CITY'S HISTORIC AND CULTURAL RESOURCES**

With each successive decade, a new batch of properties becomes of an age for consideration as cultural resources. Periodic survey and inventory of historic properties gives planners the ability to identify aging building stock. Historic surveys can be used to determine the overall integrity of that building stock and determine the presence of absence of a future historic district, or whether current district boundaries need to be adjusted.

### **Policy 1.1**

The City should undertake a targeted effort of survey and inventory on a regular basis to better come to grips with building stock as it progressively becomes historically significant.

### **Action Steps:**

- Develop a plan to work with both the Idaho SHPO and with the Nez Perce County Historical Society to gain the funding necessary to accomplish the goal of survey and inventory, documenting potential historic properties to Idaho SHPO standards.
- Work with Nez Perce County Historical Society to guide the city through the process of leading a neighborhood survey.

- When significant properties are identified, the city should make nomination to list them in the National Register of Historic Places.

## **GOAL #2: PROTECT THE CITY'S HISTORIC AND CULTURAL RESOURCES.**

The City of Lewiston has codes and standards crafted specifically for maintaining the unique characteristics of the community. Code enforcement and HPC help to guide historic property owners' efforts in preservation, and in making appropriate modifications to the exteriors of historic properties.

### **Policy 2.1**

The City should expand property maintenance and code enforcement activities, particularly in relation to historic properties.

### **Action Steps:**

- Targeted communications with property owners, business owners, and residents inside historic districts to encourage compliance with existing property maintenance codes.
- Outreach to property owners who live outside the Lewiston area to emphasize the benefits of regular maintenance, including increased property values.

### **Policy 2.2**

The City should look for opportunities to support owners of historic properties by means of financial incentives, streamlining permitting and design review processes, and maintaining a list of resources available.



# Part 8: Historic Preservation Goals & Objectives

## Action Steps:

- City staff and HP Commissioners should promote the use of Historic Preservation Tax Incentives offered by the Idaho SHPO and the National Park Service.
- The City could consider creation of a low-interest commercial revolving fund to help defray extraordinary costs associated with meeting appropriateness standards or making façade improvements, or a no-interest residential revolving fund to help homeowners rehab historic wood windows rather than replacing them with modern vinyl units. The funds would not be used to pay for the project entirely, but could bridge the financial gap between modern replacements and appropriate rehabilitation. The funds could be resupplied over a specified time, or forgiven on a case-by-case basis as new funding becomes available.
- A resource list might include contractors who are familiar with historic construction methods, stucco repair, window rehab, masons, blacksmiths, etc., or preservation architects, or accountants who are familiar with federal tax credit projects.

## Policy 2.3

The City should recognize and promote praiseworthy efforts to beautify Lewiston and make the community more livable, particularly in the West End Historic District and Normal Hill Historic Overlay Zone.

## Action Steps:

- This could include a series of social media posts aimed at discussing the benefits of protecting historic character, such as increasing property values, or recognizing the value of embodied

energy when it comes to preserving original building materials.

## Policy 2.4

The City should incorporate the Historic Preservation Plan into the City of Lewiston Comprehensive Plan.

## GOAL #3:

**PROMOTE HISTORIC PRESERVATION BY DEVELOPING MUTUALLY BENEFICIAL PARTNERSHIPS WITH LOCAL COMMUNITIES AND ADVOCACY GROUPS WHOSE VALUES AND INTERESTS ALIGN WITH THE CITY'S IN THE AREAS OF HERITAGE, ARTS AND SUSTAINABILITY.**

## Policy #3.1 Consultations

The City should recognize Lewiston's historic and cultural roots by expanding respectful interaction with the Nez Perce Tribe and the Nez Perce County Historical Society.

## Policy #3.2 Engagement

The City should encourage citizens who have gone through the Certificate of Appropriateness process to give feedback, including advice to new applicants.

## Action Steps:

- Identify one or more staff members or elected officials to coordinate communications between city staff and tribal staff.
- Initiate a regular quarterly meeting with representatives of local advocacy groups to informally discuss items of mutual concern or interest. This could take the form of a brown



# Part 8: Historic Preservation Goals & Objectives

bag lunch, alternating locations each quarter.

- Identify one or more community members who have had positive experiences with the CoA process who might be willing to advise or mentor new applicants.

## **GOAL #4:**

### **INFORM AND ENGAGE THE PEOPLE OF LEWISTON TO BETTER INTEGRATE HISTORIC PRESERVATION FOR THE EDUCATION, ENJOYMENT, AND WELFARE OF THE COMMUNITY.**

#### **Policy 4.1 Elected Official Engagement**

Incoming elected officials should be invited to participate in an orientation session that includes a presentation on the role of the HPC and its responsibilities.

#### **Policy 4.2 Historic Preservation Training**

Ongoing professional development should be provided for CLG Commission staff and Historic Preservation Commissioners in preservation goals, processes, standards and best practices.

#### **Action Steps:**

- Host periodic Cultural Resource Training with subject matter experts as cadre including members of the Nez Perce Tribe, Idaho SHPO, and advocacy groups such as Preservation Idaho.
- Seek Idaho CLG funding for HPC members and Community Development staff to attend historic preservation conferences and trainings on a regular basis, including Preservation Idaho's annual conference
- The HPC should take the lead on discovering

and educating the public on how to take advantage of Green Deal tax breaks and tax credits for energy-saving retrofits that are appropriate for historic properties.

#### **Policy 4.3 Civic Transparency**

Understanding that historic properties will change hands, the City should work to increase transparency in the property transaction process so that potential purchasers understand the implications of ownership of a historic property.

#### **Action Steps:**

- Creation of a brochure for use by local real estate agents during historic house showings. Language for this could be similar to the Enriching the Future with Lewiston's History.
- Reaching out regularly/annually to area realtors and title companies to inform them of historic district boundaries, the impacts of register listing, and incentives available to purchasers/owners of historic properties (such as the Federal Tax Credit program for income-producing properties).
- Develop an email list, starting with citizens who responded to the Historic Preservation Survey, and send periodic (monthly or quarterly) short messages with timely preservation-related information.
- Develop an outreach for local construction contractors which identifies the type and extent of work for which a Certificate of Appropriateness is required.
- Expand preservation information on the City website to include info valuable to commercial property owners. The site now leans favorably towards owners of single family residences. Include welcoming language which invites



## Part 8: Historic Preservation Goals & Objectives

public participation in historic preservation and attendance at HPC meetings.

- Communicate annually with owners of properties by means of an annual mailing (or door hanger) which summarizes the Lewiston historic preservation program, and limitations on changes which may be made to buildings without formal review and approval. Available resources will be promoted, including the *Design Guidelines for the Lewiston West End Historic District* (2019), and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, and the *Preservation Briefs* technical leaflet series.

### **Policy 4.4 Property Owner Engagement**

The City shall engage owners of historic properties to educate and inform of the benefits of historic preservation, and the responsibilities associated with ownership of historic properties.

#### **Action Steps:**

- Encourage owners of historic properties, whether they be residential or commercial, to learn best practices for the care and preservation of historic properties.
- Educate property owners on the incentives for good stewardship of their properties.
- Collect histories of individual properties for the benefit of the Community Development Department, the Nez Perce County Historical Society, and the main branch of the Lewiston library.
- Owners of businesses located in the historic district should be encouraged to lean on the historic character of the property in the

advertising and marketing campaigns.

- Ask City Council to designate May as Historic Preservation Month in keeping with State of Idaho and National efforts.
- Several HPC members mentioned having a special annual community event that formed the basis of citizen involvement. These annual events tend to be far larger than the staff of the HPC can manage. However, if elevated to a city sponsored event, the responsibility of planning falls on many shoulders.

### **Policy 4.5 Promote Heritage Tourism**

The City shall support efforts to develop and expand heritage tourism as an economic driver.

