

CITY OF WALLACE  
PLANNING AND ZONING HISTORIC PRESERVATION COMMISSION  
Regular Meeting  
AGENDA  
City Hall Council Chambers  
703 Cedar Street, Wallace ID 83873  
June 4, 2025  
6:00 pm

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**6:00 P.M. CALL TO ORDER:**

**ROLL CALL:**

Chairman Emma Marlow, Vice-Chair Sarah Murphy, Adam Guthrie, Heather Barnhart, and Mike Lavigne

**PLEDGE:**

**MOTION TO AMEND AGENDA: \*\*\*ITEM IS CONSIDERED TO BE AN ACTION ITEM.**

**STAFF COMMENTS:**

**COMMISSION COMMENTS:**

**APPROVAL OF MINUTES: \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.**

May 7, 2025, Regular Meeting of the P&Z Historic Preservation Commission.

**PUBLIC HEARINGS: \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.**

1. Applicant: Amy Lynn  
Location: 401 River Street  
Request: Certificate of Appropriateness – construction of basketball and pickleball court with installation of chain link fence
  
2. Applicant: Chris Morlan  
Location: 712 Cedar Street  
Request: Certificate of Appropriateness – update of existing pole barn/garage façade
  
3. Applicant: Chris Morlan  
Location: 712 Cedar Street  
Request: Certificate of Appropriateness – construction of dormer addition on house
  
4. Applicant: Brooks Hotel  
Location: 510 Cedar Street  
Request: Certificate of Appropriateness-installation of window sign
  
5. Applicant: Kevin & Denise Bausch  
Location: 816 Maple Street  
Request: Certificate of Appropriateness – construction of timber-frame carport structure
  
6. Applicant: Ryder Gauteraux  
Location: 118 River Street

- Request: Certificate of Appropriateness-construction of garage
7. Applicant: Gus Hebish  
Location: 166 King Street  
Request: Certificate of Appropriateness – reconstruction of existing garage
8. Applicant: Richard Allen  
Location: 412 Third Street  
Request: Certificate of Appropriateness – unattached timber frame 15’x12’ patio cover

**ADMINISTRATIVE/BUSINESS: \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

1. J-U-B Comprehensive Plan Update
2. 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.

**INFORMATIONAL-PREAPPROVALS:**

**ADJOURNMENT: \*\*\*ACTION ITEM**

***All written public comments must be received no later than 24 hours before a scheduled hearing in order to allow sufficient time for City Staff to compile and prepare hearing packets. If public comment is desired on any matter with less than 24-hour notice, citizens may attend a hearing and provide oral public comment in person.***

***Request for the accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk five days before the meeting. (208) 752-1147***

CITY OF WALLACE  
PLANNING AND ZONING HISTORIC PRESERVATION COMMISSION  
Regular Meeting Minutes  
City Hall Council Chambers  
703 Cedar Street, Wallace ID 83873  
May 7, 2025  
6:00 pm

---

**CALL TO ORDER:**

Chairman Marlow called the meeting to order at 6:00 p.m. at Wallace City Hall in the Council Chambers.

**COMMISSIONERS PRESENT:**

Emma Marlow, Chair  
Sarah Murphy, Vice Chair  
Mike Lavigne  
Heather Barnhart

**STAFF MEMBERS PRESENT:**

Ben Allen, Legal

**COMMISSIONERS ABSENT:**

Adam Guthrie

**FLAG SALUTE:**

**MOTION TO AMEND AGENDA: (ACTION ITEM)**

**COMMISSIONER COMMENTS:**

**APPROVAL OF MINUTES: (ACTION ITEM)**

Motion by S. Murphy, seconded by M. Lavigne to approve the April 2, 2025, Planning and Zoning Historic Preservation regular meeting minutes as written.

**ROLL CALL:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Lavigne  | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |
| Commissioner Guthrie  | Voted |     |

Motion carried.

**PUBLIC HEARING: \*\*\*\* (ITEMS BELOW CONSIDERED TO BE ACTION ITEMS)**

1. Applicant: Kelly and Tim Penberthy  
Location: 506 Bank Street  
Request: Certificate of Appropriateness – Installation of exterior signs

Deborah Johnson made the following comments.

- Stated she is leasing the space at 506 Bank Street
- Opening up a gift shop that will be called “Thinga Majigs” and needs a new sign

- Small sign about 36"x46" made of dibond material above the windows, smaller than stated on application to fit the space better
- Would like to also include a hanging sign that will be rectangular approximately 24"x24" of durawood material with the same logo.
- Metal bracket will be extending 36" from the building
- Would also like to get approved for 6" vinyl lettering, same yellow color as in the logo on front window that will state the following: "Perfect gifts for them...epic stuff for you!"

**Commission Comments:**

Ben Allen, Legal Counsel, wanted clarification of size of proposed vinyl letter.

D. Johnson stated 6".

H. Barnhart wanted clarification on what the sign would be made of.

D. Johnson stated dibond is a better option compared to other materials.

Discussion was held regarding what dibond was made of.

Lavigne asked how far off the ground the sign would be.

D. Johnson asked for the Commissions guidance as she was unable to find it in our code.

Chairman Marlow asked if there was any consideration for a logo that was more historic looking.

D. Johnson stated that she wanted to go with something unusual to catch the eye of people who walk by.

B. Allen stated that Wallace Historic Code gives a reference back to mandated compliance to the Uniform Building Code, which requires minimum 8' requirement for signs off the ground.

D. Johnson confirmed that the bottom of the hanging sign has to be at least 8' off the ground.

Chairman Marlow read from W.C.C. relating to signs and didn't think that the design or the size of the sign would distract from the historical look of the downtown, neither is it illuminated

**Public Testimony Open:**

**Public Testimony Closed:**

**Commission Comments:**

**S. Murphy motioned, seconded by H. Barnhart to approve the sign above the window sized 36"x46" made with dibond, contoured cut, not a fixed shape, bottom will hang no closer than 8' from the ground, with 6' vinyl lettering on the window stating "Perfect gifts for them...epic stuff for you!" at 506 Bank Street.**

**ROLL CALL:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Lavigne  | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |
| Commissioner Guthrie  | Voted |     |

Motion carried.

2. Applicant: Joseph Creswell  
 Location: 610 Cedar Street  
 Request: Certificate of Appropriateness – Exterior vinyl sign on window

Joseph Creswell made the following comments.

- Wants to place a vinyl sign 2 ½' in diameter on the window
- Stated he has a better picture showing the true colors of the logo on his phone which are a dark green and orange

**Commission Comments:**

Chairman Marlow stated that when any new evidence is presented at the hearing, we ask that the applicant provide it to the clerk as part of the record.

Joseph Creswell stated he'll have some glazing coming down on the windows as well with his business hours. Will be coming back in the future for a sign that is hanging on the exterior of the building.

Discussion was held with legal on whether the applicant needed to come before the commission and it was determined that a COA application and hearing for this matter was consistent with the WCC requirements.

**Public Testimony Open:**

**Public Testimony Closed:**

**Commission Comments:**

**S. Murphy motioned, seconded by M. Lavigne to approve the vinyl logo sign with mountains, glazing and a dark green color on the window at 610 Cedar Street.**

**ROLL CALL:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Lavigne  | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |
| Commissioner Guthrie  | Voted |     |

Motion carried.

Discussion was held on signage for patient drop-off.

Commission directed the applicant to ask City Council for permission as it is not P&Z's jurisdiction.

B. Allen offered more clarification on his interpretation of WCC and how it relates to signs.

**ADMINISTRATIVE/BUSINESS: \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

1. Workshop to consider options and give input of Historic District Design and Zoning Feasibility for Verizon Wireless Communications Facility (Maison)

Chairman Marlow gave a brief summary of her interactions with Verizon and invited them to come before the commission to workshop possible options/feedback for a potential tower or antennae for the purpose of providing cell coverage to the downtown Historic District.

Sean, with Verizon spoke and stated that they have looked at different locations, including rooftops but have run into issues due to inadequate structural support or too much of an intrusion on the actual building and have considered other options such as a free-standing structure, but that would most likely be four

stories tall, up to 45'. Provided images of possible options as part of conceptual design, but is only preliminary, not an actual application. After a lengthy discussion, Chairman Marlow stated that the commission would be receptive with several of the ideas presented including rooftop antennae and a faux tree structure.

**2. J-U-B Comprehensive Plan Update**

Monthly update includes the first Technical Advisory Group meeting which was held today at the Osburn Fire District 1. Discussed what a Comp Plan is, the role of the TAG, and brainstorming of goals and a potential vision statement. Overall, a good meeting, nothing determined, a good start and pleasant. J-U-B is now in the phase of public engagement and will be coming out with a public survey, scheduling an open house potentially in July and possibly in September. The public survey will be open for 90 days with the next TAG meeting possibly in July.

Mike Lavigne confirmed the Technical Advisory Group has been picked.

Chairman Marlow stated that Fire Chief Jon Miller, South Fork Sewer District Supervisor Pete Stayton, Wallace City Council Michele Bisconer, Wallace City Council and longtime resident Rick Shaffer, County P&Z and business owner Chase Sanborn, Mountain West Bank Manager Gina Doerschel, Matt Sawyer Marketing Manager for Lookout Ski Resort.

A flier will be coming out soon. It is in the final stages of formatting and will be available on the City's website as well as be posted around town.

3. 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.

Chairman Marlow stated she would entertain a motion to enter 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.

**Motion by M. Lavigne at 6:58 pm, second by H. Barnhart to exit regular meeting and enter into Executive Session Per Idaho code § 74-206(1)(f).**

**ROLL CALL:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Lavigne  | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |
| Commissioner Guthrie  | Voted |     |

Motion carried.

**Motion by S. Murphy 7:14 pm, seconded by H. Barnhart to exit executive session and enter back into Planning Zoning Historic Preservation regular meeting.**

**ROLL CALL:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Lavigne  | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |

Commissioner Guthrie

Voted

Motion carried.

**There being no further business to come before the Commission, S. Murphy motioned, seconded by M. Lavigne to adjourn.**

**ROLL CALL:**

Commissioner Lavigne

Voted Yes

Commissioner Murphy

Voted Yes

Chairman Marlow

Voted Yes

Commissioner Barnhart

Voted Yes

Commissioner Guthrie

Voted

Motion carried.

The meeting adjourned at 7:15 pm.

\_\_\_\_\_  
Emma Marlow, Chairman of the Commission

Attest:

\_\_\_\_\_  
Amanda Trogden, Deputy City Clerk

**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: A.T. Date: 5/2/25  
Hearing to be heard on: May 13, 2025 5:30  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: 0050016002 Site Address: 401 River Wallace

Owner Name: Wallace SD Phone #: 208-435-XXXX Email Address: thowall@wallaceid.org

Mailing Address: [Redacted]

**A designated person who will be at the meeting to present the proposal (if different than the owner)**

Name: Amy Lynn Cell #: 208-435-XXXX Email Address: [Redacted]

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair

Exterior Building Alteration or Sign(s)

Estimated start date: May 20, 2025 Estimated completion date: July 1, 2025

Please attach a full description of the proposed project subject to this permit application and indicate by checking each box below that you have completed/provided the information required. Project descriptions should include, but not be limited to, the following as defined in W.C.C. 155.078 (B):

- A clear statement of the proposed work to include such things as colors, materials, landscaping, and signs.
- Plans, elevations, and specifications in sufficient detail to accurately describe the size, height, and completed appearance of the proposed work. (Relevant, current, or historic photos are encouraged.)
- A site plan showing all existing buildings and structures on the proposed site and proposed work as well as the Zoning District.
- In cases where the application is for demolition, the need, justification, necessity for demolition, and the proposed plans for the site.

Does the project area fall within the boundaries of the Wallace Historic District?  yes  no  
Does the project include removal of trees? If yes, how many?  yes  no  
Are there any non-conforming use(s) on this parcel (past or current)?  yes  no  
Have there been any previous or existing code violations on this parcel?  yes  no  
Will the project involve disturbance within five feet of any property line?  yes  no  
Do you anticipate applying for any building permits if this application is approved?  yes  no

**CONDITIONS**

**THIS APPLICATION IS NOT AUTHORIZATION FOR ANY WORK TO COMMENCE.**

**APPLICATION MUST BE COMPLETE PRIOR TO CONSIDERATION BY THE WALLACE PLANNING AND ZONING COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE SUBMITTED TO THE COMMISSION UNTIL ALL REQUESTED MATERIALS ARE PROVIDED BY THE APPLICANT.**

**ANY PERMIT WHICH MAY BE ISSUED AS A RESULT OF THIS APPLICATION SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT COMMENCED WITHIN ONE YEAR FROM THE DATE OF ISSUANCE, OR IF THE AUTHORIZED WORK IS ABANDONED OR SUSPENDED FOR A PERIOD OF ONE YEAR.**

**IF AUTHORIZED BY A PERMIT, THE PROPOSED WORK MUST COMPLY WITH ALL ADOPTED CODES, ORDINANCES, STATUTES, AND POLICIES OF THE CITY OF WALLACE AND ANY OTHER AUTHORITY HAVING JURISDICTION.**

**INSPECTIONS MUST BE REQUESTED AND APPROVED PRIOR TO CONTINUING ANY SUBSEQUENT PHASE OF CONSTRUCTION.**

**ALL STRUCTURES OR MODIFICATIONS TO STRUCTURES THAT WILL BE OCCUPIED ARE REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY IN ADDITION TO ANY REQUIRED PERMIT(S).**

**AUTHORIZATION AND SIGNATURE**

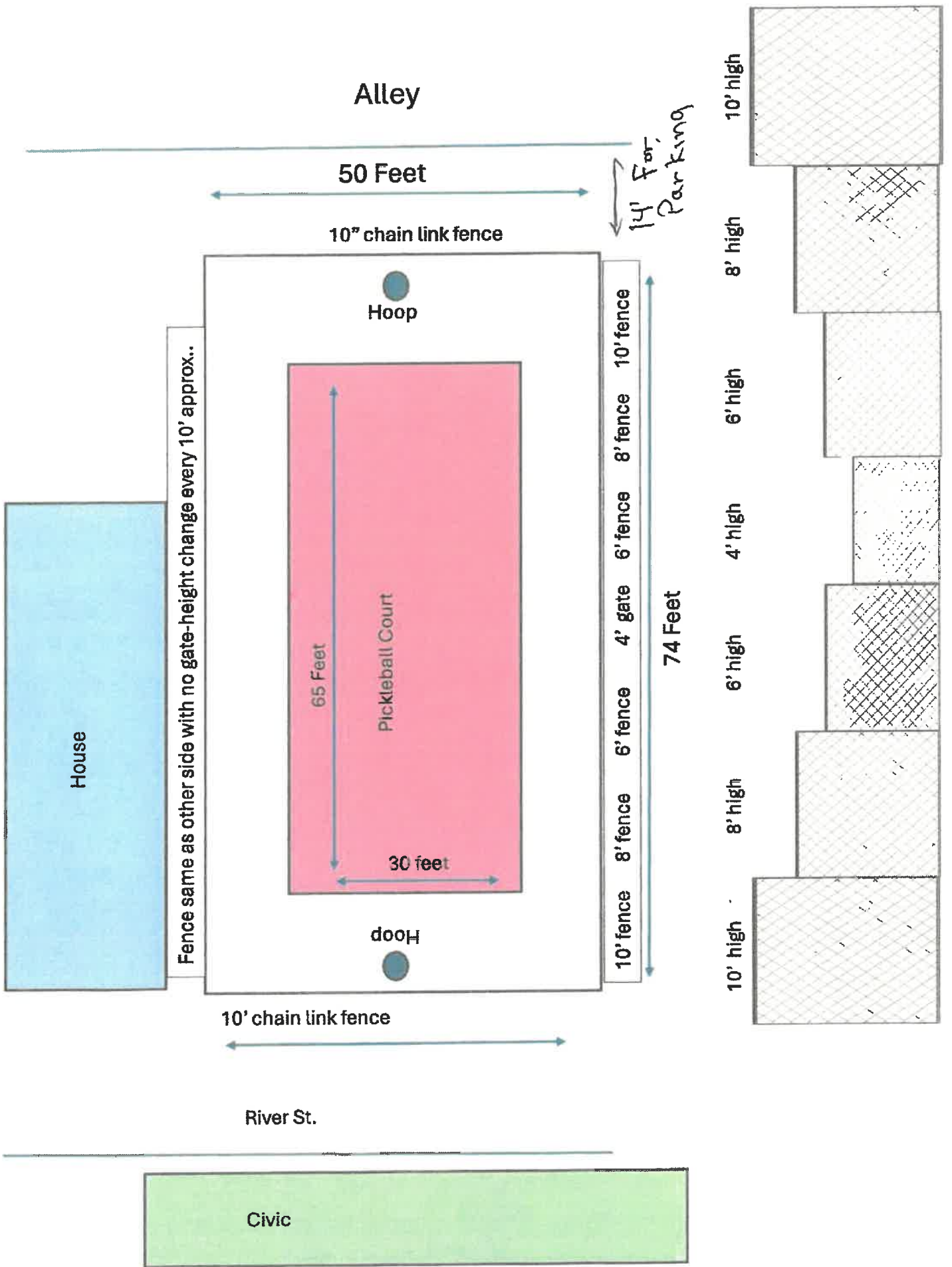
**I HEREBY ACKNOWLEDGE THAT THIS APPLICATION AND ANY ATTACHED DOCUMENTS ARE TRUE AND ACCURATE REPRESENTATIONS OF THE SITE AND WORK TO BE DONE. I ATTEST THAT THE BUILDING PERIMETER AND PROPERTY LINES WILL BE CAREFULLY MARKED AT ALL TIMES. I ASSUME ALL RESPONSIBILITY FOR ANY INACCURACIES CONTAINED HEREIN.**

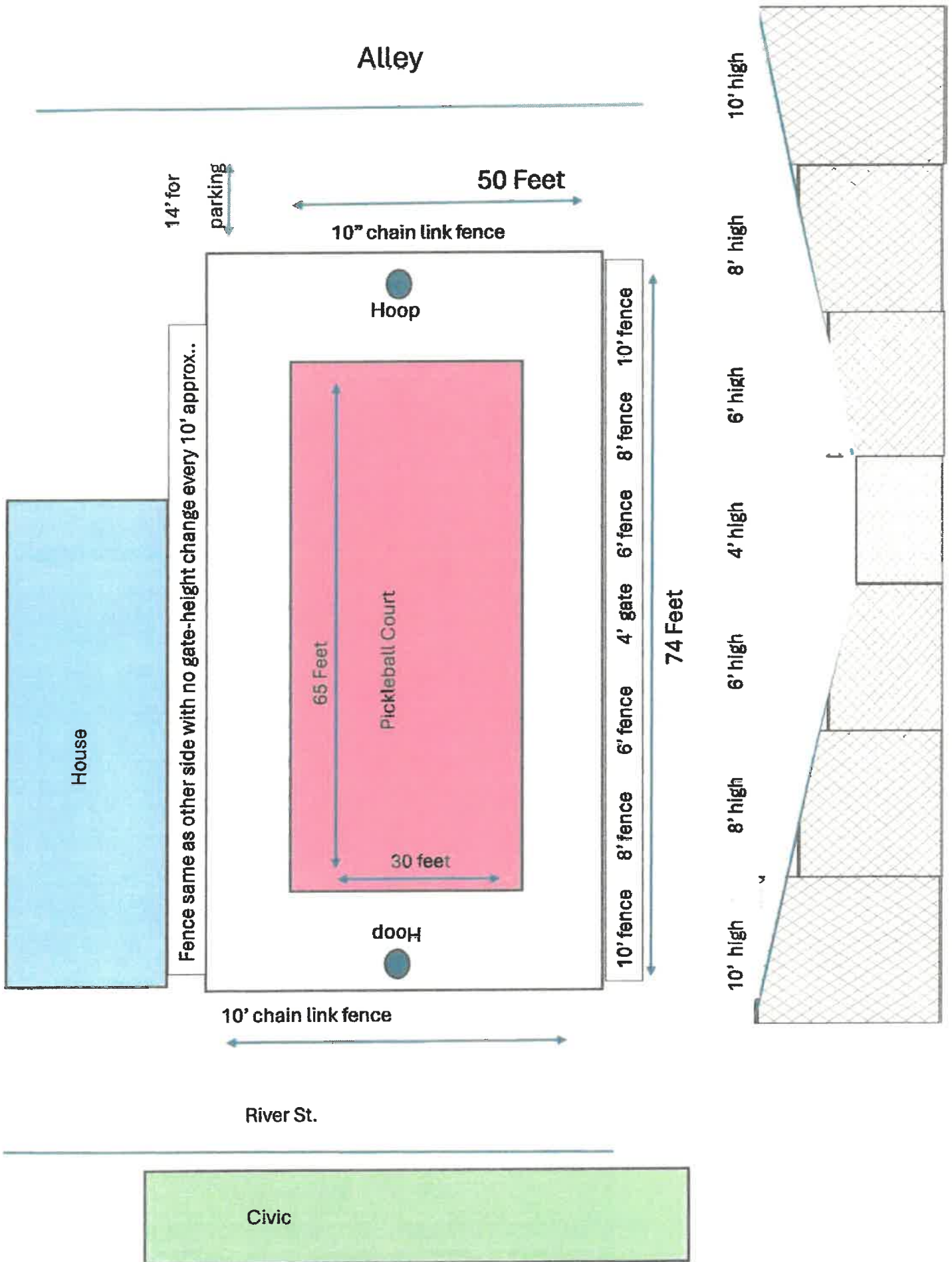
**I ADDITIONALLY ACKNOWLEDGE THAT I HAVE OBTAINED A COPY OF AND FULLY REVIEWED WALLACE CITY CODE TITLE XV: LAND USAGE.**

