

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
April 6, 2022**

Chairman Stayduhar called the meeting to order at 6:00 pm at Wallace City Hall in the Council Chambers.

Roll Call: Commission members present: Courtney Friehe, Sara Murphy, Emma Stayduhar, and Scott Lewis. Absent members: Dave Kuns

Minutes:

C. Friehe made a motion to approve the minutes of the February 2, 2022 regular Planning and Zoning Meeting and the March 8, 2022 Special Meeting Public Hearing. Seconded by S. Murphy. All in favor, motion carries. No further discussion.

Business:

208 Cedar Street-Variance

Emma Stayduhar opened the Public Hearing for Variance submitted by Courtney Friehe.

Courtney Friehe, applicant for the 208 Cedar Street 20.5' front-yard variance, stated that as a Planning and Zoning Commission member she will not be voting on this project and is recusing herself to present the proposed variance. Friehe stated that she is requesting a variance for front yard set-back from 25' requirement to a 20.5' to accommodate the Historic Code pertaining to alignment of neighboring houses.

Dick Caron resident of 416 ½ 6th Street stated he is in favor of the variance and that it is consistent with the code to line-up with the other houses.

There being no further comments from the public, Stayduhar concluded the Public Hearing at 6:13 pm for the Variance of 208 Cedar Street.

E. Stayduhar stated that the Wallace City Code 12-8-3 Site Orientation and Directional Expression is consistent with the application. Discussion was held.

S. Murphy made a motion to approve the variance for 208 Cedar Street, submitted by C. Friehe, for 20.5 front yard set-back. S. Lewis seconded the motion. Roll call vote: Friehe; recused, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries. No further discussion

208 Cedar Street-Construction of new home

Courtney Friehe, applicant for 208 Cedar Street, is requesting a certificate of appropriateness for the construction of a 1,147 sq ft historic home. Discussion was held.

Ryder Gauteraux asked if the front porch was considered part of the house for the front yard set-back variance or if the actual house was considered.

S. Murphy made a motion to grant a certificate of appropriateness for 1,147 sq ft house as presented with the possibility of the stairs being moved to the front of the house instead of entry on the side.

Seconded by S. Lewis. Roll call vote: Friehe; recused, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries. No further discussion.

613 Cedar Street- Restoration of front windows

Courtney Friehe, applicant for 613 Cedar Street is requesting a certificate of appropriateness for the restoration of the front of the building by replacing the exterior cedar shingles with windows.

Discussion was held. S. Murphy made a motion to grant a certificate of appropriateness to Courtney Friehe, representing 613 Cedar Street, for the removal of cedar shingles and replacement of windows at

the front of the building. S. Lewis seconded the motion. Roll call vote: Frieh; recused, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries. No further discussion.

425 Pine Street-Replace teller windows and other exterior improvements

Todd Starnes, owner of 425 Pine Street, is requesting a certificate of appropriateness for exterior improvements listed in a narrative statement provided with the application labeled 1-6 as well as "proposed changes for discussion". C. Frieh stated that she has met with Todd Starnes and discussed the Historic Code. Discussion was held regarding the provided narrative statement and that the Commission would address each one individually.

Replacement of exterior bank teller window with double hinged exterior doors.

Dick Caron resident of 416 ½ 6th Street wanted to know how the owner was going to get rid of the yellow paint on the brick. Also wanted clarification on the design of the front door.

C. Frieh made a motion to approve the removal of the bank teller window and replace with double hinged doors. Seconded by S. Lewis. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries.

(1.) Removal of all exterior yellow paint from brick. Owner hasn't committed to a specific method yet for removing exterior paint.

Dick Caron, resident of 416 ½ 6th Street spoke and stated several methods for removing paint off brick and the gentlest method is chemical removal.

C. Frieh made a motion to approve the removal of paint from exterior of building. Seconded by S. Lewis. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries.

(2.) Remove exterior railing above windows on the first floor. S. Lewis made a motion to approve removal of exterior railing above first floor. Seconded by S. Murphy. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries.

(3.) Paint waterline trim to black or closest to original color. C. Frieh made a motion to approve painting of trim. Seconded by S. Lewis. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries.

(4.) Refurbish all windows to original working condition except for the four "newer showroom windows" previously installed by the bank on the first floor. Stayduhar stated windows are a preapproved item.

(5.) Two garage doors restored. The commission is taking no action-already preapproved.

(6.) Replace all exterior lights. The commission is taking no action-already preapproved.

Todd Starnes also asked if he needed approval for placement of a flag pole that was anchored to the top of the building. The commission stated no action is needed-already preapproved, existing.

525 Cedar Street-48"x72" Neon Sign

Ryder Gauteraux, present owner of 525 Cedar Street, is requesting a neon sign to place on the exterior southeast corner of the building. This sign will replace the "Coffee Shop" sign already on the building. Discussion was held. C. Frieh made a motion to approve the placement of a 48"x72" neon sign. Seconded by S. Murphy. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries.

525 Cedar Street-Exterior Lighting

Tamra Clair, potential buyer of 525 Cedar Street, is requesting a certificate of appropriateness for the installation of exterior lights underneath the outside deck. C. Frieh stated that there is nothing in the code that addresses exterior lighting, so there is no need for the Commission to take action on the proposed application.

525 Cedar Street-Exterior Windows and Doors

Tamra Clair, potential buyer of 525 Cedar Street, is requesting a certificate of appropriateness for the replacement of four windows on the second story to period appropriate doors to allow exits for staff and guests. Discussion was held.

Dick Caron resident of 416 ½ Sixth Street, stated he is opposed to the prior statement of exterior lighting not being mentioned in the code. He stated that exterior lighting is a three-dimensional object therefore it is a structure. Caron also stated he is familiar with the two doors that were on the 2nd floor prior, but thinks there needs to be a better drawing to actually see the proposed plan. Also is concerned about setting a precedence.

C. Frieh stated that the Historic Preservation Code for the City of Wallace is dated to the period of 1890-1920, so she believes that the plan is consistent with the historic period. She also stated she was concerned about the safety of potential guests.

Ryder Gauteraux, current owner of the building, stated that the original doors to the balcony are clearly visible on the interior and exterior and that all building and construction will be done to code.

S. Lewis made a motion to grant a certificate of appropriateness for the replacement of four windows on the 2nd story to period appropriate doors. S. Murphy seconded motion. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries. No further discussion.

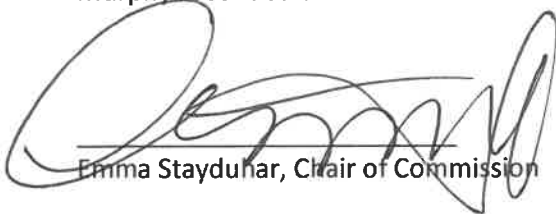
Application for Building Permit #2726

Applicant, Ryder Gauteraux was asked to be present at the meeting for discussion on the building permit application #2726. After C. Frieh read into the record the minutes of the September 2021 Planning and Zoning Meeting regarding the 20 Weyer Gulch-Pole Barn Construction, questions were asked to Ryder Gauteraux pertaining to the application. After much discussion, S. Murphy made a motion to table the application until more information could be brought to the Commission. Seconded by S. Lewis. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries.

Workshop to consider applications

Commission requested more time to review and research out application options.

There being no further business to come before the Commission C. Frieh made a motion to adjourn. S. Murphy seconded the motion. All in favor, motion carries. Adjourned at 8:34 pm.



Emma Stayduhar, Chair of Commission

Attest:



Amanda Trogden, Deputy City Clerk