#### **Action Steps:**

- Improve interpretive signage and promote the existing West End Historic District Walking tour (map and associated plaques).
- Encourage property owners to install plaques recognizing historic properties, where appropriate.

### **Policy 4.6 Recognize Excellence**

The City shall encourage cultural resource protection through recognition of individuals, organizations and advocacy groups whose efforts exemplify excellence in the field of historic preservation.

#### **Action Steps: Orchid Awards**

The purpose of the Orchid Award program is: "to celebrate those individuals and organizations that have made a positive contribution to historic preservation, and in turn bring awareness to those projects that are noteworthy examples of restoration and preservation that keep the city's



## Part 8: Historic Preservation Goals & Objectives

cultural heritage alive.” (City of Lewiston, <https://cityoflewiston.org/430/Historic-Preservation-Commission>)

Conducting Historic Preservation as a practice requires purposeful intention. This means doing the right thing even when it is not prudent. If an action has the ability to impact the cultural environment, discuss with professionals and practitioners the best means by which to lessen potential harm. Those means may cost more in the short run, but the trade-offs in terms of preserving Lewiston culture and its identity could be rewarded in other ways with lasting benefits.

The Orchid Awards, hosted annually by Preservation Idaho in Boise and biannually by the Lewiston HPC, honor those who did not cut corners, who strove for excellence, and those that realized there was more to gain when the budget did not motivate their actions.

The Lewiston Historic Preservation Commission seeks nominations both within the organization, and from community members for persons and projects that achieve excellence.

The Orchid Award committee recognizes individuals and corporations who have achieved distinction for excellence in the field of Historic Preservation via the following contributions:

- Lewiston Historic Preservation,
- Cultural Heritage,
- Heritage Stewardship,
- Sensitivity to Preservation in New Construction, and
- Friends of Historic Preservation.

The HPC should actively seek nominations year-round for new honorees. HPC members are encouraged to advance local award winners to Preservation Idaho for statewide recognition, where appropriate.



# Part 8: Historic Preservation Goals & Objectives

## CONCLUSIONS

The quality of daily life for the average resident improves when the leadership has a clear vision of the future. Municipal planning documents, such as this one, provide the necessary tools for city leadership to have a clear view of the issues surrounding a matter, such as the role of historic preservation in retaining the character of a community. Preserved character is an essential aspect of a community's cultural identity.

Enforceable codes demonstrate to the public that all rules are applied fairly and objectively. City officials are not isolated when it comes to issues surrounding the historical integrity of Lewiston. Lewiston City Staff would know when to take active leadership and when to follow the initiative of its preservation partners. In either role, the City should always encourage efforts in historic preservation and advocacy in Lewiston. The best way to accomplish this end is to participate in or endorse staff training in historic preservation.

Recognizing excellence encourages and reinforces positive and professional behaviors critical to citizenship and overall livability. Sharing ideas with neighboring communities of similar size helps to sharpen and shape both communities for future growth. Inspire property owners to breathe new life into historic building stock downtown and in Normal Hill. Walkable cities are safe cities. When businesses feel safe, they stay open longer. A city with active nightlife creates a reliable tax base for local governments. These goals are achievable when the City leadership clearly sees Historic Preservation's role in making Lewiston an Idaho destination.

Responses to the Historic Preservation survey were generally positive, with most respondents being full-time residents aged 26-45 and having resided within the community for upwards of 30 years. Survey respondents are interested in Lewiston's history as a means of understanding their community. Most encouraging data from the survey indicated that 75% of respondents utilized locally owned businesses downtown. These individuals concluded that Historic Preservation is responsible for retaining community character.

Two responses stood out when asked about the benefits of preservation: Lewiston residents clearly understood that historic preservation encourages capital investment in downtown infrastructure through renovating and the purposeful adaptive reusing of otherwise marginal structures. Survey analytics demonstrated that Lewiston residents were at least somewhat aware of the activities of preservation advocacy groups through either mass or social media outlets. However, a consensus indicates that the benefits of historic preservation to the Lewiston community need to be better understood and that city leaders and preservation advocates need to do a more thorough job of educating the local population.

In prioritizing preservation, three issues rose to the top of survey responses. Presented in order are:

- Historic building rehabilitation and the compatibility of in-fill development.
- The civic encouragement of repurposing and refurbishing aging structures.
- Making known the financial incentives available for historic preservation.





Owners of historic-era resources in Lewiston downtown and the Normal Hill Overlay Zone expressed concerns about the City’s code enforcement. This genuine concern revolves around the issue of various forms of blight, especially on properties held by absentee owners.

Finally, in advancing Historic Preservation as a community initiative driven by local leadership, most respondents thought preservation awareness was nearly as important as public safety.

# # #



# Glossary of Key Terms



*This page intentionally left blank*



# Glossary of Key Terms

*Acquisition:* The act or process of acquiring ownership, or custodial responsibility for a historic property. The Standards for acquisition include the careful consideration that will be given to ownership rights that are required to assure the preservation of the artifact. Key to the preservation of the artifact owner objectives that are clear and based upon solid planning.

*Adaptive Use/Reuse:* The conversion of a building to a use other than that for which it was built.

*Alteration:* The addition to, removal of or from, or change in appearance of any exterior part or portion of an historic property or landmark or property within an historic district, or a change to the interior of an historic property or landmark that affects the exterior appearance of such, not including normal maintenance and repair.

*Character Defining Feature:* Building or landscape components that contribute to the historical or architectural interest or significance of a resource

*Compatible Use:* Minimal alteration of the building, structure, or site and its environment, or using a property for its original use.

*Contextualization:* The process of altering a building, object, or structure in an effort to thoroughly modernize without regard for the historic design, craftsmanship, integrity of the structure, or its transcendent importance. In a contextualized restoration, although the finished product may still resemble a historic structure, little of the original material remains for historic interpretation purposes.

*Contributing Resource:* A building, structure, site, or object within a historic district that enhances the qualities of historic significance.

*Conversion:* The act or process of altering or rebuilding a building, object, or structure to affect a representation of, or a resemblance to, differing type or class of building, object, or structure; also, the product of such a process.

*Cultural Resource:* A comprehensive term that encompasses buildings, structures, districts, objects, and sites, including archeological sites, of historical interest or significance.

*Define:* The first step in the regulatory compliance cycle which not only involves the project scope of work, but also involves knowing degrees of magnitude the project impact will have on resources located both above and below the ground.

*Demolition:* Razing, destroying, dismantling, defacing, or in any other manner causing partial or total ruin of an historic property or landmark.

*Demolition by Neglect:* The destruction of a building or structure caused by the failure to perform routine maintenance over a period of time.

*Evaluation:* The process of determining the relative significance of a cultural resource by trained professionals who assess the integrity of the site using a prescribed set of standards. The professional defends a decision as to the resource, or resources, relative significance to local or national history based upon those standards.



# Glossary of Key Terms

***Historic District:*** Any definable area whose contents includes or encompasses historic sites, or properties that have similar or related characteristics, a sense of cultural cohesiveness, or any combination of these attributes. A determination of a district's eligibility can be made at the federal level by the National Park Service; the state level by the State Historic Preservation Office; or by the local Historic Preservation Commission. (Also see Thematic Districts).

***Historic Fabric:*** Material remains of a historic artifact or object, whether original materials or materials incorporated in a subsequent historically significant period.

***Historic Preservation:*** The research, protection, restoration, and rehabilitation of buildings, objects, districts, areas, and sites significant in the history, architecture, archaeology, or culture of the city, of Idaho, or of the United States. (also see: Preservation)

***Identify:*** Detailed information provided to reviewers, by the project proponent, to make a declaration as to whether it is known that cultural resources are present within the area previously defined.

***Integrity:*** The authenticity of an artifact's historic identity, as evidenced by the survival of characteristics such as plan, form, use of materials, and craftsmanship that existed at the time the object was created.

***Maintenance:*** The ordinary care needed to keep a building or structure in good repair; generally, requires minimal or no change in materials.

***National Register:*** The United States federal government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation for their historical significance.

***Non-contributing Resource:*** A building, structure, site, or object within a historic district that lacks qualities of historic significance.

***Preservation:*** The act or process of applying measures designed to sustain the existing form, integrity, and material of the historic object. It may include stabilization work as well as on-going maintenance. The Standards state that a substantial restoration, where many missing features are recreated, would not be considered a preservation effort.

***Protection:*** The act or process of applying measures designed to affect the physical condition of the historic item, by defending or guarding from deterioration, loss, or attack, or to cover or shield against danger or harm. Such treatment is generally of a temporary nature and anticipates further historic preservation treatment. The standards for protection shall ensure physical condition of the artifact is safeguarded and protected from further harm by forces of nature or human intrusion. When it becomes necessary to remove historic materials or features (such as to protect against theft or vandalism) the items will be properly recorded and stored for possible future study, or re-use.



# Glossary of Key Terms

**Reconstruction:** Is a newly constructed object using historic plans and building techniques with little or no historic materials used. It can also be defined as the object created as a result of a reconstruction effort. A reconstruction is an exact replica (though it could mean a reasonable facsimile) of the historic structure. Reconstructions help museums and historical societies fill in key portions of their interpretation goals when historic artifacts are missing.

**Reproduction:** A modern reinterpretation of a historic structure. In this instance, the structure is constructed using the historic plans merely as a guide. Modern techniques and building materials are used to construct the object with little thought given to historic materials and craftsmanship. You must be cautioned that this form preservation would not be considered appropriate by National Parks Service Standards. A typical example of this type of preservation would be a modern utilitarian depot structure built to replace a historic depot that was demolished many years ago.

Most real-time examples of “reconstructions” actually fall between these two extremes mentioned above with the reconstructed object looking similar to the historic piece but with code compliant additions built-in for added serviceability and functional utility.

**Rehabilitation:** Is defined as a conversion from a historic use to an adaptive use, (sometimes referred to as a ‘re-use’) through a process of repairs and alterations that make possible an efficient return to functional utility while preserving those features of the object that are significant. The act of rehabilitation literally builds additional

utility into the historic piece that it may continue to be useful, albeit with a new or modified purpose. The Standards for historic building rehabilitation are established as public policy by the Secretary of the Interior. These standards are published by the National Park Service. (See Appendix C.) If you can stand back from the project and recognize the designer’s original intent in its previous incarnation, then you probably have done a good job. To best follow the standards for rehabilitation one would minimize alterations or additions that would have serious impacts to the historic fabric. Any alterations and additions must be compatible with the size, scale, color, material, and character of the structure. Wherever possible, the alterations resulting from a rehabilitation shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be largely unimpaired.

**Restoration:** the process of accurately returning the form and detail of a historic piece to serviceability as it would have appeared during an appropriate period of history by the removal of later work and the replacement of missing or substantially deteriorated earlier work. This process employs appropriate techniques from the crafts and trades that were first used to manufacture the item. Typically, there are two restoration types: cosmetic and functional. These restorations can be embarked upon individually or considered as separate steps to a complete restoration as time and resources allow. The goal of a cosmetic restoration is merely for the benefit of interpretation. To achieve this goal the restorer must first arrest the process of decay, while preparing the object for interpretation. This could





# Glossary of Key Terms

be an interim step to a full functional restoration. A functional restoration is far more labor intensive and usually requires bottom-up resource care. The end result can be a historic structure that benefits the public not only for interpretation needs but with serviceable utility as well.

***Remodel:*** Changing a building without regard to its distinctive, character defining architectural features or style. This term is not defined by the Secretary of the Interior because is not considered a valid practice in Historic Preservation.

***Significance:*** The evaluation of a historic resource for qualities of historical value.

***Stabilization:*** the act or process of applying measures designed to arrest, retard, or prevent deterioration, and to ensure structural integrity. This process would protect the item from the elements while maintaining the essential form of the artifact during the process. Stabilization standards insist that the structural integrity be maintained and, where necessary, reinforced to lessen the possibility of structural failure.

***State Historic Preservation Office:*** The State agency recognized by the Secretary of the Interior as being responsible for helping to protect historical places, including historical buildings, historical districts, and archaeological sites. The State Historic Preservation Officer directs the State Historic Preservation Office and its functions.

***Thematic Districts:*** A Historic District comprised of sites or properties that have similar or related characteristics, a sense of cultural cohesiveness, or any combination of these attributes but are defined

around a specific theme, instead of geographical lines and polygons. As with any Historic District, a determination of a Thematic District's eligibility for inclusion can be obtained at the local, state, or national level. (Also see Historic District).

***Treatment Plan:*** a legally binding agreement between the parties to mitigate the adverse impacts to cultural resources. Stipulated within the treatment plan can be some rather costly requirements and conditions before the project proponent may obtain a permit to advance the proposed project.



# Abbreviations



*This page intentionally left blank*



# Abbreviations

ACHP.....	Advisory Council on Historic Preservation
APE.....	Area of Potential Effect
CAD.....	Computer Aided Design
CAR.....	Condition Assessment Report
CDF.....	Character Defining Features
CLG.....	Certified Local Government
CRS.....	Cultural Resource Survey
DDA.....	Downtown Development Authority
DEQ.....	Department of Environmental Quality
HPC.....	Historic Preservation Commission
HPI.....	Historic Property Inventory
IEBC.....	International Existing Building Code
IBC.....	International Building Code
MOA.....	Memoranda of Agreement
MOU.....	Memoranda of Understanding
NHHO.....	Normal Hill Historic Overlay
NPS.....	National Park Service
SHPO.....	State Historic Preservation Office (or) Officer
SOI.....	Secretary of the Interior
THPO.....	Tribal Historic Preservation Office (or) Officer



*This page intentionally left blank*



# Bibliography





*This page intentionally left blank*



# Bibliography

Advisory Council on Historic Preservation.  
"Protecting Historic Properties: A Citizens Guide to  
Section 106 Review." 2010 Edition.  
<https://achp.gov/citizensguide.html>

Advisory Council on Historic Preservation. *National  
Historic Preservation Act*. Washington, DC: ACHP,  
2023.  
[https://www.achp.gov/sites/default/files/2018-06/  
nhpa.pdf](https://www.achp.gov/sites/default/files/2018-06/nhpa.pdf)

Arrington, Leonard J. *History of Idaho*. Moscow,  
ID: University of Idaho Press, 1994.

Beaumont, Constance E. and Tucker, Leslie. "Big-  
Box Sprawl (And How to Control It)." *Municipal  
Lawyer*. March/April 2002, Vol. 43, No. 2.

Branting, Steven D. Personal communications with  
the author. Lewiston, ID: unpublished, 2022.

Canaday, Tricia. Personal communication with the  
author. Boise, ID: unpublished, August 10, 2022.

City of Lewiston:

*Article I. General Historic District Regulations*.  
Lewiston, ID: City of Lewiston, Last update 2021.

*Design Guidelines for the Lewiston West End  
Historic District*: City of Lewiston, 2019.

*Historic Downtown Walking Tour*. Lewiston, ID:  
City of Lewiston, ca 2011.

*Lewiston Downtown Master Plan*. Lewiston, ID:  
City of Lewiston, 2019.

*Sec. 37-41B: Normal Hill Heritage Overlay Zone*.  
Lewiston, ID: City of Lewiston, 2016.

Davis, Lawrence J. "Tearing Down Boise." *Harper's  
Magazine* (November, 1974); 34-45.

Dietrich, William. *Northwest Passage: The Great  
Columbia River*. New York, NY: Simon & Schuster,  
1995.

