

**REGULAR MEETINGS OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
Wallace City Hall-Council Chambers
November 4, 2022**

Chairman Stayduhar called the meeting to order at 5:00 pm at Wallace City Hall in the Council Chambers.

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

Flag Salute:

Business:

405 Fifth Street-Vertical Sliding window for coffee shop

Brent Therrian, representing the owner of 405 Fifth Street, is requesting a change in the approved Certificate of Appropriateness application from the September 7, 2022, Planning and Zoning Regular Meeting to a horizontal sliding window for the coffee shop. Stated that it is very difficult and expensive to order a vertical sliding commercial-grade window. Discussion was held. S. Lewis asked if it would be possible to have the proposed window look more historic by having a uniform grid pattern of six equal panes. Brent asked to confirm with the owners. E. Stayduhar granted his request and the next applicant was heard, and stated the Commission would come back to this application later in the meeting.

220 Sixth Street-Glass doors installation with sidelights, painting of exterior trim, fixed steel awning installation, and signage on Pine Street

Ryan Smith, the owner of 220 Sixth Street, is requesting a C of A for the installation of a glass door with sidelights, fixed steel awning, and sign along with painting exterior trim. Stated he has done an immense amount of research about the building and the corner entrance, heard a lot of comments from community members, and values their opinion. Stated he is not convinced that the front corner entrance was original to the building due to the inconsistencies of construction materials that were present during the interior remodel. Also, stated that this last spring, he had to immediately perform some work due to a car wrecking into the corner entrance. Sited code 155.005-Duty to keep in good repair.

E. Stayduhar asked for public comments to now be heard. A. Trogden read into the record exhibits A-D in opposition.

Tanner Marshall-512 Bank Street: Stated he is in favor of the work requested and that he works for the owner and does not believe that the corner entrance to the building was original and disputes the Historic Registry about that.

Discussion was held. Chairman Stayduhar read into the record a prepared letter written by Commissioner C. Friehe expressing her opposition to the work that has been done and a Certificate of Appropriateness application request. E. Stayduhar stated that after reviewing the W.C.C., no specific mention of notched corner entry was a significant feature to be maintained. Could not locate any pictures as old as 1892 and pictures that were dated 1930 do not show a clear view of the corner as the

entry point. Stated that W.C.C. 155.135 (B) (1) and (2) supports remodeling to be economic and is not overburdensome to the owner.

Ryan Smith, the owner of 220 Sixth Street, asked if he was allowed to rebut the comments read into the record prior. E. Stayduhar allowed for his rebuttal to be heard.

Ryan went on to state that the building was built in 1892 and was added to and rebuilt in 1913. Stated that he did not state that the code was poorly written, that was said to him personally by someone else who wrote a letter in opposition. Addressed the issue of someone stating that the exterior brickwork looks like a "patchwork quilt." Ryan said that he has harvested bricks original to the building that was from the interior. They are the same bricks, just not weathered. Addressed that there are going to be wood frames to cover the painted window frames. Also stated he was extremely disappointed by two of the commenters that are in opposition and that he thinks they were very disingenuous because they stated to his face prior that he was doing a good job and also asked for some of his excess materials from the remodel. Ryan addressed a comment made by someone who stated he is an out-of-town developer whose only interest is money. Ryan stated that he is not a developer from out of town and that he is someone who just fell in love with the place and wanted to be a part of Wallace and its charm and that person's comments are a misrepresentation of what is being done by him. Ryan stated his intent for the building is to add value and to make many improvements including safety for all who are inside.

More discussion was held by the Commission. Motion made by S. Lewis to approve the construction of the entrance from the Pine Street side of the Camia Building. S. Murphy seconded the motion. Roll Call: Lewis; yes, Stayduhar; yes, Murphy; yes. All in favor, motion carries.

Motion made by S. Murphy to approve the painting of the exterior trim in a preapproved color from the chart available at City Hall. Seconded by S. Lewis. Roll call vote: Lewis; yes, Stayduhar; yes, Murphy; yes. All in favor, motion carries.

Discussion was held regarding awning placement in relation to the sign. S. Lewis made a motion to approve the awning as indicated on the provided drawing. S. Murphy seconded the motion. Roll call vote: Lewis; yes, Stayduhar; yes, Murphy; yes. All in favor, motion carries.

Motion by S. Murphy to table the proposed signage placement proposal until more information is forthcoming. Seconded by S. Lewis. Roll call vote: Lewis; yes, Stayduhar; yes, Murphy; yes. All in favor, motion carries.

405 Fifth Street-Vertical Sliding window for coffee shop

Brent Therrian, representative of the owners of 405 Fifth Street stated that the owners were completely ok with the proposed modification of the window to have it look more historic with a uniform grid pattern of six equal panes. S. Lewis made a motion to grant a certificate of appropriateness to the owners of 405 Fifth Street for the installation of a horizontal sliding window for their coffee shop that has a grid pattern of black with six equal panes for a more historic look. Seconded by S. Murphy. Roll call vote: Lewis; yes, Stayduhar; yes, Murphy; yes. All in favor, motion carries.

There being no further business to come before the Commission, S. Lewis motioned to adjourn. S. Murphy seconded the motion. All in favor, motion carried. Meeting adjourned at 6:24 pm.



Emma Stayduhar, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk

