

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
January 5, 2022**

Chairman Sherman called the meeting to order at 6:01 pm at Wallace City Hall in the Council Chambers.

**Roll Call:** Commission members present: Sarah Murphy, Dave Kuns, David Sherman, Courtney Friehe, Katie Watterson. Absent Commission members: Emma Stayduhar and Scott Lewis

**Minutes:**

S. Murphy made a motion to approve the minutes of the December 1, 2021 regular Planning and Zoning Meeting. Seconded by Friehe. All in favor, motion carries. No further discussion.

**Business:**

**516 Cedar Street-replacement of windows to glass roll up garage door.**

Traci Bauer, representing the family property at 516 Cedar Street, is requesting a certificate of appropriateness for the replacement of the front windows to include a man door and two glass garage doors as well as bevel the sidewalk for the purpose of creating a Stay-n-Play business. Discussion was held. Sherman stated that the purpose of this application for Historic Preservation is not to evaluate the business plan, but to review the application for window/garage door replacement. Sherman is of the opinion that this is a significant change to put garage doors on Cedar Street and a little out of character, but that the building storefront as it is now is not historic. Based on other examples of garage doors in town, he is ok with the application. C. Friehe stated that "our Commercial District is the cornerstone of our designation on the Historical Register, and that our Historic Code focuses heavily on the storefronts in the Commercial and Business District. And though the code is vague in a lot of ways, when it comes to the storefronts, it's very specific about how storefronts should be treated." Friehe went on to quote the Wallace City Code 12.8.5 and summarized in part these specific points.

**(B) Storefronts:**

1. Uniqueness: The traditional storefront is the single most important architectural form that expresses the uniqueness and historical character of the City's Commercial Historic District.

2. Basic Form:

(Figure 11. Storefronts:) The basic design elements of the storefront should be retained or reclaimed.

3. Retention of Basic Design Elements: Construction work on Commercial Historic District storefronts should retain these basic storefront design elements where they exist, and seek to reclaim them when they have been altered or lost.

**(C) Window Patterns:**

2. Proposed designs for window arrangements in new construction should be compatible with and avoid distracting from the predominant window pattern of adjacent buildings from the historic period.

(Figure 12. Window Patterns:) A building's historic window pattern should be retained or reclaimed.

**(D) Window Replacement:** The replacement should match the original window, fill the entire opening, and duplicate the original window pattern.

C. Frieh went on to state that due to what she just read from the code and apply it the current application, she doesn't believe the application complies with the Code if the Commission was to approve it. Frieh also wanted to point out that picture of the Armory included in the application for an example, was already a garage before the roll-up door was put in, as well as the Grey Hound Bus Station that was historically a bus station. Another example of a garage was a tire shop across from the court house, now the Press Gallery which still has a garage door on the building with a beveled side walk. Frieh stated if this application is approved, the Commission in the future is obligated to allow anyone permission for the same thing. And in her opinion "storefronts, hotels, bars, and retail spaces are really important to our Historic Designation and visual feel, in addition, we would be losing some parking spaces, which is already an issue."

Traci Bauer wanted to address the issue of parking, by stating that the Historic Commission doesn't have any say on the matter, but that in the City of Wallace owning and operating several businesses herself as well as being on the Wallace Historic Chamber of Commerce, one of the huge issues with parking is business owners and employee's parking in front of their own businesses. And that is an issue for all business owners, not just one. Traci also stated that if allowed this application, the potential for opening up spaces is greater due to up to six razors, and many snowmobiles, and motorcycles parked inside the building freeing up outside parking space. Sherman asked if there would be closed off parking in front of the building. Traci said "yes, two spaces." Discussion was held. K. Watterson stated that she thinks the idea is great and would benefit the town, but is concerned and her job as a commissioner is to make decisions that encourage compatible and traditional storefronts with new construction. Watterson stated she doesn't believe this application and design is compatible with this piece of storefront property on Cedar Street as well as there being a potential safety issue moving ATVs into the building with the heavy pedestrian use. As to the garage doors at the Armory and others, those were in place before City of Wallace Planning and Zoning and Historic Preservation ever existed, and all of the buildings on Pine Street that have a garage door to the alley do not have an active bar, storefront, hotel, and restaurant space. Discussion was held. S. Murphy stated she researched out what type of businesses would be allowed in the GC District and stated that automotive sales and services would be allowed. Murphy also stated that the type of business she is proposing is permissible, but the concern is the look of the historic storefront and what the code reads. More discussion was held on permitted use and what governing body of the city handles that. D. Kuns stated he is not in favor of a storefront having a garage door for the entrance. He's concerned about the precedent in the future. C. Frieh made a motion to deny the application based on the City of Wallace Code and the precedent it will set. D. Kuns seconded the motion. Roll call vote: Murphy; yes, Kuns; yes, Sherman; no, Frieh; yes, Watterson; yes. Motion carries. More discussion was held with the applicant on what would be permissible if a new application was submitted.