"Early History of the Appaloosa." *Appaloosa  
Museum*.  
[https://www.appaloosamuseum.org/history-of-the-  
appaloosa/](https://www.appaloosamuseum.org/history-of-the-appaloosa/)

Gilbert, Jacqui and Ann Sharley. *Design Guidelines  
for the Lewiston West End Historic District*.  
Lewiston, ID: City of Lewiston, 2019.

Gulick, Bill. *Snake River Country*. Caldwell, ID:  
Caxton Press, 1974.

*Steamboats on Northwest Rivers*. Caldwell, ID:  
Caxton Press, 2004.

Hillebrant, Thomas. *Palouse Rails: Granger  
Railroads of the Inland Northwest*. Charleston, SC:  
Fonthill Media, 2018.

*Historic Preservation Commission*. Lewiston, ID:  
City of Lewiston, 2021.  
[https://www.cityoflewiston.org/430/Historic-  
Preservation-Commission](https://www.cityoflewiston.org/430/Historic-Preservation-Commission).

"History." *Nez Perce Tribe*.  
<https://nezperce.org/about/history>



# Bibliography

Idaho State Historic Preservation Office. *Certified Local Government*. Boise, ID: Idaho State Historical Society, 2022.

<https://history.idaho.gov/clg/>

Idaho State Historic Preservation Plan. Boise, ID: Idaho State Historic Preservation Office, 2016.

King, Thomas F. *Thinking About Cultural Resource Management*. Walnut Creek, CA: AltaMira Press, 2002.

Klone, Jeff. Captain, City of Lewiston Police Department. Personal communication, August 15, 2022.

Lewty, Peter, J. *To the Columbia Gateway: The Oregon Railway and the Northern Pacific*. Pullman, WA: WSU Press, 1987.

L'Orange, Pete. Certified Local Governments. Personal Communication with the Author. May 27, 2021.

Logan Simpson Co. *Twin Falls Historic Preservation Master Plan*. Twin Falls, ID: tfid.org, 2018.  
<https://www.tfid.org/DocumentCenter/View/3248/TF-Historic-Master-Plan?bidId=>

Magnus, Traci. *The Captivating History of Rainbow Row*. Charleston, SC: Charleston.com, 2017.  
<https://charleston.com/charleston-insider/lowcountry-lifestyles/the-captivating-history-of-rainbow-row>

*Main Street Success Stories*. Washington, DC: Main Street America.

<https://www.mainstreet.org/mainstreetamerica/successstories>.

Marohn, Jr., Charles L. *Thoughts on Building Strong Towns*, Volume 1, 2012.

<https://www.strongtowns.org>

Moe, Richard, and Carter Wilkie. *Changing Places: Rebuilding Community in the Age of Sprawl*. New York, NY: Henry Holt and Co, 1999.

Morton, Elizabeth. *Historic Districts are Good for Your Pocketbook: The Impact of Local Historic Districts on House Prices in South Carolina*. South Carolina Department of Archives and History, 2000.

National Trust for Historic Preservation. *The Greenest Building: Quantifying the Environmental Value of Building Reuse*. Washington DC: Savingplaces.org, 2021.  
<https://forum.savingplaces.org/connect/community-home/librarydocuments/viewdocument?DocumentKey=227592d3-53e7-4388-8a73-c2861f1070d8&CommunityKey=00000000-0000-0000-0000-000000000000&tab=librarydocuments>

Nez Perce County Historical Society and Museum.  
<https://www.nezpercecountymuseum.com/about-npchs>

Nez Perce National Historical Park.  
<https://www.nps.gov/nepe/index.htm>.



# Bibliography

Pocatello Historic Preservation Commission. *Design Guidelines for Pocatello's Downtown Historic District: A Guide for Property Owners*. Pocatello, ID: Pocatello.us, 2021. Design-Guidelines-for-Pocatello-Downtown-Historic-District-022018.

Rhode Island Historic Preservation Commission. *Easy Guide to Rehab Standards*. Providence, RI: 1992.

Preservation Idaho. *Our Story*. Boise, ID: Preservation Idaho, 2022.  
<https://www.preservationidaho.org/>

Richards, Kent D. *Isaac. I. Stevens*. Pullman, WA: WSU Press, 1999.

Romero, Mary. Personal Communication with the authors. 2022.

Rypkema, Donovan. *The Economics of Historic Preservation: A Community Leaders' Guide*. Washington, DC: National Trust for Historic Preservation, 1994.

Smith, John. City of Lewiston Building Official. Personal communication, August 30, 2022.

Speck, Jeff. *Walkable City: How Downtown Can Save America, One Step at a Time*. New York, NY: Farrar, Straus, Giroux, 2012.

*Strengthening Communities Through Historic Preservation*. Olympia, WA: Washington State Historic Preservation Office, 2004.

Sullivan, Michael S., and Susan Johnson. *City of Wallace Historic Preservation Plan*. Tacoma, WA: Artifacts Consulting, 2016.

Surfercharlie. *Rainbow Row*. Tripadvisor.com, published June 6, 2019.  
[https://www.tripadvisor.com/Attraction\\_Review-g54171-d2172810-Reviews-Rainbow\\_Row-Charleston\\_South\\_Carolina.html](https://www.tripadvisor.com/Attraction_Review-g54171-d2172810-Reviews-Rainbow_Row-Charleston_South_Carolina.html)

TAG Historical Research and Consulting. *City of Pocatello Historic Preservation Plan*. Pocatello, ID: Pocatello Historic Preservation Commission, 2018.

Tilden, Freeman. *Interpreting Our Heritage 4th Ed*. Chapel Hill, NC: University of North Carolina, 2007.

*Two Rivers, One History*. Battleground, WA: Pediment Publishing, 2012.

Tyler, Norman. *Historic Preservation: An Introduction to its History, Principles and Practice*. New York, NY: W.W. Norton Co. 1994, revised 2000.

Tyler, Norman, Ted J. Ligibel, and Ilene R. Tyler. *Historic Preservation: An Introduction to its History, Principles and Practice*. New York, NY: WW Norton & Co., 1999.

United States Department of Labor, Office of Disability and Employment Policy. *Myths and Facts*.  
<https://www.dol.gov/>



# Bibliography

United States Department of the Interior, National Parks Service.

*Certified Local Governments: Preservation Through Partnership.* Washington, DC: 2022.  
<https://www.nps.gov/subjects/clg/index.htm>

*Illustrated Guidelines for Rehabilitating Historic Buildings.* Washington, DC: 1997.

*Standards for Historic Vessel Preservation Projects.* Washington, DC: 1990.

*Standards for Rehabilitation.* Washington, DC: 1990.

Wallace, Anthony F. C. *Jefferson and the Indians: The Tragic Fate of the First Americans.* Cambridge MA: The Belknap Press of Harvard University Press, 1999.

Weeks, Kay D. and Anne Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties.* Washington, DC: United States Department of the Interior, National Parks Service, 1995.



