



## **Historic Preservation Commission - Regular Meeting AGENDA**

**Wednesday, July 07, 2021 at 4:30 PM**  
**Ketchum City Hall**  
**480 East Avenue North, Ketchum, ID 83340**

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings).

If you would like to comment on a public hearing item, please submit your comment to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) by noon the day of the meeting, attend the meeting in person to provide comment or call in at the number below.

Comments will be provided to the Historic Preservation Commission.

Call In Number: 1-253-215-8782

Meeting ID: 967 1244 4669

### **CALL TO ORDER**

### **CONSENT CALENDAR—ACTION ITEMS**

1. Minutes of June 15, 2021

### **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

2. ACTION ITEM: Recommendation to conduct a public hearing and review and approve Permit H21-050 for the alteration of a building on the historic building list located at 380 N 1st Avenue.
3. ACTION ITEM: Recommendation to review and adopt proposed Ketchum Criteria for designating historic structures and evaluate the list of 26 buildings on the Historic Buildings List

### **STAFF AND COMMISSION COMMUNICATIONS (Historical Preservation Commission Deliberation, Public Comment may be taken)—ACTION ITEMS**

4. Resolution 21-001 Historic Preservation Commission Meeting Dates

### **ADJOURNMENT**

*Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.*



## Historic Preservation Commission - Regular Meeting MINUTES

Tuesday, June 15, 2021 at 4:30 PM  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

### CALL TO ORDER

The meeting was called to order at 4:30 PM by chair Mattie Mead.

### PRESENT

Chairman Mattie Mead  
Vice-Chair Wendolyn Holland via teleconference.  
Commissioner Jennifer Cosgrove  
Commissioner Jakub Galczynski  
Commissioner Rick Reynolds

### CONSENT CALENDAR—ACTION ITEMS

1. Minutes of June 1, 2021.  
**Motion to approve the Minutes of June 1, 2021.**  
*Motion made by Commissioner Reynolds, Seconded by Commissioner Cosgrove.*  
*Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds*

### PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

2. ACTION ITEM: Recommendation to review and adopt proposed Ketchum Criteria for designating historic structures and evaluate the list of 26 buildings on the Historic Buildings List

Director Suzanne Frick presented the proposed criteria for the Ketchum Historic Preservation Commission.

Commissioner Cosgrove pointed out unclear language in the Criteria Standards. Terms in Sections 2 and 5 were clarified. Broad vs specific criteria were discussed. Criteria were combined and re-ordered. A rewrite of the criteria to be presented at the next meeting.

The Commission discussed a *Bike Tour* of the 26 Historic Properties at a time and date to be determined.

### ADJOURNMENT

**Motion to adjourn at 6:40 PM**  
*Motion made by Commissioner Cosgrove, Seconded by Commissioner Reynolds.*  
*Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds*



**City of Ketchum  
Planning & Building**

**STAFF REPORT  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING OF JULY 7<sup>th</sup>, 2021**

**PROJECT:** 380 N 1st Ave. Mixed-Use Building

**FILE NUMBER:** H21-050

**APPLICATION TYPE:** Request to Alter a Historic Structure

**ARCHITECT:** Williams Partners Architects

**PROPERTY OWNER:** Corey Street Mass LLC

**REQUEST:** Exterior alterations and an addition to the McAtee House

**LOCATION:** 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5)

**ZONING:** Mixed-Use Subdistrict of the Community Core (CC-2)

**NOTICE:** The public hearing notice was published in the Idaho Mountain Express on June 16<sup>th</sup>, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on June 16<sup>th</sup>, 2021. A public hearing notice was posted on the project site and the City's website on June 30<sup>th</sup>, 2021.

**REVIEWER:** Abby Rivin, Senior Planner

**BACKGROUND**

The applicant, Williams Partners Architects on behalf of property owner Corey Street Mass LLC, has submitted a Request to Alter a Historic Structure located at 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5) within the Mixed-Use Subdistrict of the Community Core (CC-2) Zone. The request proposes exterior alterations and an addition to the McAtee House—a historic log cabin that was constructed in the 1930s. The historic cabin will be repurposed as commercial office space and the new addition will accommodate two residential units, common area, and parking.

The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.

**ANALYSIS**

The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216. The follow analysis evaluates the 380 N 1<sup>st</sup> Ave. Mixed-Use Building project in relation to the

review criteria for alterations and additions to structures on the Historic Building List. The project plans are attached as Exhibit A and the applicant's project summary narrative is attached as Exhibit B to the Staff Report.

### Review Criteria for Request for Demolition or Alteration Application

*Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core?*

The McAtee House is one of the 26 structures on the Historic Building List. The 2005 Walsworth Associates Windshield Survey identified the McAtee House as a locally significant historical resource. Additionally, this historic building was recommended for designation as a heritage site in 2006. The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum's early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.

*Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan?*

The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's energy-efficiency, and upgrade the building to comply with current code standards.

The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.

The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story with a maximum height of 12'-6", which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot. The rectangular mass of the addition mimics the original log cabin. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House.

Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape.

*Does the structure retain the requisite integrity to convey its historic and/or architectural significance?*

The historic structure retains sufficient historic integrity with respect to design, materials, and workmanship. A 1,946-square-foot addition to the McAtee House was constructed in 2000 to accommodate Felix's Restaurant (Design Review CR00-012 and Building Permit 00-110). This project proposes to remove this addition and restore the original historic log structure. The 2000 addition project included painting the building olive brown and adding pomegranate red fascia and trim. This project will re-finish the logs with a natural stain restoring the historic integrity of the original log cabin.

*Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core?*

The project enhances the historical significance and architectural distinction of the McAtee House as the improvements restore the original log cabin and relocate the structure to a more prominent location at the corner of 1<sup>st</sup> Avenue and 4<sup>th</sup> Street. The addition's scale and site orientation respect the historic significance of the McAtee House. The project's exterior materials and natural colors complement Ketchum's mountain-town character. The development's human-scale design will enhance vibrancy at this downtown street corner.

#### **STAFF RECOMMENDATION**

After considering the project plans, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Historic Preservation Commission deliberate and move to approve the Request to Alter a Historic Structure for the 380 N 1<sup>st</sup> Ave. Mixed-Use Building project.

#### **RECOMMENDED MOTION**

"I move to approve the Request to Alter a Historic Structure for proposed alterations and an addition to the McAtee House to accommodate the 380 N 1<sup>st</sup> Avenue Mixed-Use Building project."

#### **EXHIBITS:**

- A. 380 N 1<sup>st</sup> Avenue Mixed-Use Building Project Plans
- B. Applicant Project Summary Narrative

Exhibit A:  
380 N 1<sup>st</sup> Avenue  
Mixed-Use Building  
Project Plans

# 380 N. 1ST AVE. MIXED-USE BUILDING

**Owner:**  
 Corey Streey Mass, LLC  
 11361 Farlin Street  
 Los Angeles, California 90049

**Architect:**  
 Williams | Partners Architects  
 Jeff Williams: jeff@williams-partners.com  
 P.O. Box 4373  
 Ketchum, ID 83340  
 Ph. 208.726.0020  
 Fax 208.726.0019

**General Contractor:**  
 Grabher Construction  
 P.O. Box 507  
 Sun Valley, ID 83353  
 Ph. 208.726.3916  
 Fax 208.726.9081



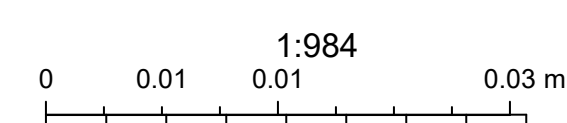
Land Use Information Map



March 18, 2021

## Satellite View

380 North First Avenue; Ketchum, Idaho



Blaine County GIS

Made by: Blaine County GIS

## DRAWING INDEX

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C5 COVER SHEET

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 A 2.4 FLOOR PLANS

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## PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 5, BLOCK 37  
 KETCHUM

ADDRESS: 380 NORTH FIRST AVENUE  
 KETCHUM, ID 83340

ZONING: CC, SD 2 (COMMUNITY CORE, SUBDISTRICT 2: MIXED USE)  
 SETBACKS: FRONT AND STREET SIDE: 5' AVERAGE  
 INTERIOR SIDE: 0'  
 ADJACENT TO ALLEYWAY: 3'

MAX BUILDING HEIGHT: 42'

CONSTRUCTION TYPE: V-B (IBC SECTION 602.5)

OCCUPANCY: BUSINESS GROUP B (IBC 304.1), RESIDENTIAL GROUP R-3 (IBC 310.4),  
 UTILITY AND MISCELLANEOUS GROUP U (IBC 312) (PRIVATE GARAGES)