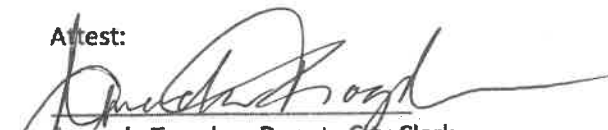
#### **220 Sixth Street-window and signage replacement/deletion**

Sean Agriss of True West General Contracting, LLC, contractor for 220 Sixth Street is requesting a certificate of appropriateness for the replacement and deletion of windows on all three levels of the building as well as replacement of current signage located on southeast corner of the building. Sean has submitted a written description along with proposed images as part of the application and labeled the construction into phases 1-6 and has been submitted them as part of the record. Sherman stated he prefers to address the windows first, then the signage. All on the commission were in agreement. Sherman and Frieh have disclosed that they have talked with the applicant regarding to the work to be done prior to the meeting. Sean Agriss went on to speak to item (1) on his handout that he would like to replace all the windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floor back to the original design/opening facing Pine and Sixth Street. Sherman stated that those would be included on the preapproved list and not needed for Commission approval. Items (2-4) he is proposing to remove all of those windows as they are not visible

from the street and replace the opening with weathered brick as close to what is currently on the building. Discussion was held. Item (5) Sean explained he wanted to replace the fixed windows on the ground floor facing Pine and 6<sup>th</sup> street to the original opening. He stated the current brick there is not original or load bearing. Discussion was held. Dick Caron spoke about the history of the building and stated he believes that the proposed plan for ground floor windows in those openings are too high. D. Caron also showed some images of the interior of the building, facing south, to support his opinion and stated he would provide a copy to the city clerk for referral. Discussion was held. C. Friehe made a motion to grant a certificate of appropriateness to Sean Agriss, contractor for 220 Sixth Street for items (1-5) for the window replacements/modifications. K. Watterson seconded the motion. Roll call vote: Murphy; yes, Kuns; yes, Sherman; yes, Friehe; yes, Watterson; yes. All in favor, motion carries. Sean Agriss went on to speak about the five signs, item (6) on his proposal and stated they want to replace all the current signage located on the southeast corner of the building, Pine and 6<sup>th</sup> Street. The new signage will consist of new electric neon signage and be time period appropriate. D. Caron spoke to the commission regarding the proposed application and wanted to address and ask what Sean plans to do with the doors. Sean stated he is not prepared to address or make a proposal on that at this point, other than the glass doors on the ground floor, east side of 6<sup>th</sup> Street will be replaced with fixed windows as earlier stated. More discussion was held. Rick Shaffer asked if there were any fire code related issues with removing the door to the cafe and if the original sign stated Albertini's and Gem Bar Steakhouse. Sean stated that the sign will be a new design, but in past years the signs have changed to various different names. Sherman stated he has talked with the building inspector regarding this proposal and stated that the proposed work will require some additional engineering analysis regarding any structural changes, so to the fire code issues brought up, the inspector will address those as well if any. K. Watterson made a motion to grant a certificate of appropriateness for all proposed signage replacement in item (6) of Sean Agriss proposal. Seconded by S. Murphy. Roll call vote: Murphy; yes, Kuns; yes, Sherman; yes, Friehe; yes, Watterson; yes. All in favor, motion carries. No further discussion.

There being no further business to come before the Commission, D. Kuns made a motion to adjourn. C. Friehe seconded the motion. All in favor, motion carries. Adjourned at 7:11 pm.

  
David Sherman, Chairman of Commission

Attest:  
  
Amanda Trogden, Deputy City Clerk