

**REGULAR MEETINGS OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
Wallace City Hall-Council Chambers  
January 4, 2023**

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

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

Absent members: none

**Flag Salute:**

**Minutes:** Motion made by C. Friehe to approve December 7, 2022, the minutes of the Regular Meeting Wallace Planning and Zoning Historic Preservation Commission. Seconded by S. Lewis. Roll Call: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Friehe; yes. All in favor, motion carries.

**Business:**

Chairman Stayduhar addressed all who were present and stated that the Public Hearing procedures printed on the back of the agenda for the Certificate of Appropriateness applications will be followed.

**512 Bank Street-replacement of the front entry door**

Veronica Stevens, representing the owner of 512 Bank Street, is requesting a certificate of appropriateness for the replacement of the broken/damaged aluminum framed front entry door. Images were provided with the application and Veronica stated that the door would be wood framed with glass inset and glass side panels. Discussion was held. C. Friehe stated she needs more info and is having trouble visualizing what the door looks like currently without a site plan and how the new one will look in its place. S. Lewis was also in agreement with Friehe. S. Murphy sent an image via email from the MLS listing pertaining to the property and D. Clerk Trogden was able to put the image on the overhead screen showing the door's current state and what the new door would look like. Discussion was held. No public comment was provided. S. Murphy motioned to grant a Certificate of Appropriateness to Kelly Penberthy, owner of 512 Bank Street, for the exterior replacement of the front middle entry door of the three of the building with wood-framed glass inset and glass side panels. Seconded by S. Lewis. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Friehe; abstained. Motion carried. No further discussion.

**410 Pine Street-Window replacement**

Kimberly Keaton, the owner of 410 Pine Street, is requesting a certificate of appropriateness for the replacement of an exterior window facing the alley. She stated the window has been replaced previously, 4 of 5 windows located on that side of the building are aluminum framed sliders, and the other is wood framed single hung. The new window would be double-paned, white vinyl framed, and approximately 4" wider. E. Stayduhar spoke from the old W.C.C. 12-8-5 D, window replacement. No public comment was provided. Discussion was held. C. Friehe stated that the building was not contributory. E. Stayduhar referenced the old W.C.C. 12-8-1 E. S. Lewis motioned to grant a certificate of appropriateness to Kimberly Keaton for the window replacement, located at 410 Pine Street. S.

Murphy seconded the motion. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Frieih; yes. All in favor, motion carried. No further discussion.

**528 Cedar Street- installation of the exterior awning on the east side of the building, ground floor exterior windows and doors upgrade, and restoration of exterior ground floor facade.**

John Doyle, the owner, and representative of 528 Cedar Street is requesting a certificate of appropriateness for the exterior renovation of the building. A presentation of the proposed exterior renovation was given by Mr. Doyle and provided to D. Clerk Trogden for the record.

E. Stayduhar opened the meeting for public comment. D. Clerk Trogden read into the record written public comments received by Wallace City Hall labeled exhibit A-1 thru A-4.

Public comments in opposition were then heard.

Amy Lynn-112 King Street Wallace Idaho

In opposition to the proposed plan. Thanked Mr. Doyle for coming and for providing revised plans, but is still not in favor of the design. States she believes the east side of the building had recessed doors that are not represented in the current design. Concerned about the roof design and possible snow accumulation onto the other building. Signage needs specifics and is not something that the Commission can decide without a clear picture. Stated she thinks the proposal is very vague in what is being asked of the Commission to decide on.

Dick Caron-416 ½ Sixth Street Wallace Idaho

In opposition to the proposed plan. Agrees with the written letter from David Sherman and others who referenced Title 12 of the W.C.C. Stated that the narrative provided by the owner, specifically the last two paragraphs, reads non-historic in his opinion. East elevations are of the most concern to him. Stated where the ATM used to be is original to the building. Would like to see consistency between spaces on the east bottom side. Not in favor of fiberglass window frames that look like wood.

Jeremy Watterson-514 Cedar Street Wallace Idaho

In opposition to the proposed plan. Echo the words of David Sherman, Dick Caron, and others who referenced Title 12 of the W.C.C. Is of the opinion that the code is very specific in maintaining uniformity and rhythm. Not in favor of the storefronts as presented on the east side. Would like to see recessed entryways. Doesn't think awnings are useful. Again stated W.C.C. 12-8-5 and that applicants need to "Conform to the code".

There being no further public comment, Chairman Stayduhar asked Mr. Doyle to answer questions the P&Z Commission may have. D. Kuns asked specifically about the kickboards and what distinguishes the first proposal from this current proposal. Mr. Doyle stated that they removed the floor-to-ceiling door design and added kickplates. The metal awning was changed to cloth awnings to accommodate the change in the seasons. Mr. Doyle was asked to clarify the roof that appeared to be domed. Mr. Doyle stated that the roof would not be visible from the street and that there is a slight change to the current structure to help eliminate the accumulation of ice and snow. Ben Allen asked Mr. Doyle to clarify on record what is being presented orally versus what is written on the proposed plan. C. Frieih stated that she sees a least 11 separate requests from the application. Blanket approval is never granted and sees the current application is problematic. Chairman Stayduhar stated to the applicant that at the prior meeting, he was asked to provide separate requests for every exterior change so that the Commission could properly address each one. After much discussion, C. Frieih motioned to deny the application as it was written until clarification of all the other elements can be provided in a new application. D. Kuns


seconded the motion. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Frieh; yes. All in favor, motion carries. Chairman Stayduhar encouraged the applicant that if he plans on resubmitting an application, to provide details with distinct proposed design elements that are listed individually on the narrative provided with the application. B. Allen, the legal representative of the city, asked the applicant if he plans on resubmitting a new application with consideration to the public and Commission feedback, appealing the application to the city council, or not resubmitting a new application. The owner stated that at this time, they will probably leave it as is just addressing some minor issues on the roof and windows with ordinary maintenance and repair. B. Allen also stated to the applicant that in the future, to break down the components of the application into specific elements in the application to aid the Commission in making a determination for the applicant.

Chairman Stayduhar stated that all of the applications have been heard and that the Commission will move on to the workshop portion of the meeting.

After a brief discussion, S. Murphy motioned to table the trifold workshop. C. Frieh seconded the motion. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Frieh; yes. All in favor, motion carries.

S. Lewis made a motion at 8:56 p.m. to move into Executive Session Per Idaho Code § 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. Seconded by D. Kuns. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Frieh; yes. All in favor, motion carries. At the conclusion of the Executive Session, S. Murphy motioned at 9:16 pm to re-enter the regular meeting. Seconded by D. Kuns. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Frieh; yes. Carried.

There being no further business to come before the Commission, S. Murphy motioned to adjourn. D. Lewis seconded the motion. All in favor, motion carried. The meeting adjourned at 9:17 pm.

  
Emma Stayduhar, Chairman of the Commission

Attest:

  
Amanda Trogden, Deputy City Clerk