BUILDING AREA:	
FIRST FLOOR	
EXISTING (OFFICE):	744 S.F.
NEW (OFFICE):	97 S.F.
NEW COMMON SPACE:	442 S.F.
NEW COMMON PARKING:	776 S.F.
NEW UNIT 1 LIVING:	750 S.F.
NEW UNIT 2 GARAGE:	483 S.F.
NEW UNIT 2 LIVING:	183 S.F.
<b>SUB-TOTAL:</b>	<b>3,475 S.F.</b>

SUB-TOTAL TOWARDS F.A.R.:  
 THREE PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM  
 TOWN SITE LOTS OF 5,600 S.F. IN SIZE OR LESS ARE NOT INCLUDED  
 IN THE GROSS FLOOR AREA CALCULATION  
 (3,475 S.F. - (3 x (9 x 18)) = 2,989 S.F.)

SECOND FLOOR	
UNIT 2 LIVING:	1,951 S.F.
TERRACE:	646 S.F.

THIRD FLOOR	
UNIT 2 LIVING:	37 S.F.
COMMON MECHANICAL:	376 S.F.
TERRACE:	792 S.F.

TOTAL REMODEL (EXISTING CABIN):	744 S.F.
TOTAL NEW:	5,095 S.F.
<b>TOTAL G.S.F. (INCLUDING GARAGES):</b>	<b>5,839 S.F.</b>
TOTAL TOWARDS F.A.R.:	5,353 S.F.
(5,353 / 5,505 = 0.97 F.A.R.)	

SITE AREA: 0.126 ACRES (5,505 S.F.)

PARKING REMTS:	UNIT 1 (750 S.F. OR LESS):	0 SPACES
	UNIT 2 (2,001 S.F. AND ABOVE):	2 SPACES
	OFFICE (1 SPACE PER 1,000 G.S.F.):	1 SPACE

CODES: 2018 INTERNATIONAL BUILDING CODE (IBC)  
 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

JURISDICTIONS: CITY OF KETCHUM PLANNING & BUILDING DEPARTMENTS  
 CITY OF KETCHUM FIRE DEPARTMENT

380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

### ARCHITECTS

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 KETCHUM, IDAHO  
 83340  
 PHONE: 208.726.0020  
 FAX: 208.726.0019  
 WWW: WILLIAMS-PARTNERS.COM

DRAWINGS  
 DATE: 05/12/2021  
 ISSUED: COK SCHEMATIC PRESENTATION  
 06/10/2021 COK HPC REVIEW

REVISIONS  
 NUMBER: DATE:

**CS**

COVER SHEET

OWNERSHIP OF DOCUMENTS:  
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 RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN  
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VIEW LOOKING SOUTHEAST

3



VIEW LOOKING NORTHEAST

1



VIEW LOOKING EAST

2

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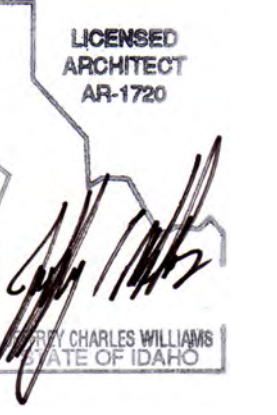
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**A 1.0a**

ARCHITECTURAL SITE PLAN

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VIEW LOOKING SOUTH 4



VIEW LOOKING EAST 2



VIEW LOOKING SOUTHEAST 3



VIEW LOOKING NORTHEAST 1

# 380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

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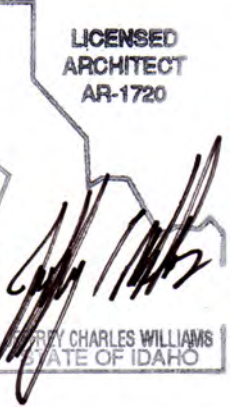
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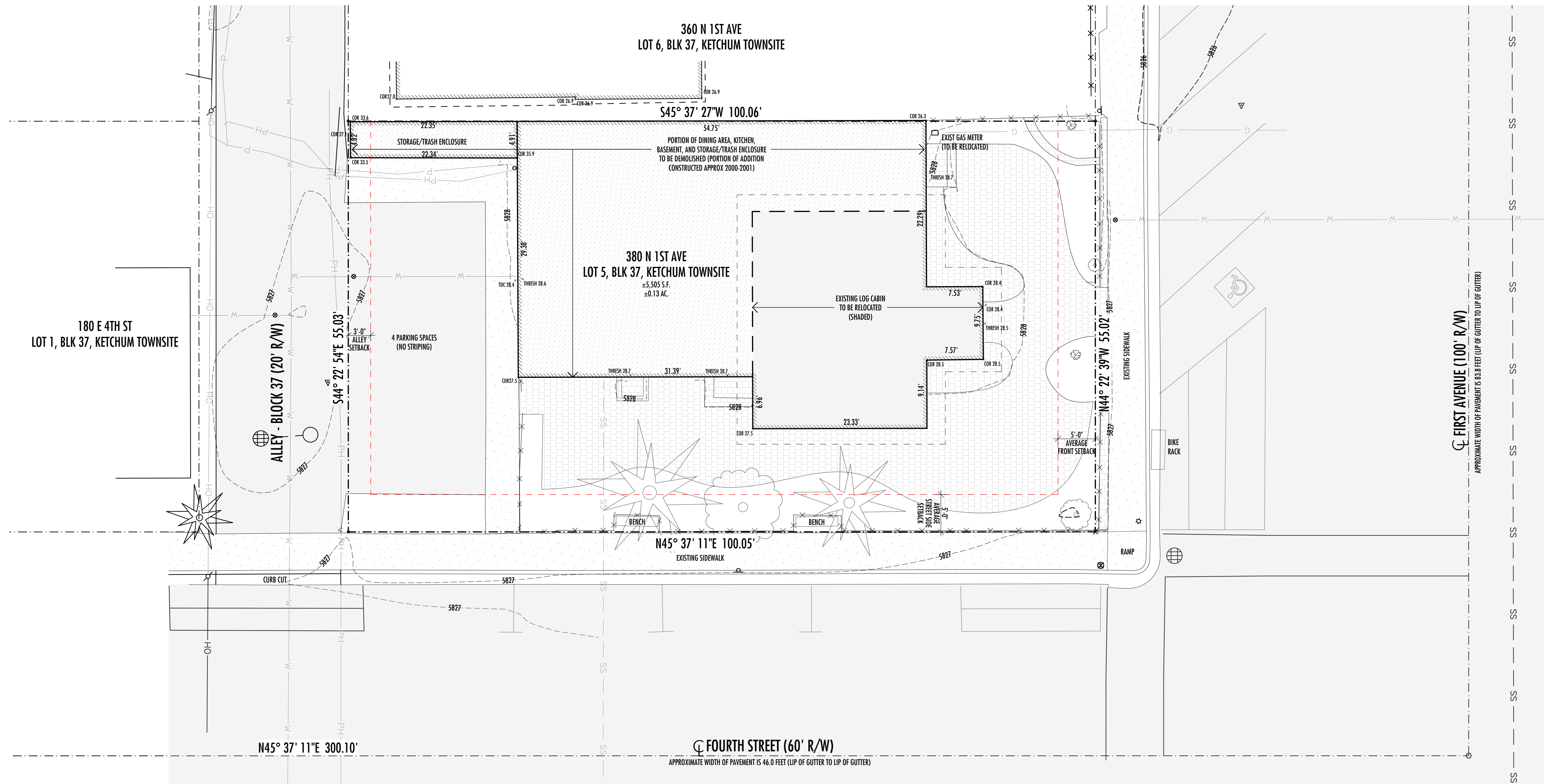
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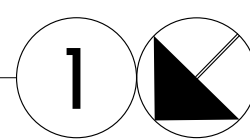
ARCHITECTURAL SITE PLAN

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SITE PLAN - EXISTING  
SCALE: 1/8" = 1'-0"