# Appendix A: Historic Preservation Survey





*This page intentionally left blank*



# Appendix A: Historic Preservation Survey

1. Please tell us about yourself and your connection to Lewiston's heritage. Please choose all responses that describe you:

- d. 11-20 years
- e. 21-30 years
- f. 31+ years

- a. Do you live in Lewiston? y/n
- b. Are you a business owner? y/n
- c. Are you an educator or student? y/n
- d. Do you have a general interest in history or historic preservation? y/n
- e. Do you utilize businesses in downtown Lewiston? y/n
- f. Do you live in a historic property? y/n
- g. Do you own a historic property? y/n
- h. Do you deal with history or historic preservation in your profession? y/n
- i. Do you work in real estate or the building trades? y/n

4. Please provide your age range:

- a. Under 18
- b. 18-25
- c. 26-35
- d. 36-45
- e. 46-55
- f. 56-65
- g. 65+

2. Please select one of the following that best describes your relationship to Lewiston.

- a. Full time Lewiston resident
- b. Part time Lewiston resident
- c. Full or part time resident elsewhere in Nez Perce County and employed in Lewiston
- d. Full or part time resident elsewhere in Nez Perce County and not employed in Lewiston
- e. Frequent visitor or vacationer in Lewiston
- f. Other (please specify):

5. In order of importance, please list how beneficial do you feel Historic Preservation is to:

- a. Community Character
- b. Local/Heritage Tourism
- c. Economic Development
- d. Sustainability

3. How many years have you been living or spending significant time in Lewiston?

- a. Less than 1 year
- b. 1-5 years
- c. 6-10 years

6. How do you believe that Historic Preservation can benefit the Lewiston economy?

- a. Increasing tourism
- b. Renovation and reuse of historic buildings
- c. Encourages investment in downtown corridor
- d. Community participation in history projects or events
- e. Other (please specify):



# Appendix A: Historic Preservation Survey

7. How familiar are you with the various groups advocating for historic preservation within Lewiston?

- a. I'm very familiar
- b. I'm pretty familiar
- c. I'm somewhat familiar
- d. I'm not really familiar at all

8. How do you feel historic preservation is viewed in your community? Please select all that apply.

- a. It's seen as an asset to the community
- b. It's seen as a hindrance to development
- c. It's not well understood
- d. Other (please specify):

9. How do you find historical information about Lewiston?

10. Do you engage with other historical community partners (Nez Perce County Historical Society, etc.)?

11. Do you think the City has adequate programs to promote and/or educate residents and visitors about the city's history?

- a. Strongly agree
- b. Somewhat agree
- c. Not sure
- d. Somewhat disagree
- e. Strongly disagree

12. What is your favorite historic building or neighborhood in Lewiston?

13. If you have family or friends visiting, what historic location or tradition/activity is a "must see?"

14. What buildings or places do you worry about losing in Lewiston?

15. Why do you think it is important to preserve and celebrate Lewiston's heritage? Please select up to three responses:

- a. Raises awareness of the city's history and emphasizes community pride
- b. Supports retention of community character
- c. Provides an educational opportunity for teaching the city's history
- d. Improves quality of life and creates a livable community for long term and newer residents
- e. It can encourage tourists to visit Lewiston
- f. Helps us value our past and share it with future generations



# Appendix A: Historic Preservation Survey

16. What do you consider the biggest priority for historic preservation in Lewiston? Choose up to 3 priorities.

- a. Encourage more adaptive reuse (rehabilitation) projects
- b. Identify and document historic properties in the city
- c. Increase the number of properties listed to the National Register
- d. Public outreach/education to raise awareness on the benefits of historic preservation
- e. Increase use of financial incentives available to historic properties
- f. Celebrate the city's heritage
- g. Downtown building rehabilitation and compatible in-fill development
- h. Utilize historic preservation as a tool to support neighborhood character retention
- i. Establish a Lewiston landmark register to provide local designation and controls that protect properties from demolition
- j. Other:

17. What should Lewiston's vision be for Historic Preservation?

- a. Reuse/Rehab of historic buildings for new uses
- b. Encourage removal of blight and improvement of historic neighborhoods
- c. Interpretation and presentation of historical information (kiosks, signage, etc.)
- d. Other (please specify):

18. How do you rank preservation relative to other city initiatives such as public safety, transportation, or other community issues?

- a. Not a priority
- b. Low priority
- c. Medium priority
- d. High priority

19. What do you think when you see or hear the words "historic preservation"? What does historic preservation mean to you?

20. Do you have thoughts about how historic preservation has been handled in the City up to now?

21. As we move forward, what is the best way for you to stay involved in historical preservation? Select all that apply.

- Online surveys
- Virtual meetings
- Email
- Postal mailings
- In-person meetings
- City website



# Appendix A: Historic Preservation Survey

22. If you would like to be contacted about future historic preservation projects, please provide your contact information below.

- Name
- Company
- Mailing Address
- Address2
- City, State, ZIP
- Email Address
- Phone Number