*Amy Lynn*  
OWNER OR AUTHORIZED AGENT SIGNATURE

5-2-25  
DATE

Amy Lynn  
PRINT NAME





Alley

14' for parking

50 Feet

10" chain link fence

Hoop

Fence same as other side with no gate-height change every 10' approx..

65 Feet

Pickleball Court

30 feet

10' fence 8' fence 6' fence 4' gate 6' fence 8' fence 10' fence

74 Feet

10' chain link fence

10' high 8' high 6' high 4' high 6' high 8' high 10' high

River St.

Civic

House

**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: DT Date: 5/22/2025  
Hearing to be heard on: 6/4/2025  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: \_\_\_\_\_ Site Address: 712 Maple St.  
Owner Name: CHRIS MURLAN Phone #: [REDACTED] Email Address: [REDACTED]  
Mailing Address: [REDACTED]  
**A designated person who will be at the meeting to present the proposal (if different than the owner)**  
Name: Steve/Chris Cell #: [REDACTED] Email Address: [REDACTED]

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair  
 Exterior Building Alteration or Sign(s)  
Estimated start date: ASAP Estimated completion date: ?

Please attach a full description of the proposed project subject to this permit application and indicate by checking each box below that you have completed/provided the information required. Project descriptions should include, but not be limited to, the following as defined in W.C.C. 155.078 (B):

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- A site plan showing all existing buildings and structures on the proposed site and proposed work as well as the Zoning District.
- In cases where the application is for demolition, the need, justification, necessity for demolition, and the proposed plans for the site.

Does the project area fall within the boundaries of the Wallace Historic District?  yes  no  
Does the project include removal of trees? If yes, how many?  yes  no  
Are there any non-conforming use(s) on this parcel (past or current)?  yes  no  
Have there been any previous or existing code violations on this parcel?  yes  no  
Will the project involve disturbance within five feet of any property line?  yes  no  
Do you anticipate applying for any building permits if this application is approved?  yes  no

**CONDITIONS**

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**AUTHORIZATION AND SIGNATURE**

**I HEREBY ACKNOWLEDGE THAT THIS APPLICATION AND ANY ATTACHED DOCUMENTS ARE TRUE AND ACCURATE REPRESENTATIONS OF THE SITE AND WORK TO BE DONE. I ATTEST THAT THE BUILDING PERIMETER AND PROPERTY LINES WILL BE CAREFULLY MARKED AT ALL TIMES. I ASSUME ALL RESPONSIBILITY FOR ANY INACCURACIES CONTAINED HEREIN.**

**I ADDITIONALLY ACKNOWLEDGE THAT I HAVE OBTAINED A COPY OF AND FULLY REVIEWED WALLACE CITY CODE TITLE XV: LAND USAGE.**

Steve Bourgard  
**OWNER OR AUTHORIZED AGENT SIGNATURE**

5-22-25  
**DATE**

Steve Bourgard  
**PRINT NAME**

Remove & haul away all existing roofing

Install  $\frac{1}{2}$ " Cdx Plywood. Install Ice Shield to code

Install 30 lb. felt remainder. Install 2x4 purlins on 2' centers. Install  $1\frac{1}{2}$  rigid insulation

Install 29 ga. metal roofing. Install snow brakes.

Color of roof & trim to be Kodiak Brown (Dark Brown)

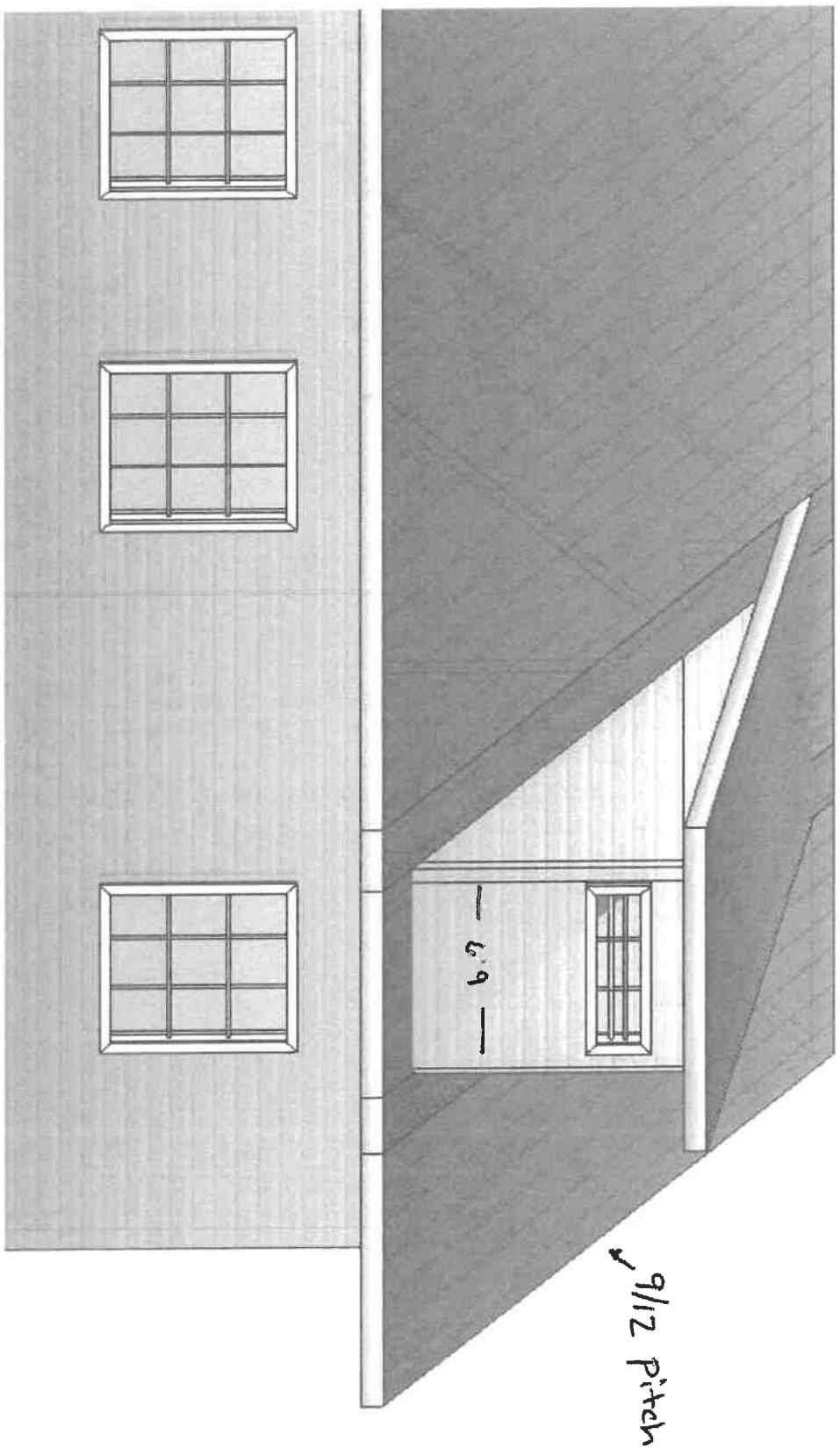
Build Shed Dormer over bathroom on S. Side