Y:\McMorrow\04 - BIM Project Files\MCMORROW MIXED USE - siting.pln north

# 380 N. 1st Ave. Mixed-Use Building

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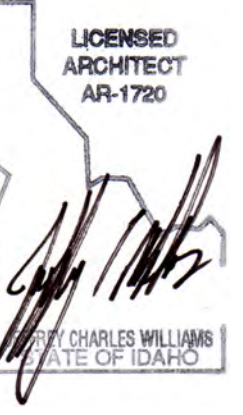
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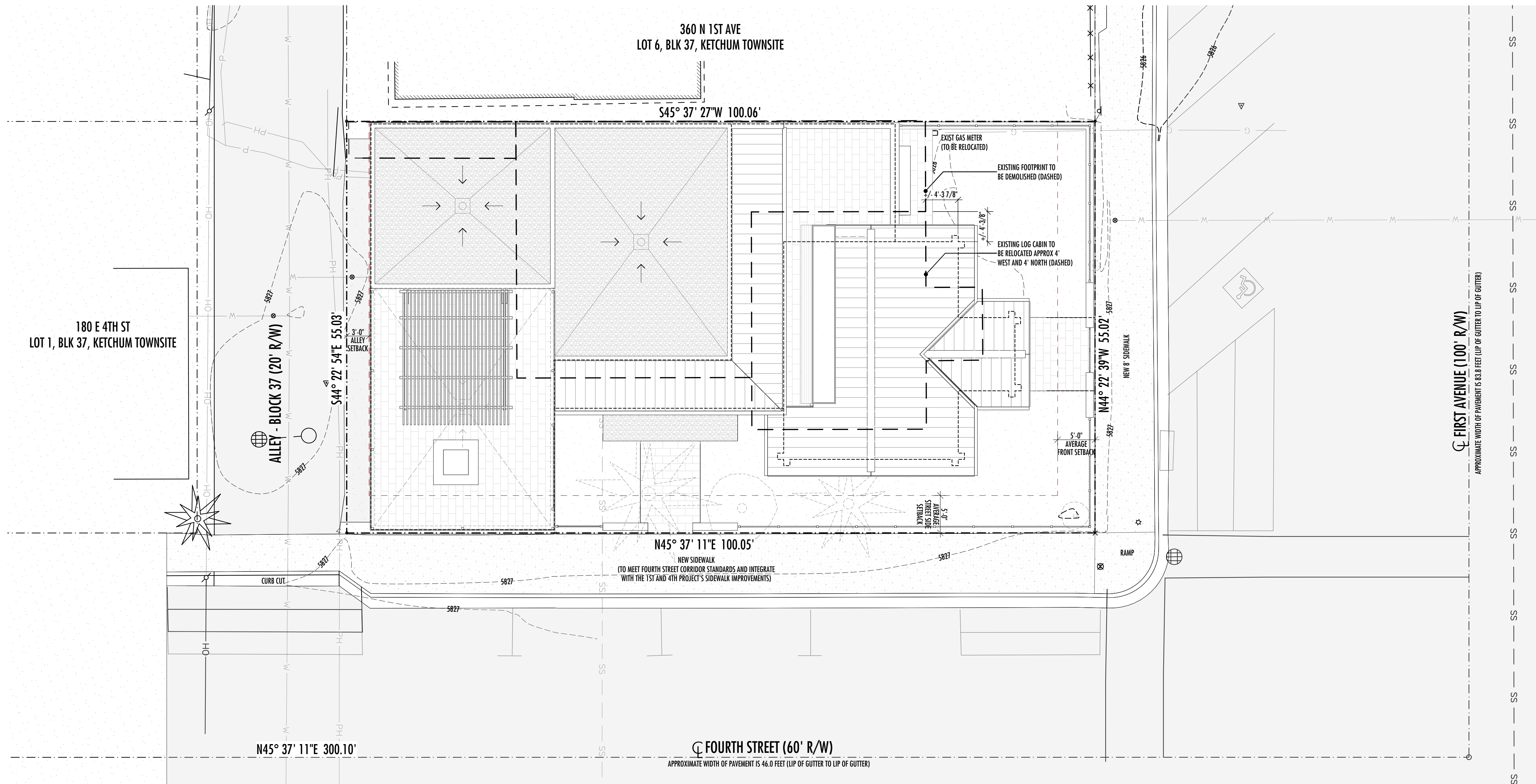
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# A 1.1

ARCHITECTURAL SITE PLAN

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SITE PLAN - PROPOSED 1

Y:\McMorrow\04 - BIM Project Files\MCMORROW MIXED USE - siting.pln north ARCHITECTURAL SITE USE - siting.pln