23. Do you have any other comments about historic preservation in Lewiston?



# Appendix B: Historic Preservation Survey Tabulation





*This page intentionally left blank*



# Appendix B: Survey Tabulation



Figure 41: Responses to survey question #1

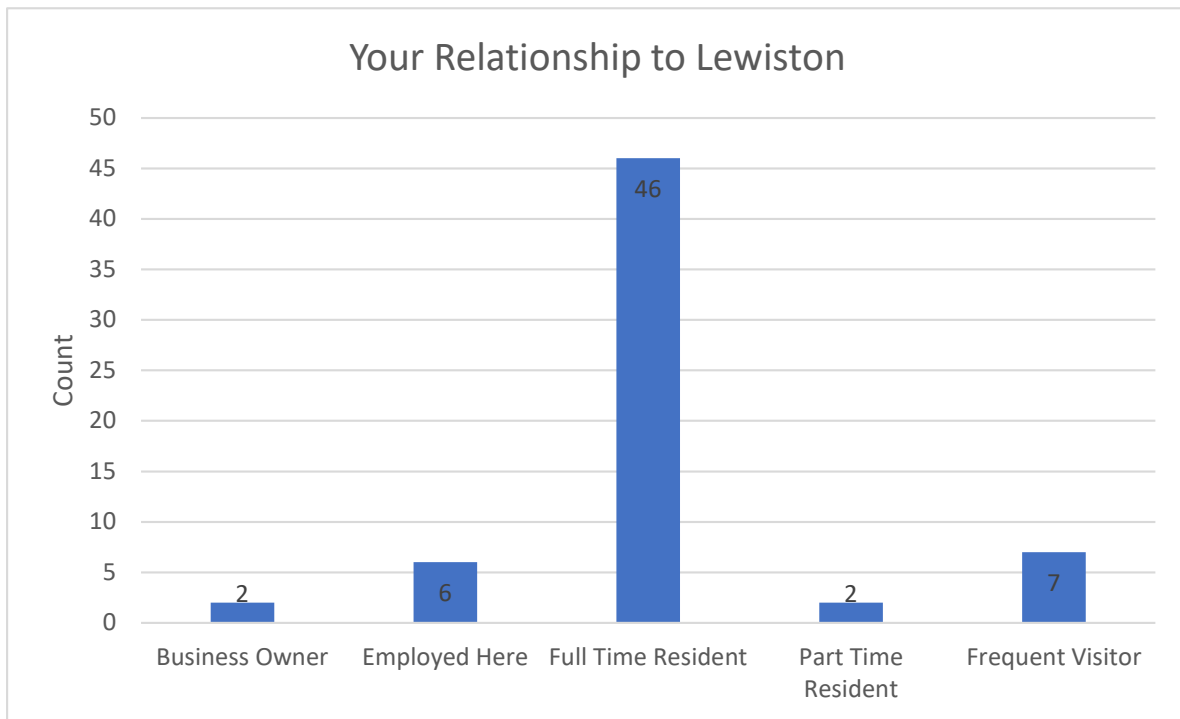


Figure 42: Responses to survey question #2



# Appendix B: Survey Tabulation

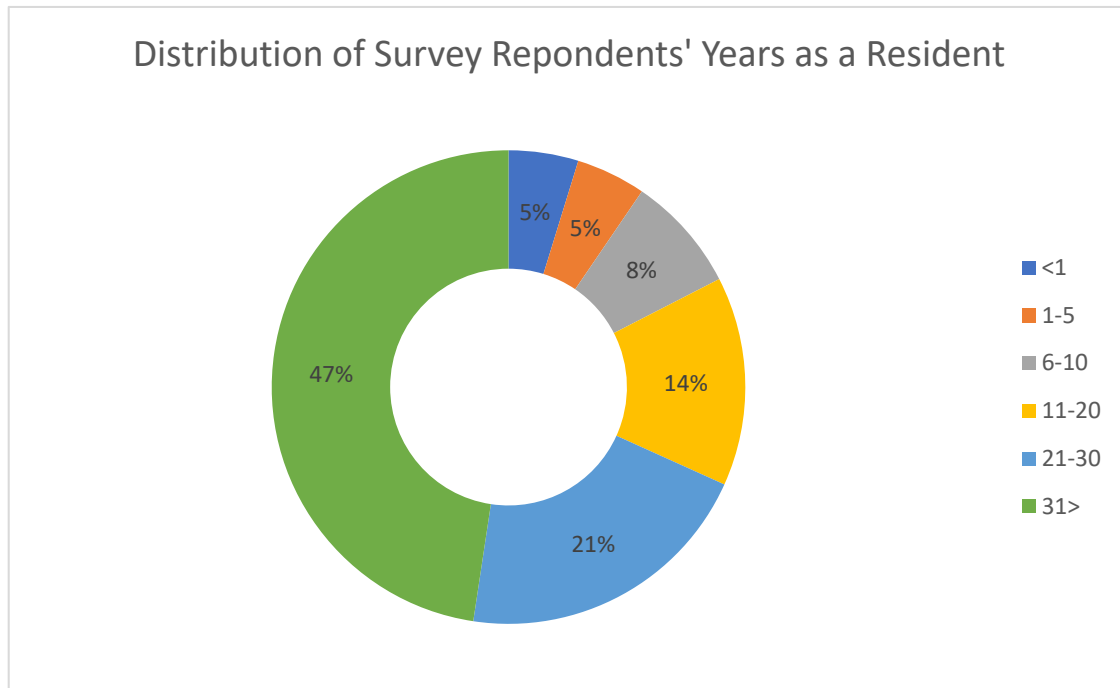


Figure 43: Survey demographics - responses to survey question #3

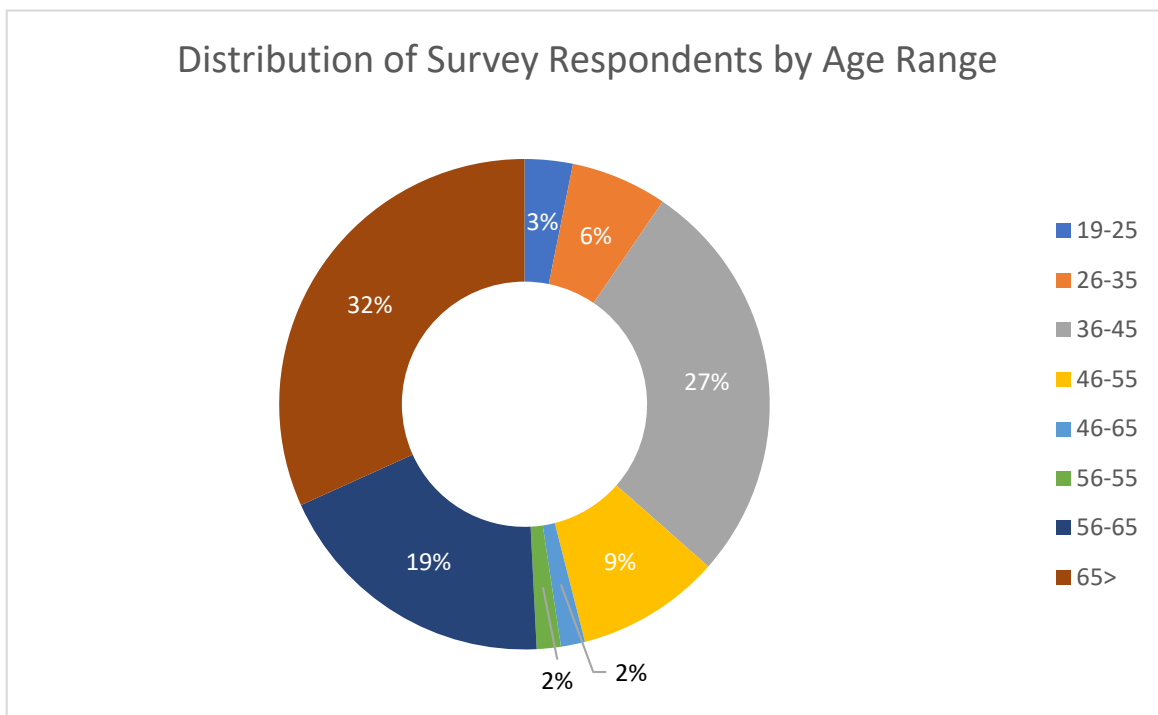


Figure 44: Survey demographics - responses to survey question #4



## Appendix B: Survey Tabulation

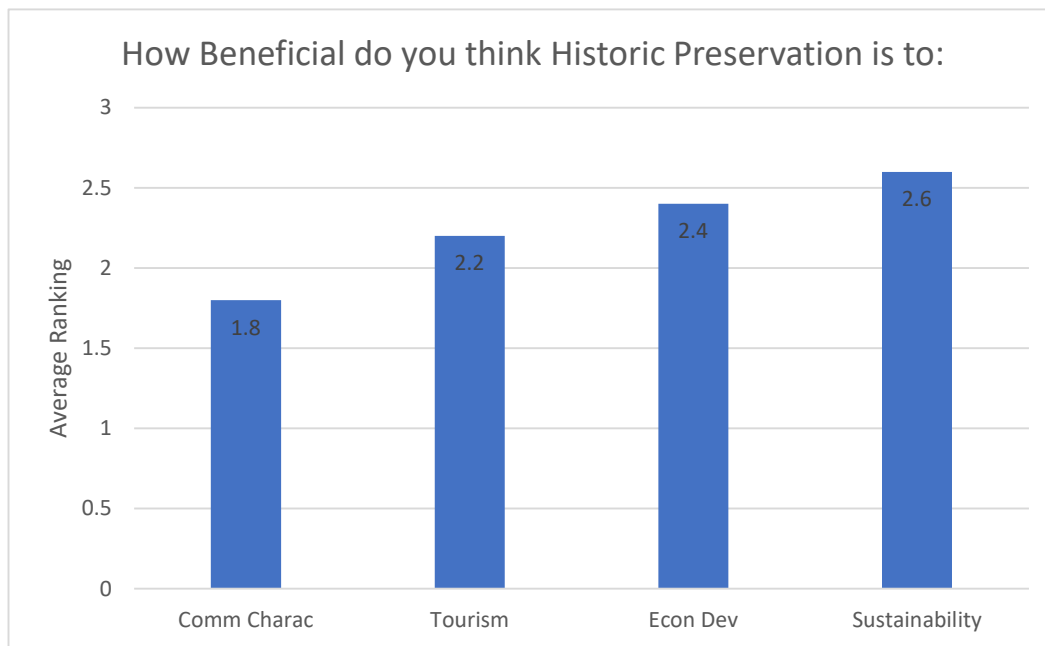


Figure 45: Responses to survey question #5 - ranked responses, lower number represents higher priority.