Approximate Size 6' W x 16' Long

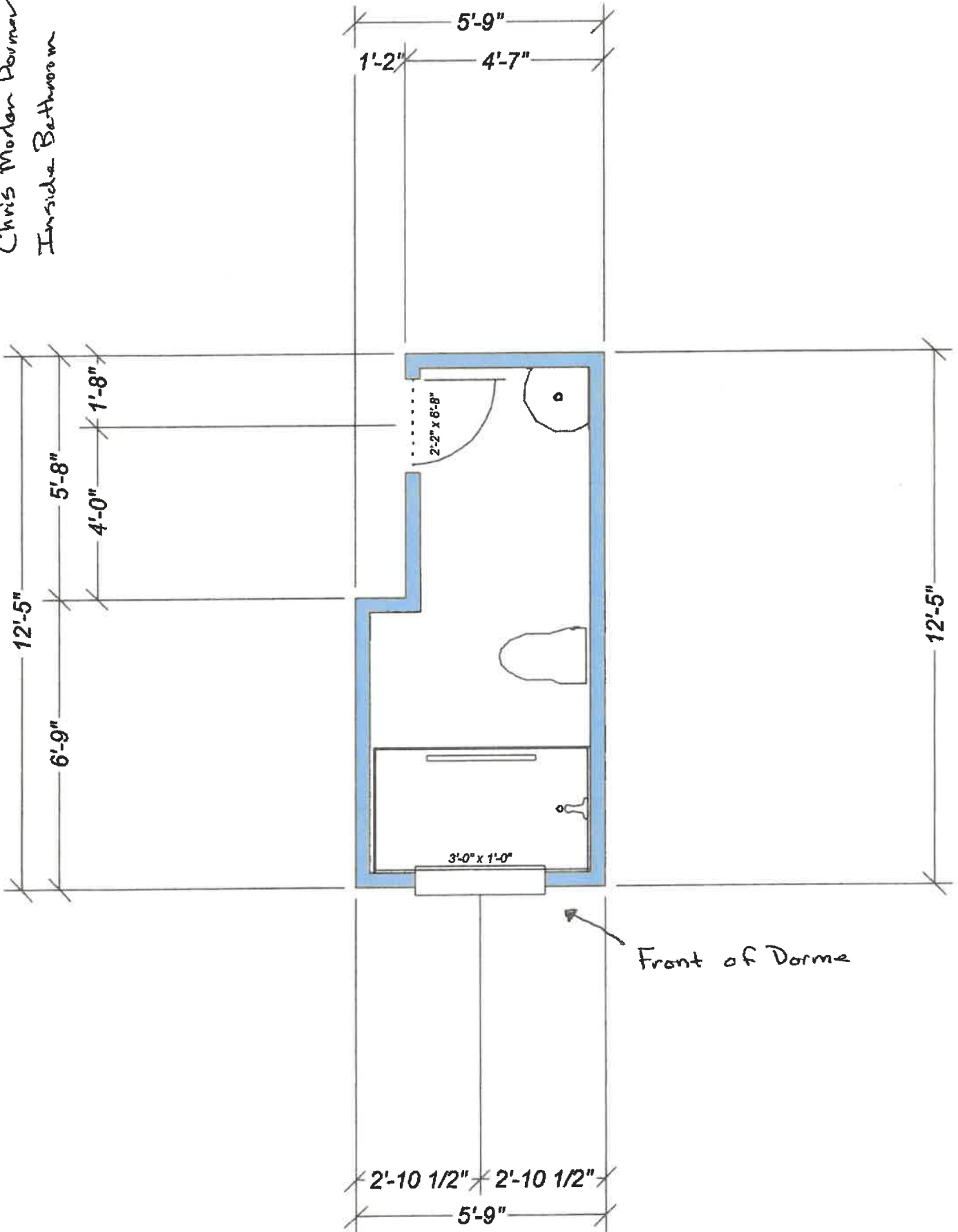
Project Name: Chris Morlan  
Address 712 Maple St.

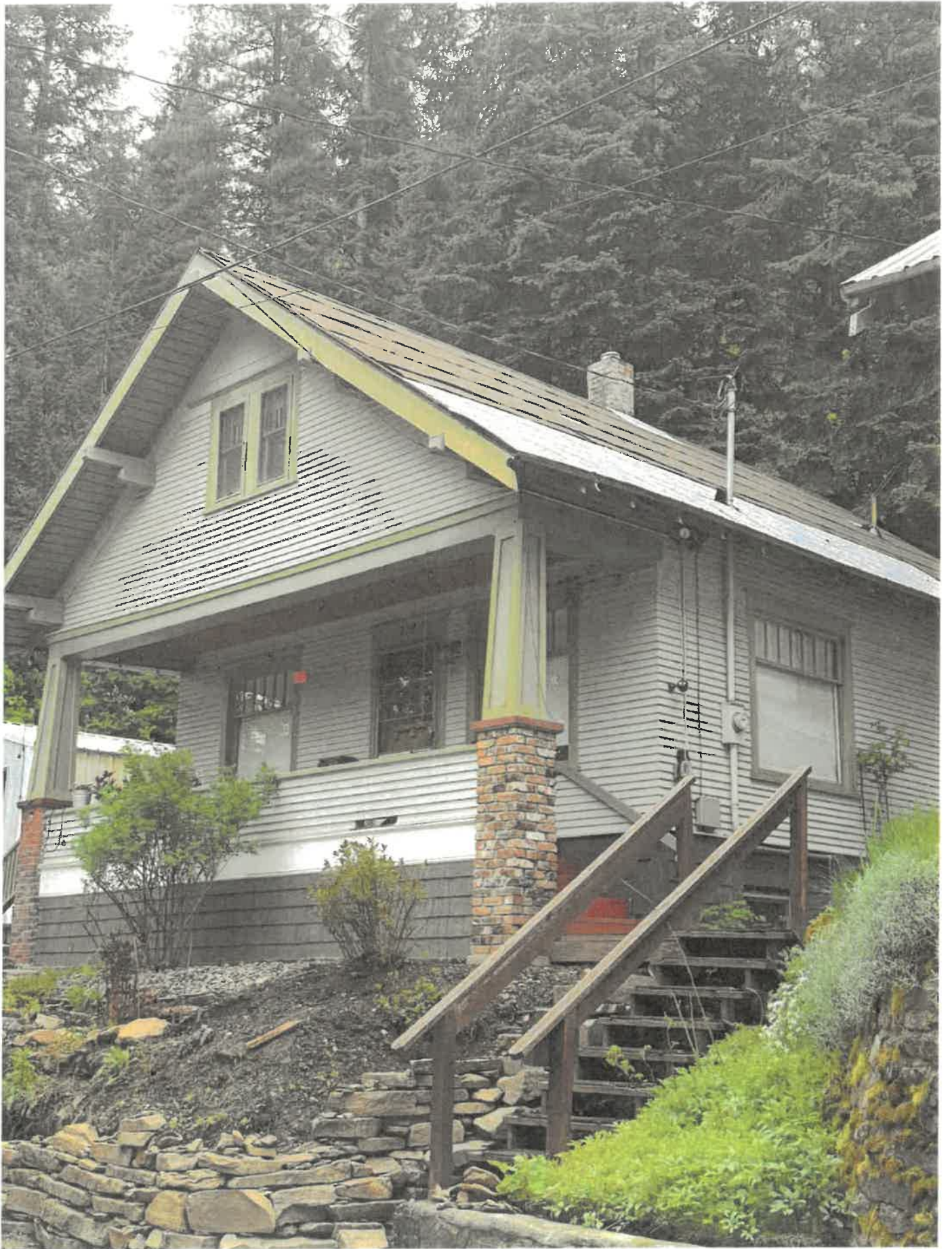
Contractor - Bogie & Sons  
Roofing & Siding

2/12 pitch  
on Dormer  
Ice shield entire dormer



Chris Nolan Dormer  
Inside Bathroom





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**West side dormer proposal**

1 message

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**Steve Bourgard** <[REDACTED]>  
To: Wallace P&Z <amanda.trogden@wallace.id.gov>

Thu, May 22, 2025 at 12:23 PM

Thank you for being so kind and helpful. Please note on job description I put build dormer on south side and it's actually the west side of home. Chris said he would be spokeman at P & Z meeting on June 4th at 6 pm

Sincerely, Steve Bourgard  
DBA Bogle & Sons Roofing & Siding

Sent from my iPhone



**IMG\_9676.jpg**  
6378K

**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: A.T. Date: 5/19/25  
Hearing to be heard on: June 4, 2025  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: RPB0500004006A Site Address: 712 Maple  
Owner Name: Chris Morlan Phone #: 509 747 3449 Email Address: [REDACTED]  
Mailing Address: 712 Maple, Wallace ID 83873

A designated person who will be at the meeting to present the proposal if different than the owner

Name: \_\_\_\_\_ Cell #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair  
 Exterior Building Alteration or Sign(s)  
Estimated start date: 7-1-25 Estimated completion date: 9-1-25

Please attach a full description of the proposed project subject to this permit application and indicate by checking each box below that you have completed/provided the information required. Project descriptions should include, but not be limited to, the following as defined in W.C.C. 155.078 (B):

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Does the project area fall within the boundaries of the Wallace Historic District?  yes  no  
Does the project include removal of trees? If yes, how many?  yes  no  
Are there any non-conforming use(s) on this parcel (past or current)?  yes  no  
Have there been any previous or existing code violations on this parcel?  yes  no  
Will the project involve disturbance within five feet of any property line?  yes  no  
Do you anticipate applying for any building permits if this application is approved?  yes  no

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I ADDITIONALLY ACKNOWLEDGE THAT I HAVE OBTAINED A COPY OF AND FULLY REVIEWED WALLACE CITY CODE TITLE XV: LAND USAGE.

Christopher D. Morlan  
OWNER OR AUTHORIZED AGENT SIGNATURE

5-14-25  
DATE

Christopher D. Morlan  
PRINT NAME

**Project:** 712 Maple Street Existing Pole Barn/Garage Façade update

**Street (North) Facing façade:**

Use reclaimed barn/fence lumber to add as a rain screen system over existing faded metal siding.