# 380 N. 1st Ave. Mixed-Use Building

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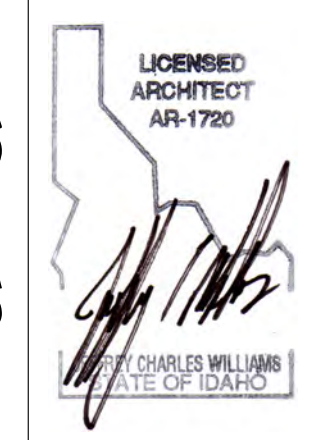
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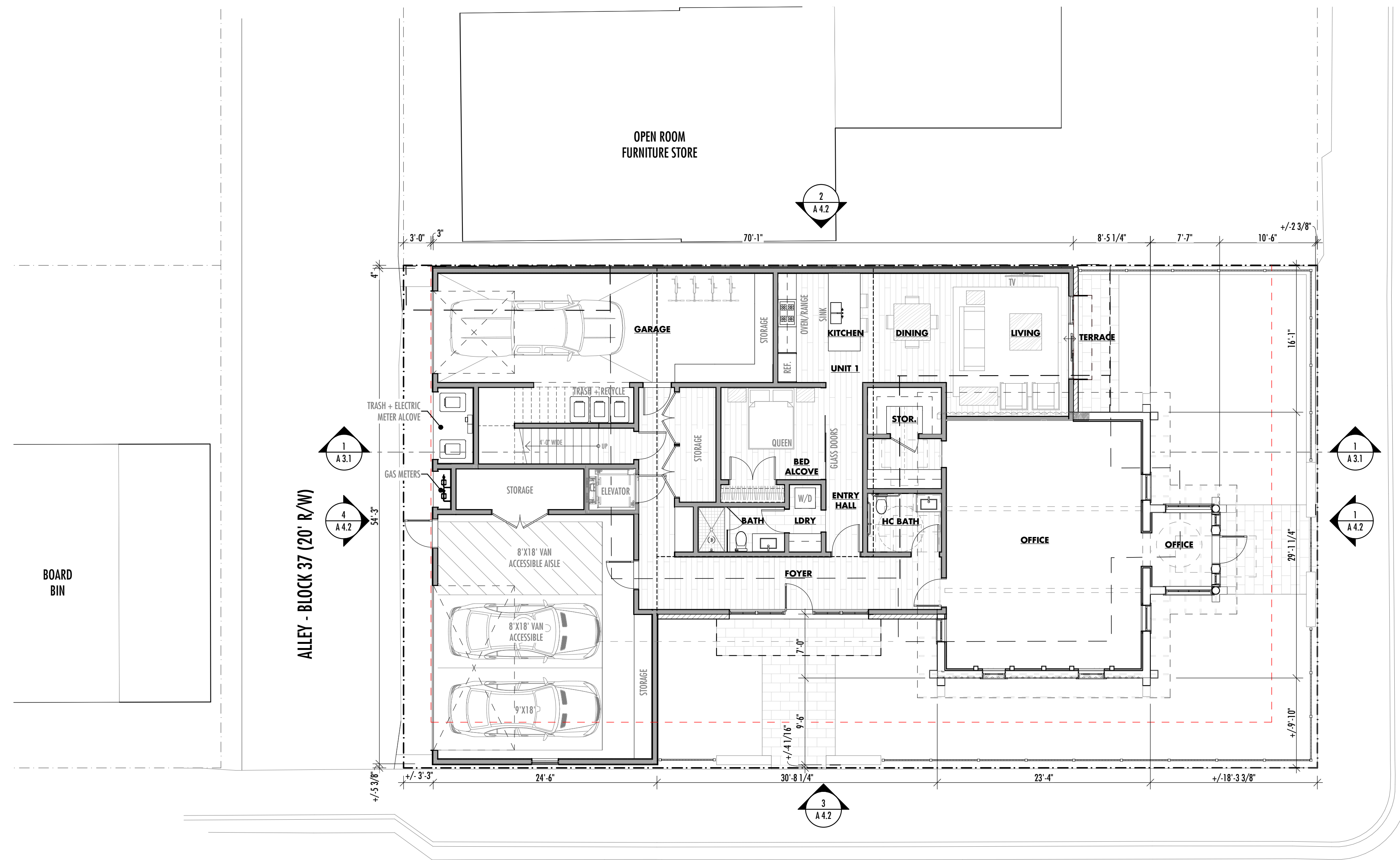
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**A 1.2**  
 ARCHITECTURAL SITE PLAN