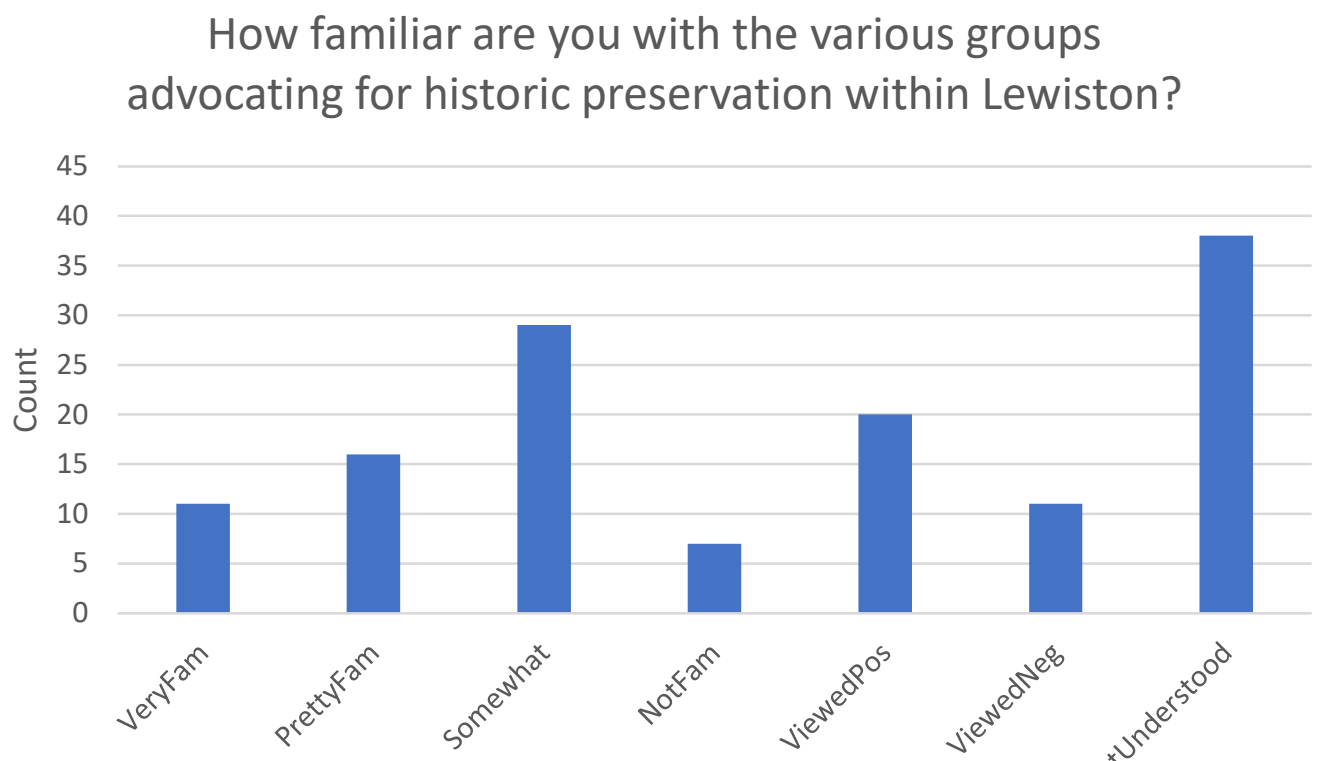


Figure 46: Responses to survey question #7



## Appendix B: Survey Tabulation

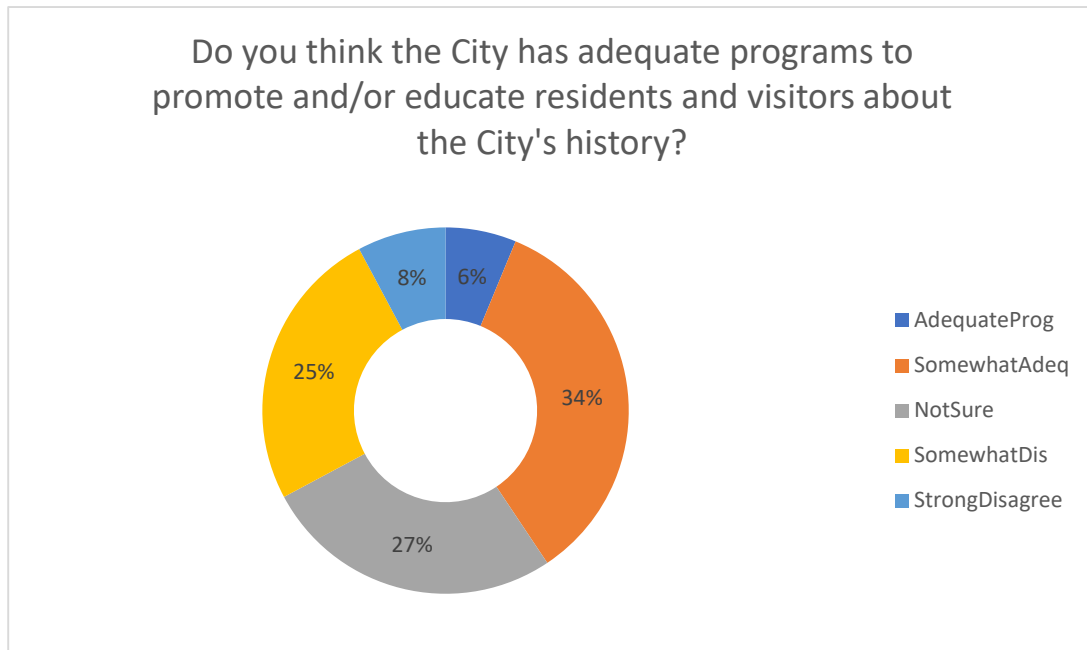


Figure 47: Responses to survey question #11.

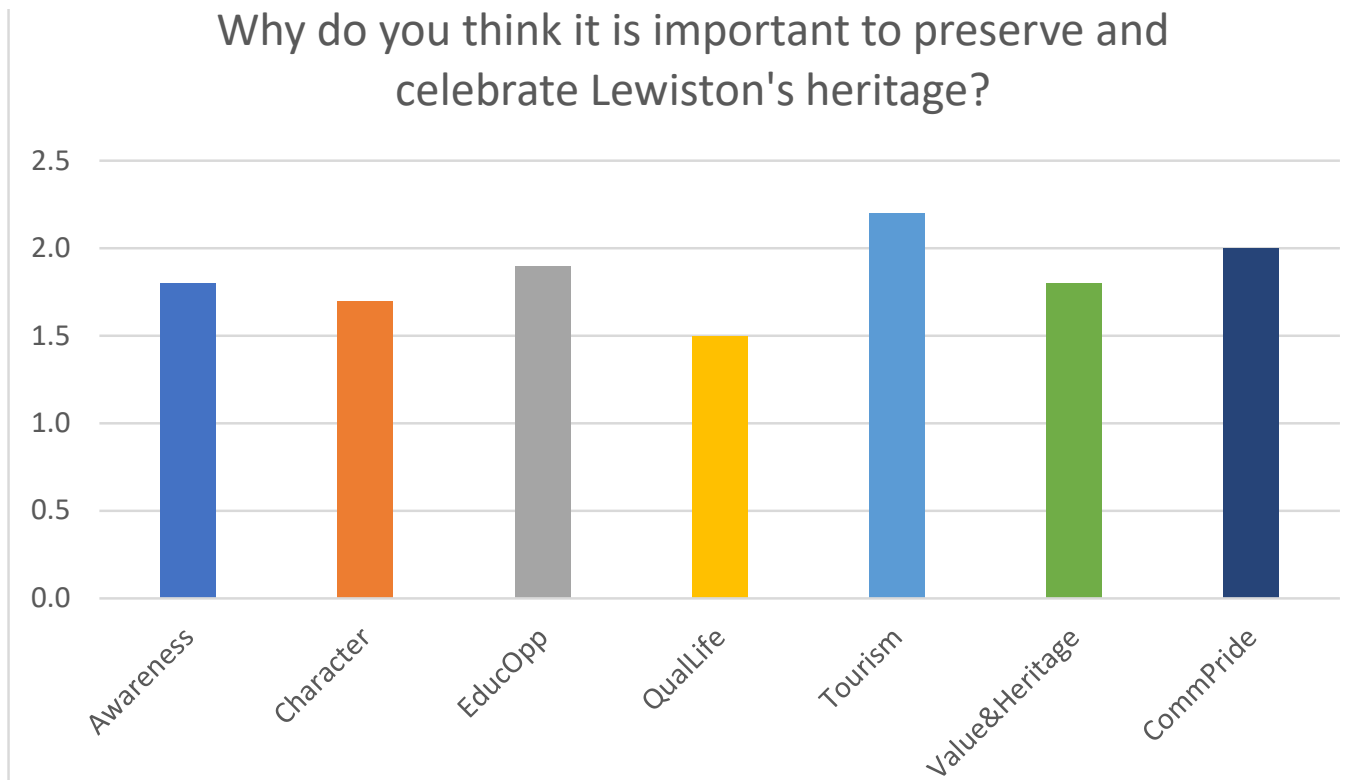


Figure 48: Responses to survey question #15 - lower number equates to higher priority.