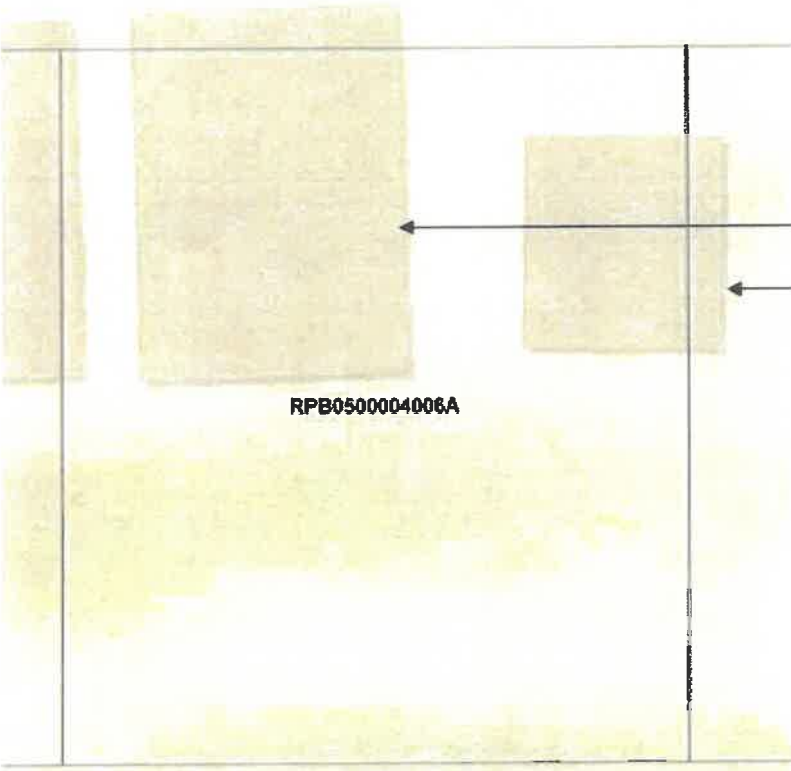
**House (West) facing façade:**

Replace translucent ribbed siding with polycarbonate panel. Add reclaimed lumber trim and door at man door.

Use reclaimed barn/fence lumber to add as a rain screen system over existing faded metal siding at lower portion of façade. Not visible from street.



MAPLE STREET



EXISTING HOUSE

EXISTING GARAGE POLE BUILDING

RPB0500004006A

**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: [Signature] Date: 5/12/2025  
Hearing to be heard on: June 4, 2025  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: 510 Cedar Site Address: Office lease  
Owner Name: Emily Brooks Hotel Phone #: \_\_\_\_\_ Email Address: [Redacted]  
Mailing Address: \_\_\_\_\_  
A designated person who will be at the meeting to present the proposal (if different than the owner)  
Name: Turner Cell #: \_\_\_\_\_ Email Address: [Redacted]

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair  
 Exterior Building Alteration or Sign(s)  
Estimated start date: 6/6/25 Estimated completion date: 6/6/25

Please attach a full description of the proposed project subject to this permit application and indicate by checking each box below that you have completed/provided the information required. Project descriptions should include, but not be limited to, the following as defined in W.C.C. 155.078 (B):

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Does the project area fall within the boundaries of the Wallace Historic District?  yes  no  
Does the project include removal of trees? If yes, how many?  yes  no  
Are there any non-conforming use(s) on this parcel (past or current)?  yes  no  
Have there been any previous or existing code violations on this parcel?  yes  no  
Will the project involve disturbance within five feet of any property line?  yes  no  
Do you anticipate applying for any building permits if this application is approved?  yes  no

**CONDITIONS**

**THIS APPLICATION IS NOT AUTHORIZATION FOR ANY WORK TO COMMENCE.**

**APPLICATION MUST BE COMPLETE PRIOR TO CONSIDERATION BY THE WALLACE PLANNING AND ZONING COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE SUBMITTED TO THE COMMISSION UNTIL ALL REQUESTED MATERIALS ARE PROVIDED BY THE APPLICANT.**

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**AUTHORIZATION AND SIGNATURE**

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**I ADDITIONALLY ACKNOWLEDGE THAT I HAVE OBTAINED A COPY OF AND FULLY REVIEWED WALLACE CITY CODE TITLE XV: LAND USAGE.**

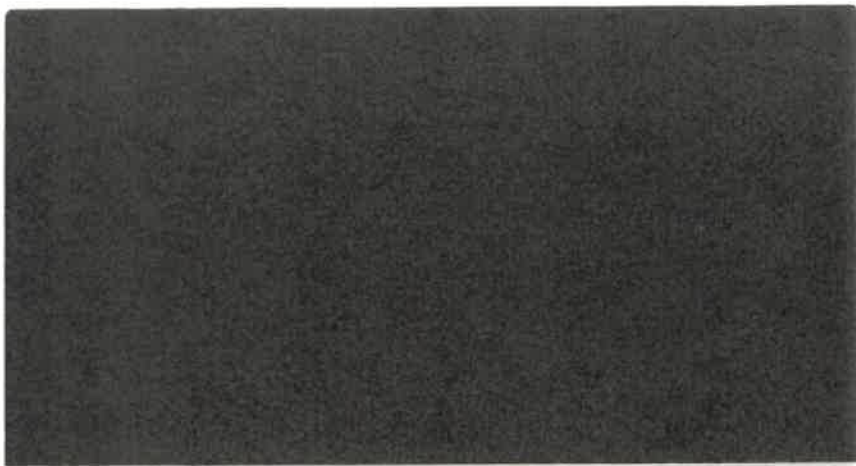
  
OWNER OR AUTHORIZED AGENT SIGNATURE

5/12/25  
DATE

James Marshall  
PRINT NAME

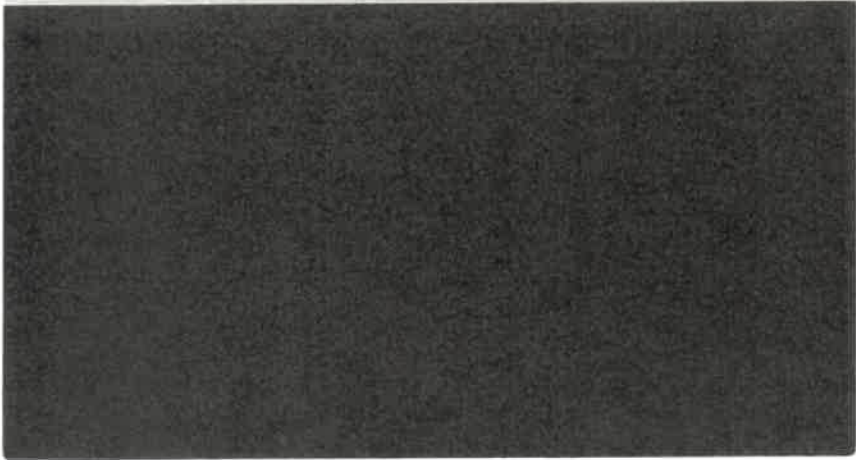






|   |   |   |
|---|---|---|
| <p>36.00'</p>  <p>60.00'</p> |  <p>36.00'</p> |  <p>21.80'</p> |
|---|---|---|

|   |   |   |
|---|---|---|
| <p>36.00'</p>  <p>60.00'</p> |  <p>36.00'</p> |  |
|---|---|---|



**CERTIFICATE OF APPROPRIATENESS APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: AT Date: 5/12/25  
Hearing to be heard on: 5/20/25 - June 1, 2025  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: \_\_\_\_\_ Site Address: 816 Maple St.  
Owner Name: Kevin Denise Bausch Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Mailing Address: [Redacted]

**A designated person who will be at the meeting to present the proposal (if different than the owner)**

Name: [Redacted] Cell #: [Redacted] Email Address: [Redacted]

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair  
 Exterior Building Alteration or Sign(s)  
Estimated start date: 6-6-25 Estimated completion date: 7-4-25

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Does the project area fall within the boundaries of the Wallace Historic District?  yes  no

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Have there been any previous or existing code violations on this parcel?  yes  no

Will the project involve disturbance within five feet of any property line?  yes  no

Do you anticipate applying for any building permits if this application is approved?  yes  no

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**AUTHORIZATION AND SIGNATURE**

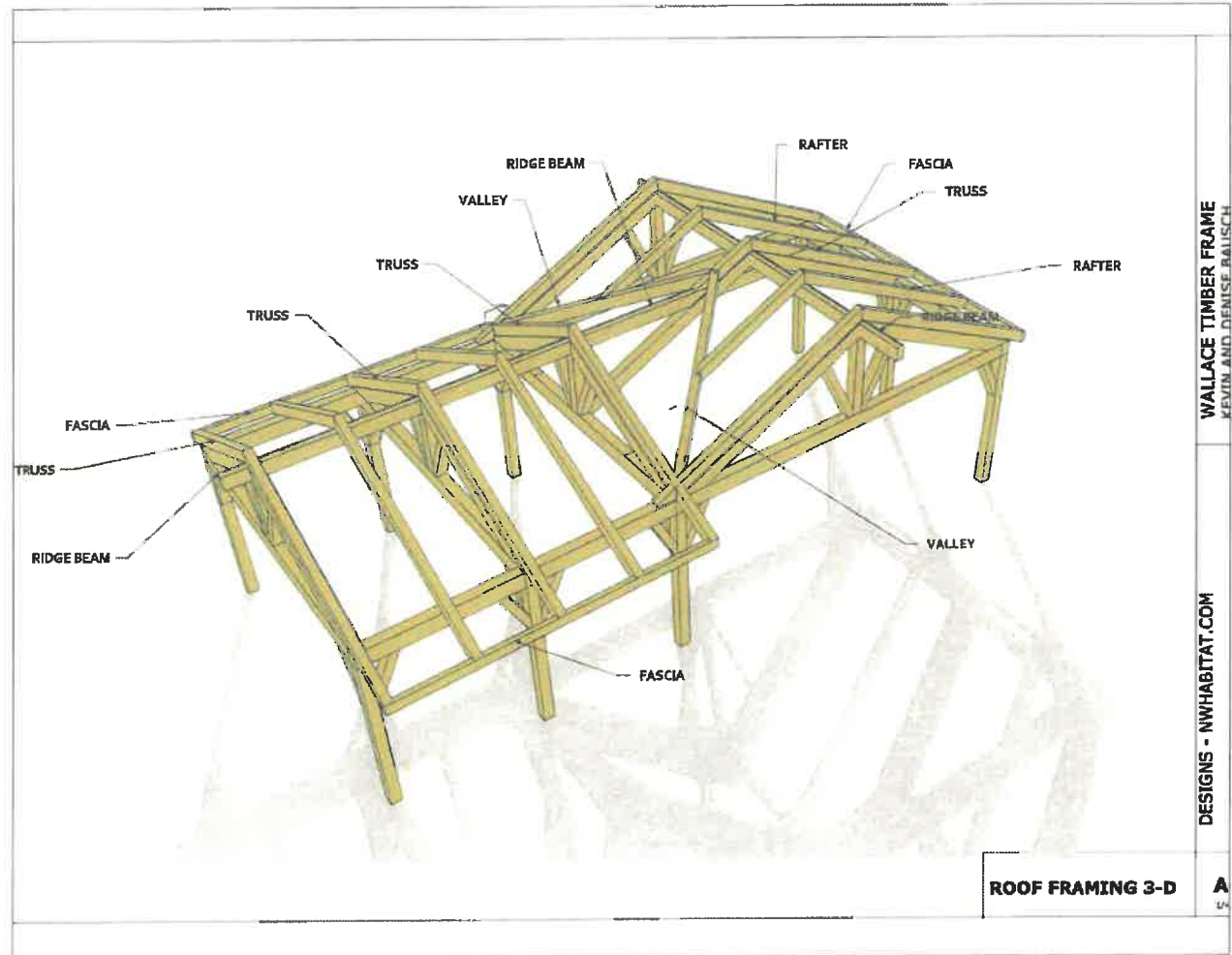
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OWNER OR AUTHORIZED AGENT SIGNATURE

5-12-25  
DATE

Tanner Marshall  
PRINT NAME



# Project Proposal

Prepared for: Wallace historic planning & zoning  
Prepared by: Tanner Marshall, Gage White, Rodger Foggia  
May 20, 2025

## EXECUTIVE SUMMARY

## Objective

To produce an aesthetically pleasing structure using the classic methods of Timber frame. Creating a comfortable space to park vehicles under a cover from the elements while providing a walk way from the carport to entrance of the home that will also provide a luxurious space for friends and family to gather.

## Goals

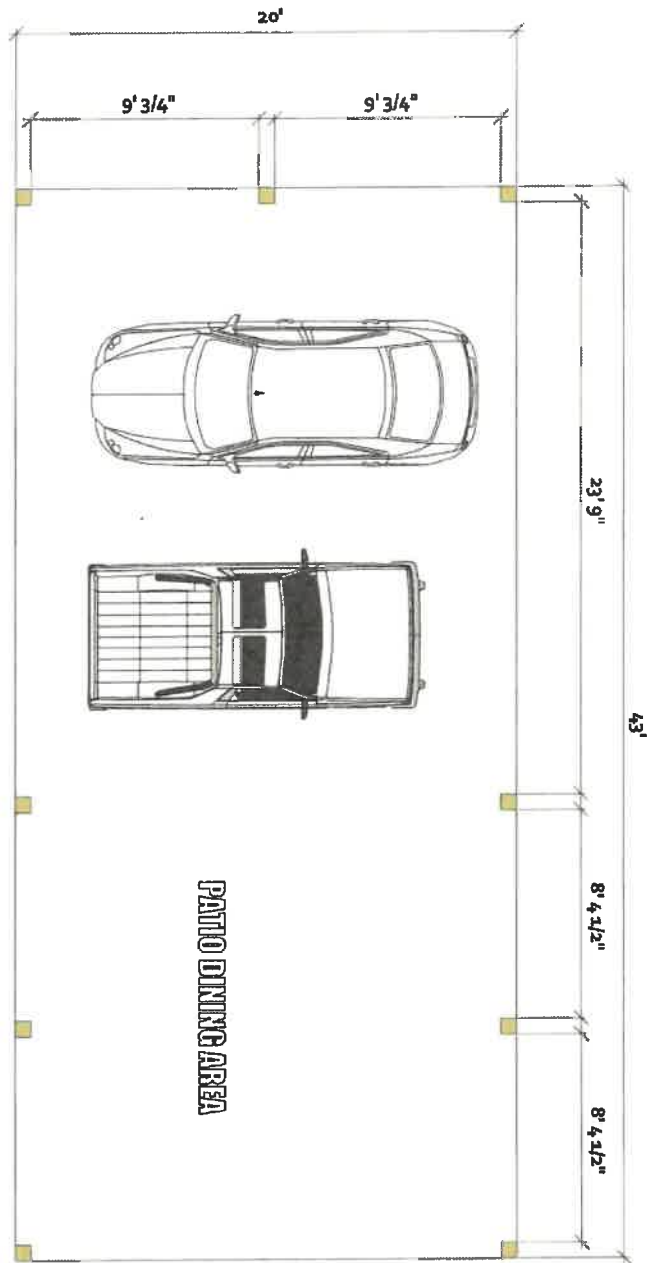
Achieving the aesthetic value of the build to fit within historic code while adapting to current building materials for longevity and integrity.

## Solution

With the timber frame structure being classic with its joinery we are proposing using a standing seam metal roof to cover the structure. Creating a long life for this structure to stand after completion.

## Project Outline

- Approval
  - Permit
  - Layout
  - Dirt work
  - Footings /piers
  - Frame up
  - Roof sheathing
  - Metal roofing
- 
-

