



CITY OF WALLACE
PLANNING AND ZONING HISTORIC PRESERVATION COMMISSION
Regular Meeting Minutes
City Hall Council Chambers
703 Cedar Street, Wallace ID 83873
January 7, 2026
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
Adam Guthrie

STAFF MEMBERS PRESENT:

Ben Allen, Legal
Amanda Trogden, Deputy City Clerk

COMMISSIONERS ABSENT:

Heather Barnhart

FLAG SALUTE:

Led by Chairman Marlow.

AMENDMENT OF AGENDA: (ACTION ITEM)

No amendments were requested.

COMMISSIONER COMMENTS:

Chairman Marlow noted appreciation that no Comprehensive Plan items were on the agenda.

APPROVAL OF MINUTES: (ACTION ITEM)

Motion by Commissioner Lavigne, second by Commissioner Guthrie, to approve the December 2025 meeting minutes as presented.

ROLL CALL:

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

Motion carried.

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

- 1. Applicant: Stu Strother
- Location: 424 Sixth Street
- Request: Roof repair and improvements that include a small cover over exposed wiring slightly visible from the street
- Representative: Stu Strother

Applicant presentation:

Mr. Strother described the condition of the roof at the time of purchase, including historic water intrusion and the presence of a secondary roof structure framed with undersized materials. He explained concerns related to snow load, roof deflection, and long-term deterioration.

Mr. Strother stated that roof access is limited to a narrow spiral staircase, creating challenges for transporting materials. He explained that the proposed utility cover would provide limited enclosed space for snow removal tools and protect exposed electrical wiring. He noted that the improvements would largely not be visible from the public right-of-way and that the utility cover would be painted to match existing roof features.

Commission Comments to the Applicant:

Chairman Marlow asked clarifying questions regarding the scope of work, specifically inquiring about when the applicant last consulted with the City Building Official and whether the proposed utility cover and roof work would be visible from the public right-of-way. Chairman Marlow noted the Commission’s responsibility to balance necessary maintenance with preservation standards and confirmed that staff correspondence indicated follow-up coordination had occurred.

Commissioner Lavigne asked whether the proposed utility cover would be designed and finished in a manner consistent with existing roof features. The applicant confirmed that the cover would be painted black to match existing rooftop elements. Commissioner Lavigne expressed appreciation for maintaining visual consistency with the historic character of the building.

Commissioner Murphy thanked the applicant for providing detailed photographs and a thorough explanation of existing conditions, noting that the materials submitted were helpful in understanding the limited visibility and functional necessity of the proposed improvements. Commissioner Murphy also asked questions regarding the number of original chimneys remaining on the roof and requested clarification on plans for the recently collapsed chimney. The applicant explained that multiple historic chimneys remain, that one had collapsed during a recent storm, and that proposed work would be limited to stabilization and weather protection rather than reconstruction.

Public Testimony Open:

None.

Action:

Motion by S. Murphy, second by A. Guthrie, to approve the requested roof repairs and utility cover improvements at 424 Sixth Street.

ROLL CALL:

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

Motion carried.

2. Applicant: Sean & Sarah Murphy
Location: 162 King Street
Request: Demolition of back porch and addition of second bathroom in its place.
Representative: Sarah Murphy

Ms. Murphy recused herself from voting.

Applicant presentation:

The applicant described the existing rear porch as a non-permanent structure that has pulled away from the primary residence and is no longer structurally sound. Photographs and measurements were provided demonstrating existing conditions and setbacks.

Commission Comments to the Applicant:

Chairman Emma Marlow requested clarification regarding the specific scope of approval being sought, noting that the application materials referenced both demolition and potential future construction. Chairman Marlow emphasized the importance of procedural consistency and ensuring that the Commission's action clearly reflected what was being approved at this time.

Commissioner Mike Lavigne asked whether the applicant anticipated reconstructing the porch in the near future or whether the current request was limited to removal of the existing structure. The applicant explained that while conceptual plans existed, the immediate concern was demolition of the failing porch.

Legal Counsel Ben Allen advised the Commission that limiting the Certificate of Appropriateness to demolition only would be the most legally sound approach given the applicant's uncertainty regarding future design details. Counsel explained that a future application could address reconstruction, materials, siding, windows, doors, railings, and other exterior elements when plans are finalized.

Applicant Response:

The applicant agreed with the recommendation and formally amended the request to seek

approval solely for demolition of the existing rear porch structure, acknowledging that any future construction would be brought back before the Commission under a separate application.

Public Testimony Open:

None.

Action:

Motion by M. Lavigne, second by A. Guthrie, to approve the Certificate of Appropriateness as amended for demolition of the existing rear porch structure.

ROLL CALL:

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

Motion carried.

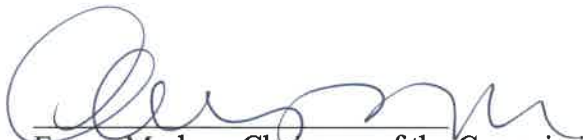
CLOSURE OF PUBLIC HEARING

There being no further business to come before the Commission, Commissioner A. Guthrie motioned, seconded by Commissioner Murphy, to adjourn.

ROLL CALL:

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

Motion carried. The meeting adjourned at 6:23 pm.



Emma Marlow, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk