

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
July 22, 2020**

Chairman Sherman called the meeting to order at 6:03 pm at Wallace City Hall.

Roll Call: Commission members present: Scott Lewis, David Copelan, Sarah Murphy, David Sherman, Katie Watterson, & Bill Hood. Absent commissioners: none.

Minutes:

K. Watterson made a motion to approve the minutes from the June 3, 2020 meeting. B. Hood seconded the motion. All in favor, no further discussion.

Business:

106 Elm Street – addition, windows, porch

Ron Niemi, owner of 106 Elm Street, is requesting a certificate of appropriateness for restoration of rotted porch and roof, addition of new windows, new siding and roofing as well as adding a 10' x 13' rear covered porch. Discussion was held. Scott Lewis made a motion to award a certificate of appropriateness to Ron Niemi, owner of 106 Elm Street, for new windows, siding and roofing, including the 10' x 13' back porch addition. Bill Hood seconded the motion. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion passed. No further discussion.

112 Elm Street – New windows and siding

Ron Niemi, owner of 112 Elm Street, is requesting a certificate of appropriateness for installation of new windows and siding. Discussion was held. Katie Watterson made a motion to award a certificate of appropriateness to Ron Niemi, owner of 112 Elm Street, for the installation of new windows and siding. Bill Hood seconded the motion. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; recused, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

508 First Street-porch

Dayne Evenson and Kristin Siri, owners of 508 First Street, are requesting a certificate of appropriateness for the restoration of the front porch and restoration with 6' extension of covered back deck. Discussion was held. Scott Lewis made a motion to approve front and back deck restoration with extension of covered back deck. Bill Hood seconded the motion. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

143 King Street – Carport and garage extension

Emma Stayduhar is requesting to extend her existing garage 20'x20' off the back and add a 20'x15' carport to the front. Sherman has been in contact with Emma and discussed the need of a variance hearing due to the property line. Emma reduced the size of the carport by 5' from property line to eliminate the need for a variance hearing. Sarah Murphy made a motion to award a certificate of appropriateness to Emma Stayduhar, owner of 143 King Street, for the garage extension and carport addition. Katie Watterson seconded the motion. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

603 Cedar Street – Building Renovation

Dan Clark, owner of 603 Cedar Street, is requesting a certificate of appropriateness for the exterior renovation of the Lucky Horseshoe Bar. D. Sherman stated that the work has already been completed. Discussion was held. Scott Lewis made a motion to award a certificate of appropriateness to Dan Clark, owner of 603 Cedar Street, for the renovation of the building. Seconded by Bill Hood. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

119 River Street – porch extension

Heather Branstetter is requesting a certificate of appropriateness for the extension of her front porch to the East side of the house. Discussion was held. Watterson made a motion to award a certificate of appropriateness to Heather Branstetter, owner of 119 River Street, for the extension of her front porch. Bill Hood seconded the motion. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

312 Fourth Street – Sign

Courtney Friehe, representing the Barnard Stockbridge Photography Museum, is requesting a certificate of appropriateness for the placement of a non-permanent exterior sign on 312 Fourth Street. Discussion was held as to the size and color. Courtney stated that it would be 2'x20' hung vertically. Letters would more than likely black with a white background. Motion made by K. Watterson to award a certificate of appropriateness to the Barnard Stockbridge Photography Museum at 312 Fourth Street for the placement of a seasonal sign to be hung on the exterior of the building. Seconded by Sarah Murphy. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

Advisory Request – vacate of F Street in Canyon Addition subdivision.

Shoshone County is requesting comments for the vacate of "F Street" in the Canyon Addition subdivision. Sherman stated that this is approximately two miles out of town and is not in city limits. Discussion was held. K. Watterson made a motion to write to the Planning and Zoning Administration of Shoshone County that the vacate of this property will not adversely affect the City of Wallace. Seconded by Sarah Murphy. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

Executive Session per I.C. §74-206(1)(f) - To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Motion made by Sarah Murphy at 6:36 p.m. to move into Executive Session Per Idaho Code § 74-206(1)(d). Seconded by Bill Hood. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. Motion made by Sarah Murphy at 7:19 to exit executive session. Seconded by K. Watterson. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. Motion carries.

Make findings regarding the historical, architectural, archeological and cultural significance of the buildings, structures, features, sites or surroundings within the City of Wallace.

D. Sherman read to the commissioners the "City of Wallace Historic District Designation" outline which states:

Under Wallace City Code, Title 12-3-1, any area within the City of Wallace may be designated as a historic district by the City if it meets those requirements outlined in Title 12-3-1. Pursuant to our authority as a Historic Preservation Commission which is outlined in Title 12-4-1, we may take action to

propose what areas within a city should be designated as part of our local historic district. Also, under 12-4-1, we can undertake this process either upon a request from the city council, or under our own initiative.

While the city and its inhabitants have historically relied upon the National designation of the Wallace Historic District, and nobody has ever contested this designation, it would likely be beneficial to make a formal adoption of this designated area at the local level as well. With that said, I would like to recommend that we move forward with making such a local adoption.

In order to make such an adoption under our City Code, we must have investigative findings of the historical, architectural, archeological, and cultural significance of the buildings, structures, features, sites, or surroundings that will be included in any local proposed historic district we adopt.

Due to the research that has already been completed as part of the 1979 application for the Wallace Historic District through the National Register of Historic Places, as well as the 1983 and 2000 expansions of that Historic District, much of the investigation that would be needed by us has already been completed, assuming we agree with the investigative findings that were made by the agencies involved in those processes. Additionally, through the research of Northwest Vernacular whose help was enlisted by the City in drafting our Historic Preservation Plan, a map which outlines those buildings, structures, features, sites, and surroundings within the district, as well as the designation of those properties as "contributing, non-contributing, and compatible," has been compiled and placed into what is identified as "Map 6". A formal legal description of the area encompassed in Map 6 is labeled Historic District Boundary Legal Description.

Motion made by D. Copelan to adopt as our own those investigative findings made in the 1979 application for the Wallace Historic District along with those investigative findings made in 1983 and 2000 applications for boundary increase of the Wallace Historic District, proposing that our local Historic District mirror the National Historic District designation for the City of Wallace and which has been summarized in Map 6 and more particularly described in the Historic District Boundary Legal Description. Such findings are supported by the Wallace City Code and meets the criteria outlined under Title 12-3-1, specifically Sections A & C, and Title 12-3-3 and Title 13-8-4. Seconded by Katie Watterson. Roll call vote: Lewis; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Hood; aye. All in favor, motion carries. No further discussion.

Informational:

Motion made by D. Copelan to adjourn. Seconded by Sarah Murphy. All in favor, motion carries.
Meeting adjourned at 7:29 p.m.



David Sherman, Chairman of Commission

Attest:



Amanda Trogden, Deputy City Clerk