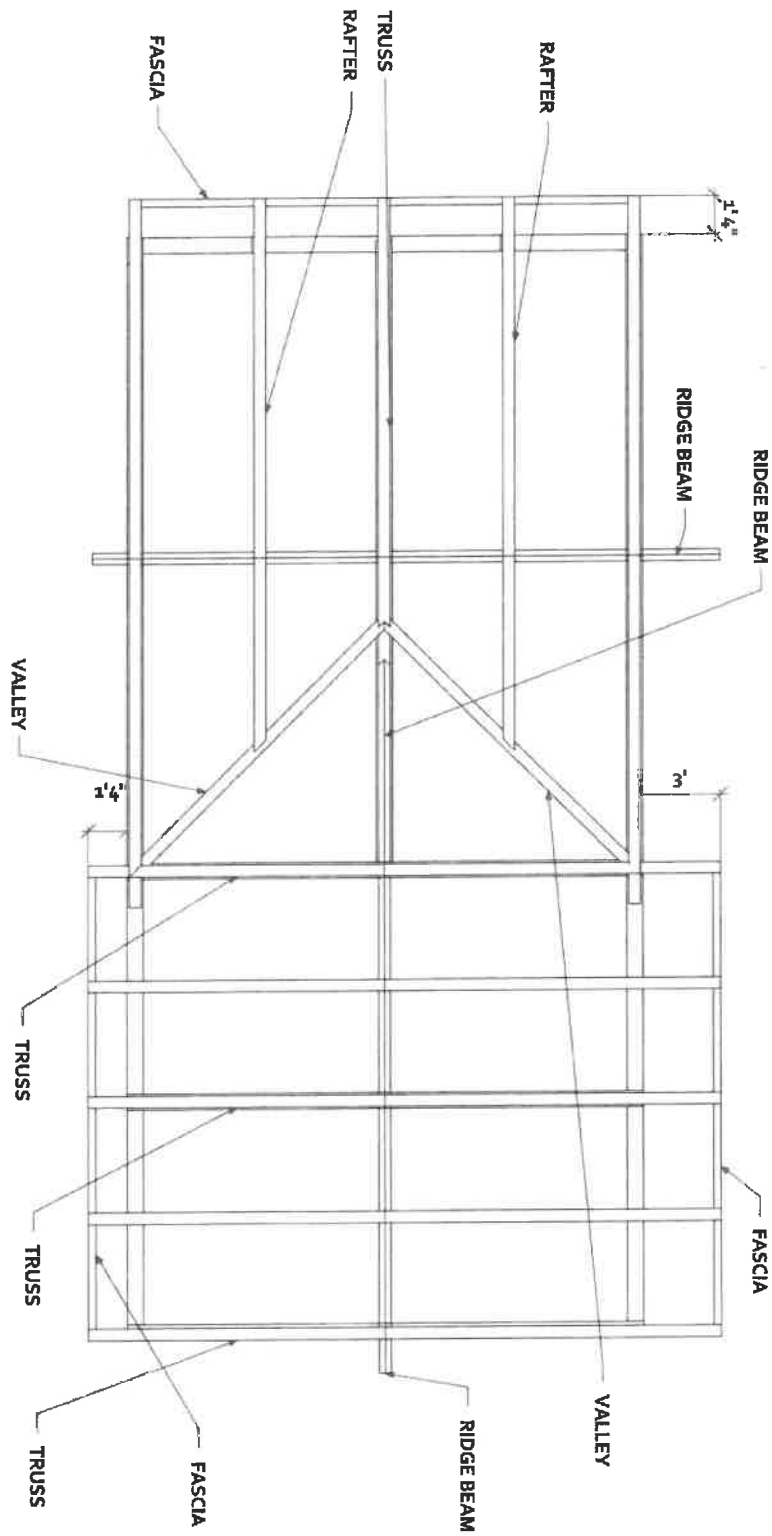


**FOOTING PLAN**

**A-1**  
1/4" = 1'

DESIGNS - NWHABITAT.COM  
CONTRACTOR: GWB HOMES

WALLACE TIMBER FRAME  
KEVIN AND DENISE BAUSCH  
816 MAPLE STREET WALLACE ID 83873

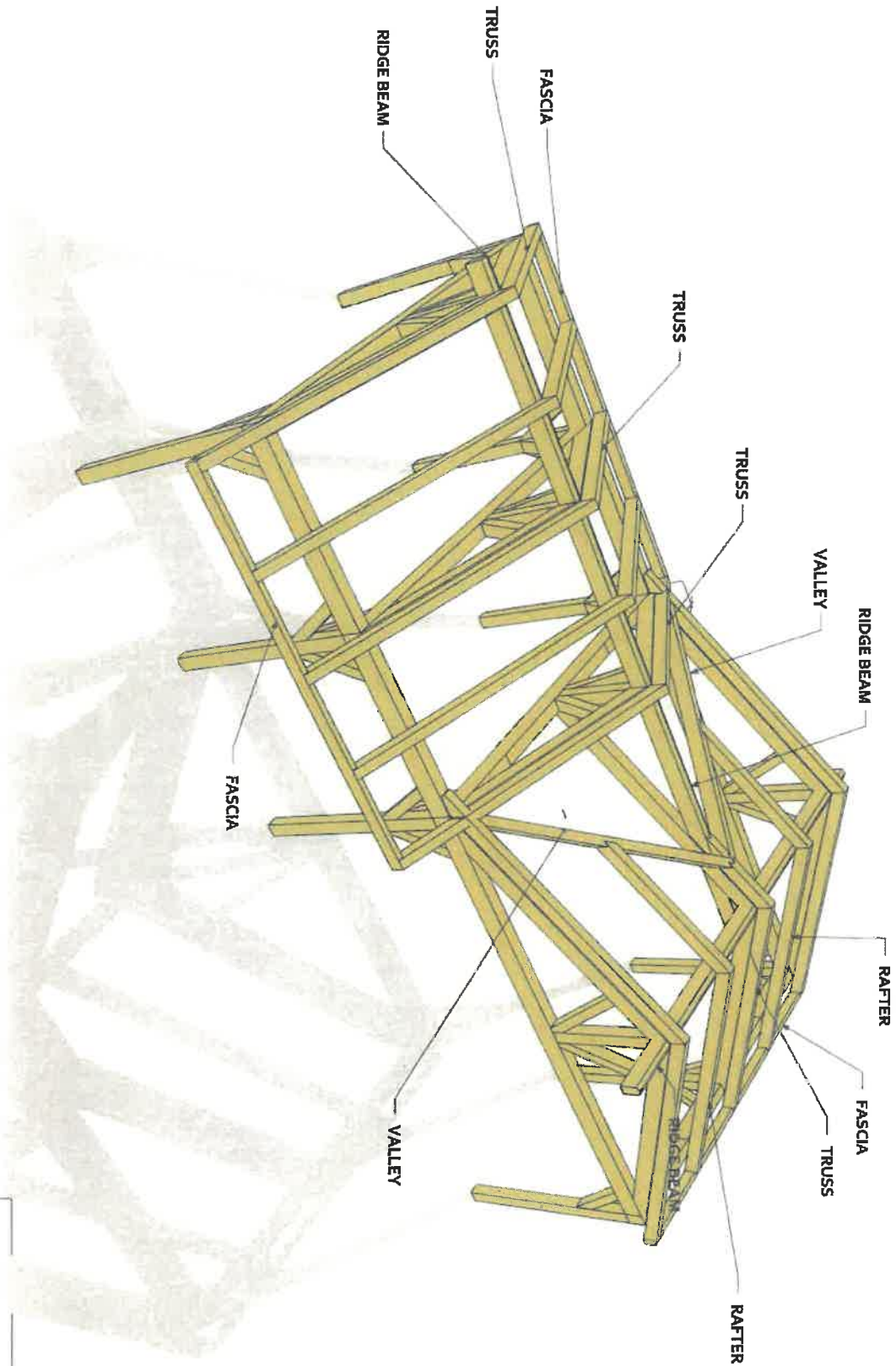


**ROOF FRAMING**

**A-2**  
1/4" = 1'

DESIGNS - NWHABITAT.COM  
CONTRACTOR: GWB HOMES

WALLACE TIMBER FRAME  
KEVIN AND DENISE BAUSCH  
816 MAPLE STREET WALLACE ID 83873



**ROOF FRAMING 3-D**

**A-3**  
1/4" = 1'

DESIGNS - NWHABITAT.COM  
CONTRACTOR: GWB HOMES

WALLACE TIMBER FRAME  
KEVIN AND DENISE BAUSCH  
816 MAPLE STREET WALLACE ID 83873

Silver St

Silver St



814

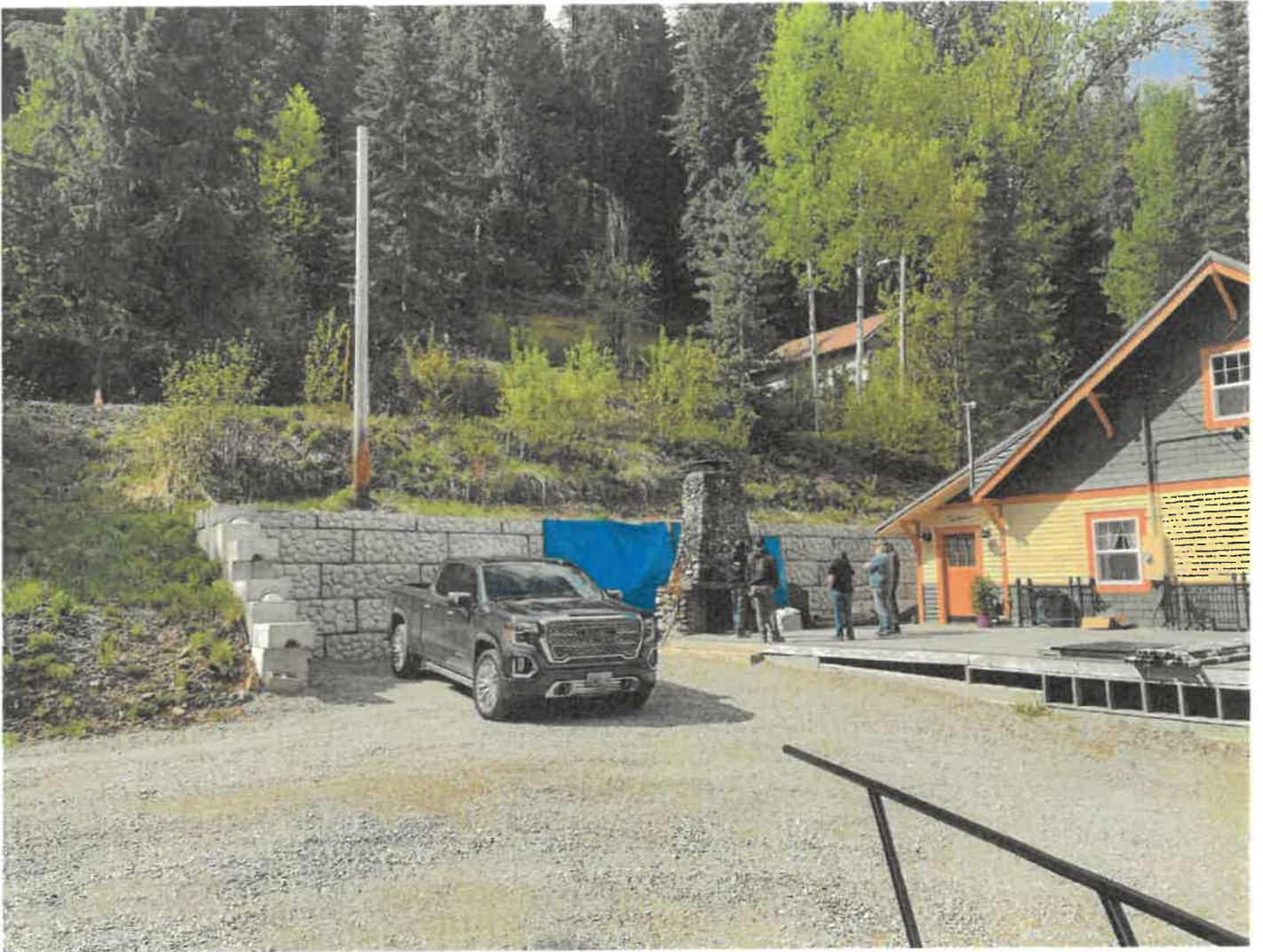
816

Maple St

Maple St







**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: K.L. Date: 5-20-25  
Hearing to be heard on: June 4, 2025  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: 118 River St Site Address: 118 River St  
Owner Name: Ryder Gault Phone #: [REDACTED] Email Address: \_\_\_\_\_  
Mailing Address: [REDACTED]

A designated person who will be at the meeting to present the proposal (if different than the owner)

Name: [REDACTED] Cell #: [REDACTED] Email Address: [REDACTED]

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair

Exterior Building Alteration or Sign(s)

Estimated start date: July 2025 Estimated completion date: August 2025

Please attach a full description of the proposed project subject to this permit application and indicate by checking each box below that you have completed/provided the information required. Project descriptions should include, but not be limited to, the following as defined in W.C.C. 155.078 (B):

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Does the project area fall within the boundaries of the Wallace Historic District?  yes  no  
Does the project include removal of trees? If yes, how many?  yes  no  
Are there any non-conforming use(s) on this parcel (past or current)?  yes  no  
Have there been any previous or existing code violations on this parcel?  yes  no  
Will the project involve disturbance within five feet of any property line?  yes  no  
Do you anticipate applying for any building permits if this application is approved?  yes  no

**GARAGE**

**CONDITIONS**

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**AUTHORIZATION AND SIGNATURE**

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OWNER OR AUTHORIZED AGENT SIGNATURE

5/19/25  
DATE

Tanner Marshall  
PRINT NAME

## EXECUTIVE SUMMARY

### Objective

To enable resident to have a covered parking garage on the side of house.

### Goals

Building the structure on existing concrete pad and foundation walls

### Solution

Prepared for new foundation and slab if necessary

### Project Outline

- Approval
  - Architectural drawing
  - Permits
  - Foundation
  - Frame up
  - Roofing
  - Siding
- 
-



# Project Proposal

Prepared for: Wallace Historic Planning and Zoning  
Prepared by: TM Builders / GWB Construction  
May 21, 2025

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**CERTIFICATE OF APPROPRIATENESS APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: AT Date: 5/21/2025  
Hearing to be heard on: June 4, 2025  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: 166 King st Site Address: \_\_\_\_\_  
Owner Name: Gus Heblish Phone #: [REDACTED] Email Address: \_\_\_\_\_  
Mailing Address: [REDACTED]

**A designated person who will be at the meeting to present the proposal (if different than the owner)**

Name: Gage White Cell #: [REDACTED] Email Address: [REDACTED]

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair  
 Exterior Building Alteration or Sign(s)

Estimated start date: July 1st, 2025 Estimated completion date: July 30th, 2025

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**AUTHORIZATION AND SIGNATURE**

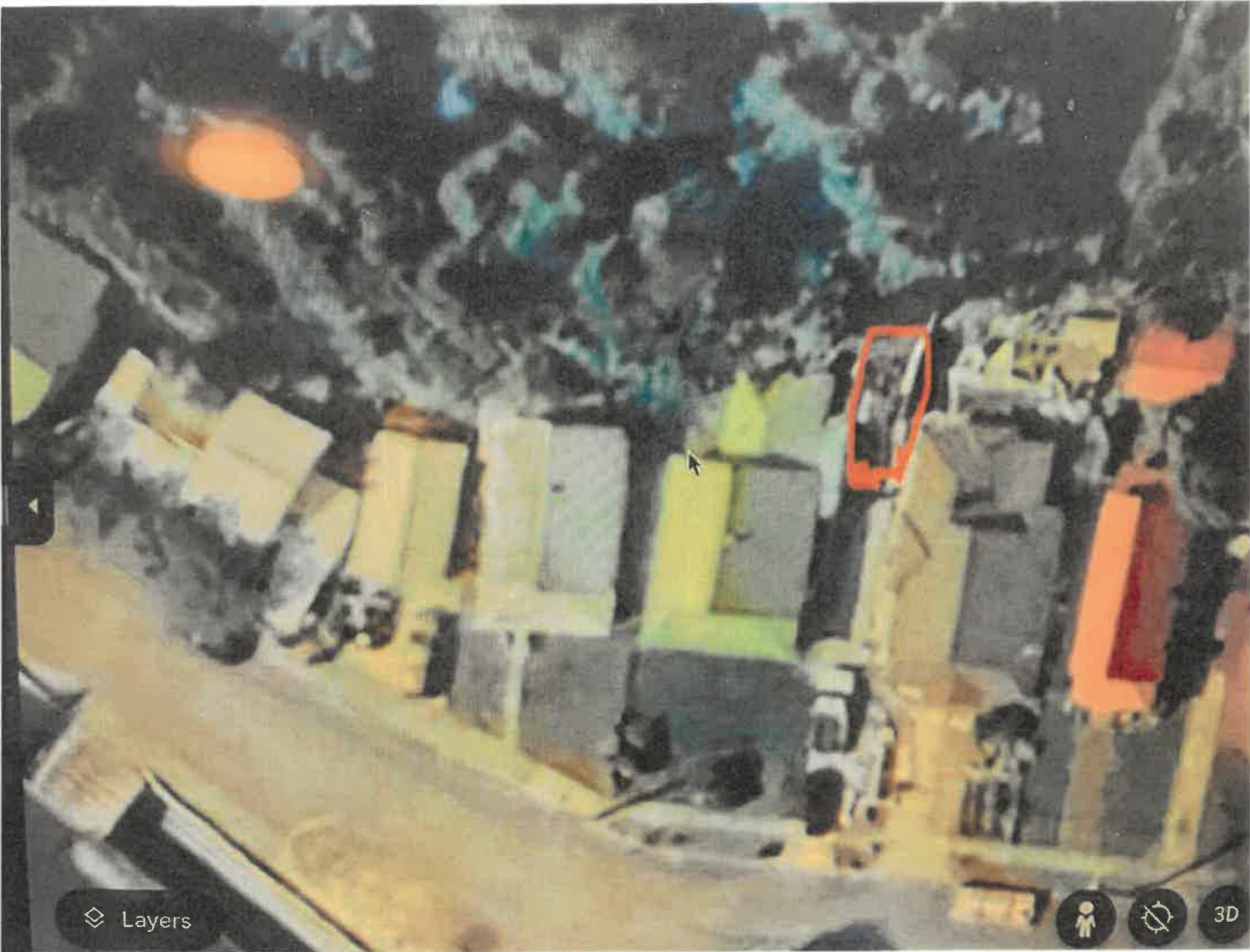
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\_\_\_\_\_  
**OWNER OR AUTHORIZED AGENT SIGNATURE**

5/19/25  
\_\_\_\_\_  
**DATE**

Gage White  
\_\_\_\_\_  
**PRINT NAME**





# Project Proposal

Prepared for: Guss Hebish  
Prepared by: GWB / TM Builders  
May 21, 2025

---

## EXECUTIVE SUMMARY

### Objective

Existing garage foundation is falling. Proposing a new build of structure including foundation. Falling under the undue hardship code. The limited size of lot making this space invaluable. To enable the non use of space conforming within historic code to build a new structure of value.

### Goals

Asking the council for consideration of a loft space above the proposed garage with a variance. Otherwise the consideration of a variance of a new garage built without a loft space.

### Project Outline

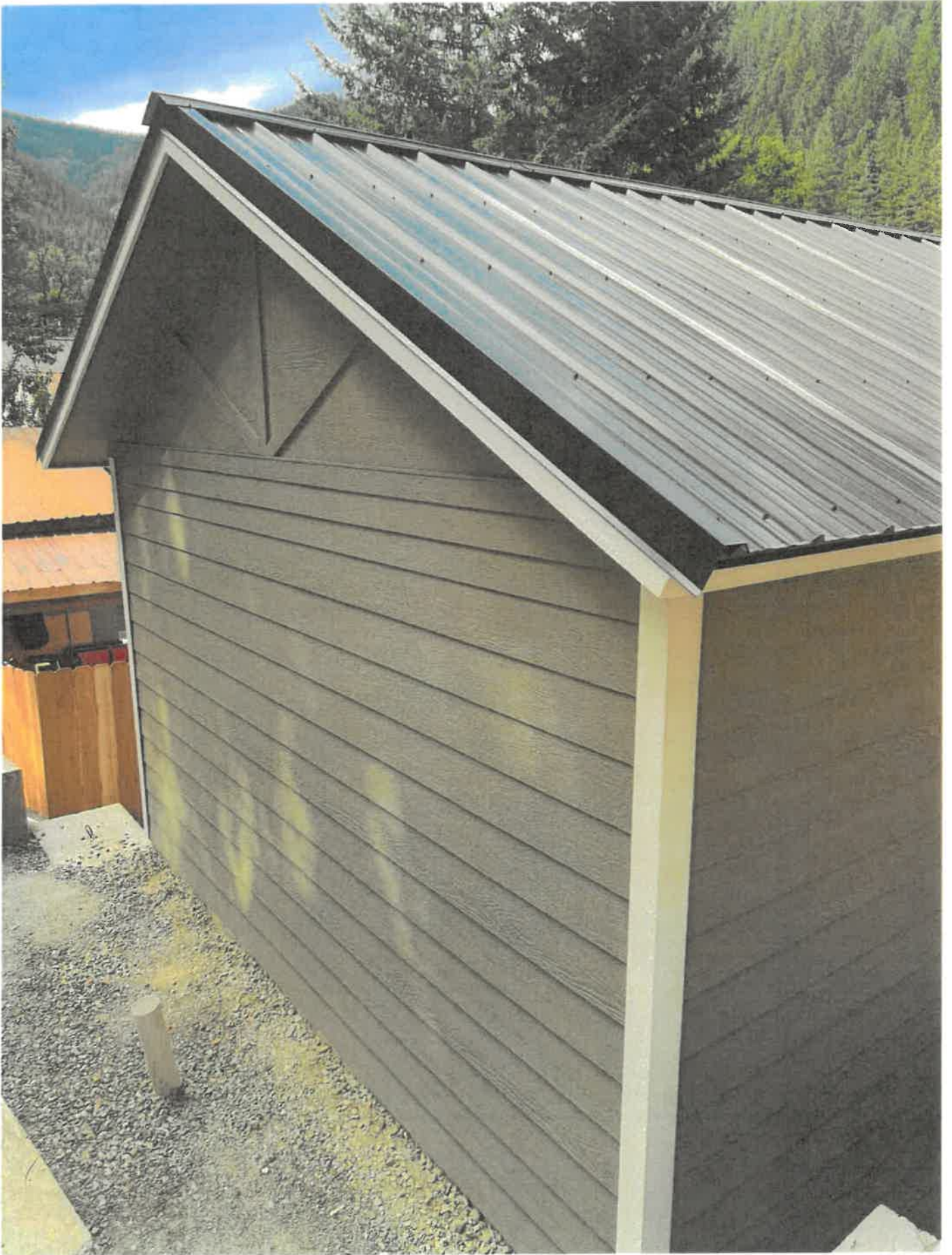
- Approval
  - Architectural drawing
  - Permits
  - Demolition
  - Foundation
  - Frame up
  - Roofing
  - Siding
- 
-













**CERTIFICATE OF APPROPRIATENESS APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: AT Date: 5/21/05  
Hearing to be heard on: June 4, 2005  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: 412 3rd st Site Address: \_\_\_\_\_  
Owner Name: Richard Allen Phone: [REDACTED] Email Address: [REDACTED]  
Mailing Address: 412 3rd st

*A designated person who will be at the meeting to present the proposal (if different than the owner)*

Name: [REDACTED] Cell #: [REDACTED] Email Address: [REDACTED]

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair

Exterior Building Alteration or Sign(s)

Estimated start date: 6/15 Estimated completion date: 7/1

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\_\_\_\_\_  
**OWNER OR AUTHORIZED AGENT SIGNATURE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**PRINT NAME**



“temporary” and not sunk into concrete.

PROVEN



temporary” and not sunk into concrete.



# Project Proposal

Prepared for: Richard Allen 412 3rd st  
Prepared by: TMB/GWB  
May 21, 2025

---

---

**COMPANY NAME**

## EXECUTIVE SUMMARY

### **Objective**

To provide shade and cover from the elements.

### **Goals**

To create a long lasting structure that will last a lifetime.

### **Project Outline**

- Approval
  - Architectural drawing
  - Permits
  - Concrete piers
  - Frame up
  - Roofing
- 
-