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FIRST FLOOR PLAN - PROPOSED  
 SCALE: 1/8" = 1'-0"  
 1  
 north  
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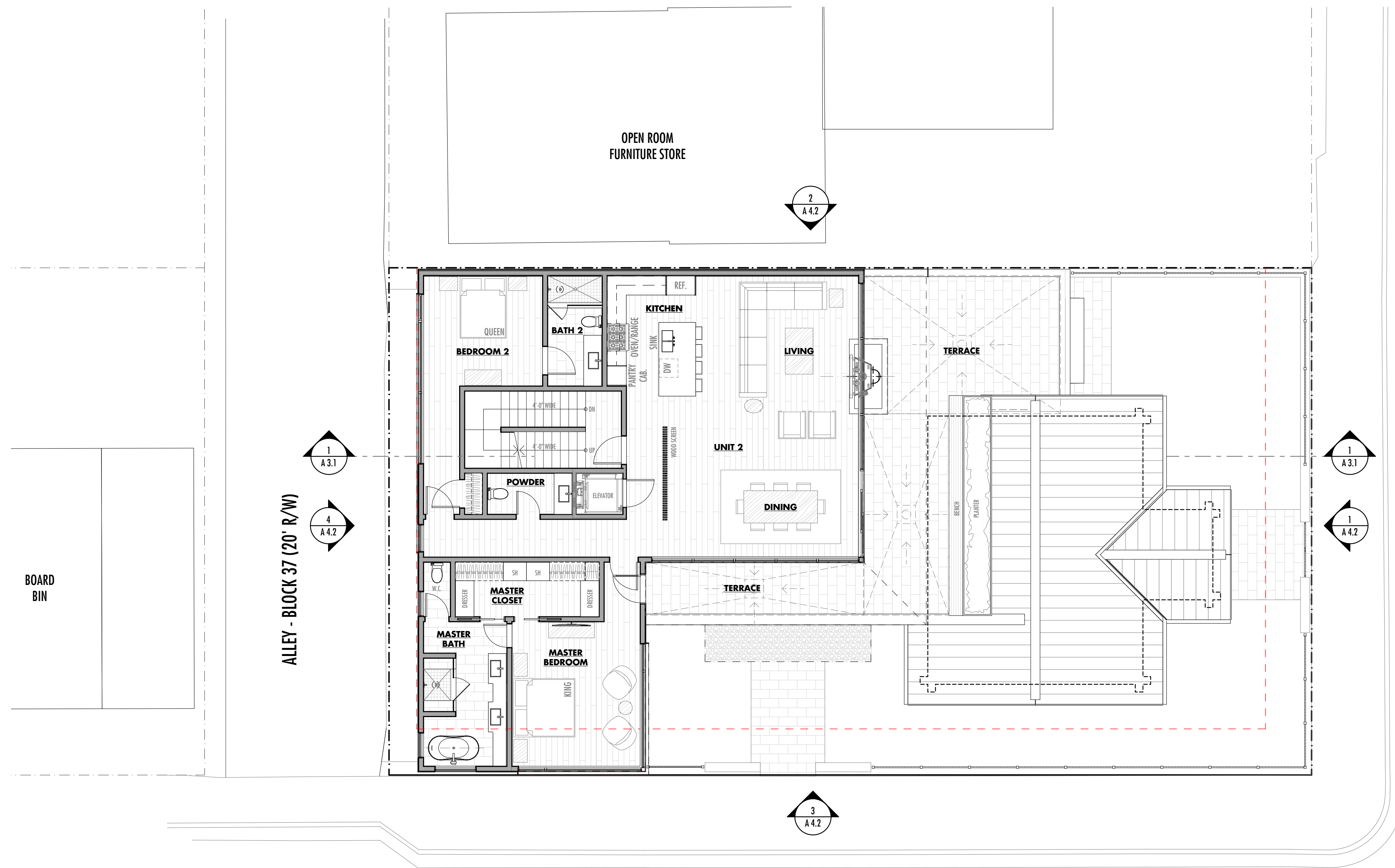
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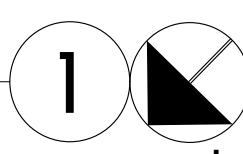
**A 2.1**  
 PLANS

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SECOND FLOOR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