## Appendix B: Survey Tabulation

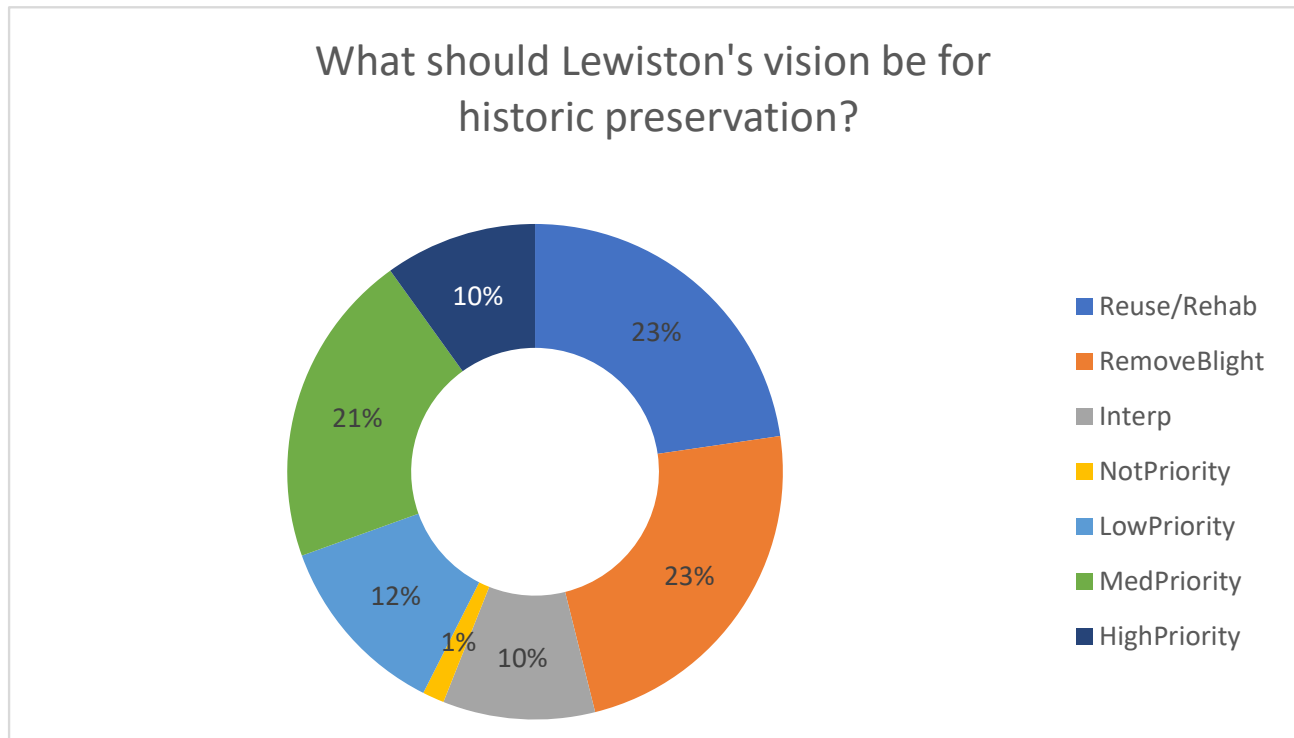


Figure 49: Responses to survey question #17



Figure 50: Responses to survey question #21





*This page intentionally left blank*



# Appendix C: Standards and Guidelines for Historic Preservation



*This page intentionally left blank*



# Appendix C: Standards and Guidelines

## STANDARDS AND GUIDELINES

The National Parks Service (NPS) has developed Ten Rehabilitation Standards that speak to undertakings affecting historic objects where the goal is to rehabilitate the artifact.

1. Changes to historic fabric shall be minimized.
2. The historic character shall be retained and preserved.
3. Identify a Period of Significance to guide your rehabilitation.
4. Historic Alterations achieve their own significance and should be considered.
5. Distinctive craftsmanship shall be preserved.
6. Deteriorated materials shall be repaired first or replaced in-kind.
7. Do No Harm: abrasives, chemical treatments and heavy-handed techniques are avoided.
8. Protect Archaeological Resources - recordation and mitigation may be required.
9. Changes to the historic shall be compatible with the features and spatial relationships.
10. Improvements shall be reversible to disturb as little historic integrity as possible.

### **Changes to historic fabric shall be minimized.**

The property should be used as it was originally intended and designed. However, when a new use is necessary, care should be taken so that the new use causes minimal change to distinctive materials, historic features, spatial relationships, and open spaces (interior & exterior).

### **The historic character shall be retained and preserved.**

The removal of distinctive materials, the alterations of space and the spatial relationships that characterize the historic object shall be minimized.

### **Identify a Period of Significance to guide your rehabilitation.**

Each artifact will be recognized as a physical record of its time, its place, and its use. Changes that create a false sense of historical development, such as adding conjectural materials, features, or elements from other historic properties will not be undertaken.

### **Historic Alterations achieve their own significance and should be considered.**

Alterations to the artifact that are more than fifty years of age should be evaluated against the period of significance to determine whether they should be retained. Thorough documentation of historic alterations shall be made prior to deconstruction.

### **Distinctive craftsmanship shall be preserved.**

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be studied and preserved.

### **Deteriorated materials shall be repaired first or replaced in-kind.**

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in



# Appendix C: Standards and Guidelines

design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

## **Do No Harm: abrasives, chemical treatments and heavy-handed techniques are avoided.**

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

## **Protect Archaeological Resources recordation and mitigation may be required.**

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

## **Changes to the historic shall be compatible with the features and spatial relationships.**

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## **Improvements shall be reversible to disturb as little historic integrity as possible.**

New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of

the historic property and its environment will be unimpaired.

## **GENERAL STANDARDS**

In addition to the ten Standards for Treatment of Historic Structures, there are eight General Standards which should define the care used in preservation undertakings.

1. The historic structure shall be put to use, either in a continuing use or a re-use, which requires minimal change to the historic qualities and appearance.
2. The character defining features shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the artifact shall be avoided.
3. Each piece of history shall be recognized as a physical record of its place, time and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other eras or structures, shall not be undertaken.
4. Most historic structures change or evolve over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the artifact shall be preserved.
6. All historic structures should be subject to a program of preventative maintenance. Deteriorated historic features and their materials shall be repaired rather than replaced. Where the severity of deterioration requires removal of a distinctive feature, the



# Appendix C: Standards and Guidelines

replacement shall match in design, color, texture, and other visual qualities; and, where possible, material. Replacement of missing features shall be substantiated by historical, physical, and pictorial evidence.

7. Every reasonable effort shall be made to protect and preserve physical evidence of features previously removed, replaced, altered, or otherwise affected in the course of the objects history.
8. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of railroad artifacts, if appropriate, shall be undertaken using the gentlest means possible.

Earlier the topic of integrity was brought up. Often integrity is confused with the term 'condition.' However, this is a misnomer. Even a ruin can possess a high degree of integrity when it is neither altered nor disturbed. There are two major considerations to the integrity of historic properties and objects: the character defining features and the materials. Consequently, the techniques used to apply or manufacture those materials are also considered here as well.



*This page intentionally left blank*





**END OF DOCUMENT**

