

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
January 7, 2020**

Chairman Sherman called the meeting to order at 6:00 pm in the council chambers.

**Roll Call:** Commission members present: David Copelan, Sarah Murphy, David Sherman, Katie Watterson and Bill Hood. Absent commission members: David Bond and Gail Featherstone

**Flag Salute**

**Minutes:**

S. Murphy made a motion to approve the minutes from the November 6, 2019 meeting. B. Hood seconded the motion. All in favor, motion carries. No further discussion.

**Business:**

116 High Street - Clean- up/demo

J. Harper, representing the owner of 116 High Street is requesting a certificate of appropriateness for the clean-up and removal of debris and remaining walls from the house that had burnt down last winter. J. Harper stated that it more of a clean up than a demo. Discussion was held. S. Murphy made a motion to award a certificate of appropriateness to J. Harper representing the owner of 116 High Street for the demolition and clean-up of the property. B. Hood seconded the motion. Roll call vote: Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries.

538 Cedar Street – Replace/repair brick

Tim Meeks, general contractor representing US Bank located at 538 Cedar Street is requesting a certificate of appropriateness for the removal and replacement of the profile masonry that is crumbling and deteriorating on the north side. Discussion was held with regards to the material proposed to be used to replace the existing masonry as well as address the ongoing water issue. Katie Watterson asked about the use of the EIFS and not the original masonry bricks. Tim Meeks stated that due to cost, time, season, availability, function, weight, and look, it would be very difficult and time consuming as well as not cost effective to use original materials. Chris Murphy of A+ Masonry stated that he agrees that when at all possible to use as close to the original masonry materials, but what is exposed is not unit masonry and neither is the profile, but bricks that were molded by hand, which was then overlaid with a cementitious material that is extremely porous and severely compromised. More discussion was held. Jeremy Watterson spoke and stated that as an owner of a brick building on the same street, the technique and materials they used in the past have lasted over 100 years and these materials that you are suggesting replacing the old with only have a lifespan of 30 years. Jeremy stated that the original technique is more sustainable, thus the better choice and that there is still the underlying concern of fixing the actual problem of the water sill issue while protecting the citizens who walk on the sidewalk below the sill. D. Sherman stated that he believes the court house used similar materials for replacing the west side of the balcony and still looks historic. Katie Watterson asked the cost of replacing existing materials. Chris Murphy estimates that the project could easily turn into the six digits to repair. The bricks under the profile are not made anymore. He said it was custom made. More discussion was held. Sally Utley asked what the specific certificate of appropriateness stated as far as work to be performed and what correspondence did Mr. Meeks bring with him from US Bank. D. Sherman then proceeded to read the letter from Mr. Meeks out loud. More discussion was held. Chris Murphy stated that another option might be a precast, but reiterated that whatever is done will not be able to replicate

exactly what was put there originally. Jocelyn Bachman stated that she has two concerns. One, that if the commission approves the use of the EIFS as a replacement for the masonry, then she believes it would set a dangerous precedent for further repair work in the town to be done with the same material. The second concern is the statement that Chris Murphy made about the use of EIFS is not ideally his first choice for materials. Chris Murphy responded and said that the material is unique to this area, but is standing on that he thinks this is the best option for this building and situation. More discussion was held.

Motion was made by D. Copelan to award a certificate of appropriateness to US Bank, owner of 528 Cedar Street, for the removal of the damaged and crumbling profile masonry on the north side of the building, repairing of structural damage, cover exposed area with a temporary covering and table to the February 5<sup>th</sup> Planning and Zoning Meeting different options of replacement of the profile masonry. K. Watterson seconded the motion.

No further business.

**Informational:**

Meeting adjourned at 7: 27 pm.



David Sherman, Chairman of Commission

Attest:



Amanda Trogden, Deputy City Clerk