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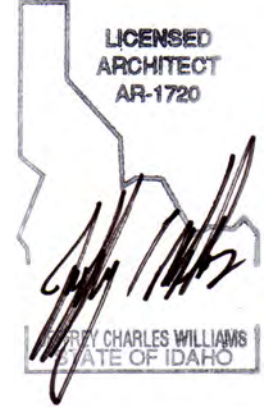
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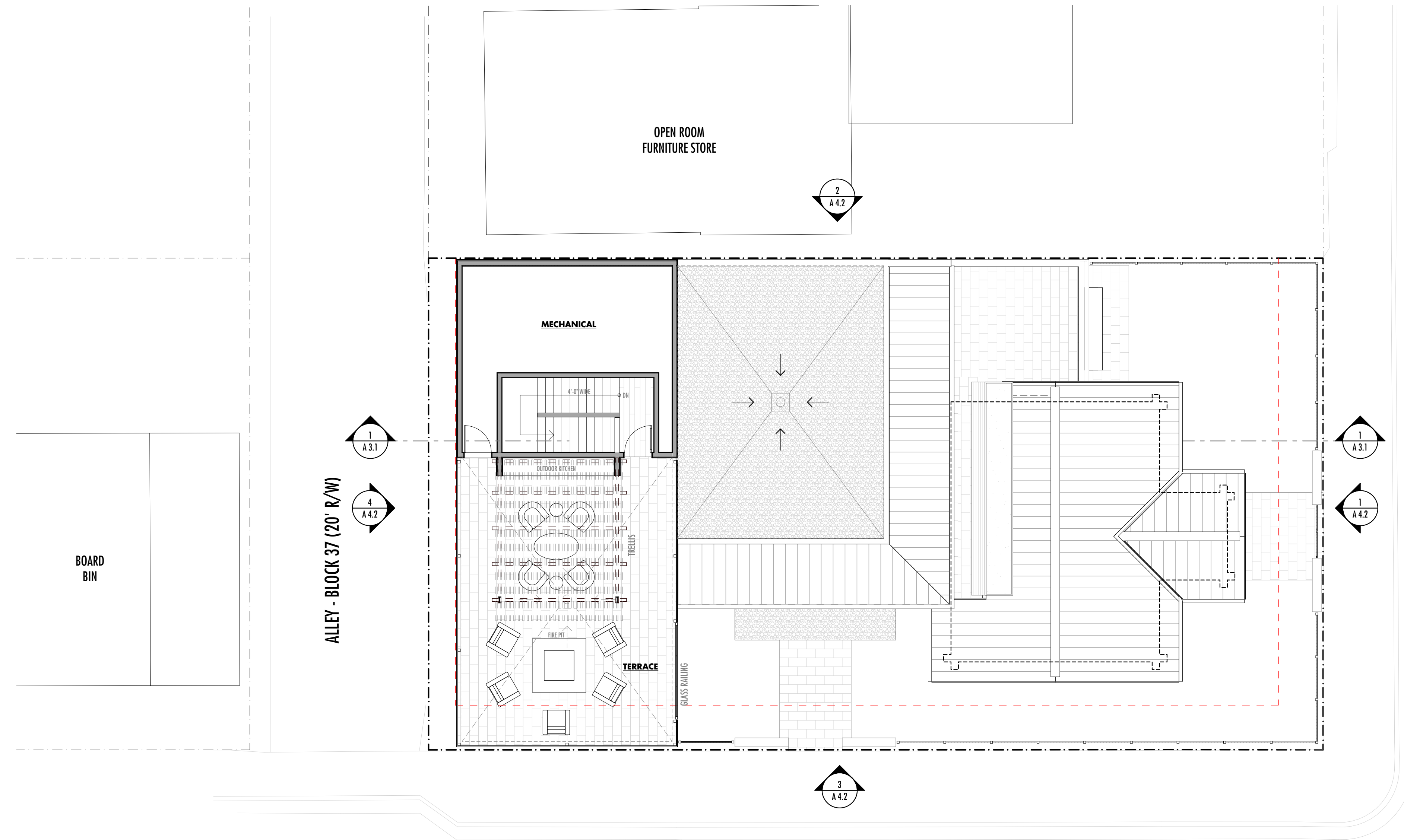
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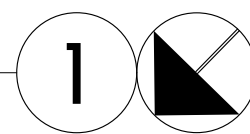
PLANS

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THIRD FLOOR PLAN - PROPOSED  
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**WILLIAMS PARTNERS**

ARCHITECTS

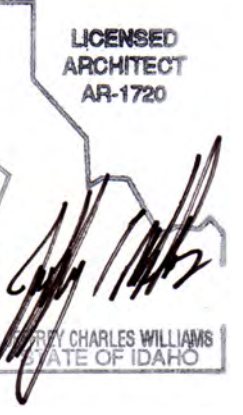
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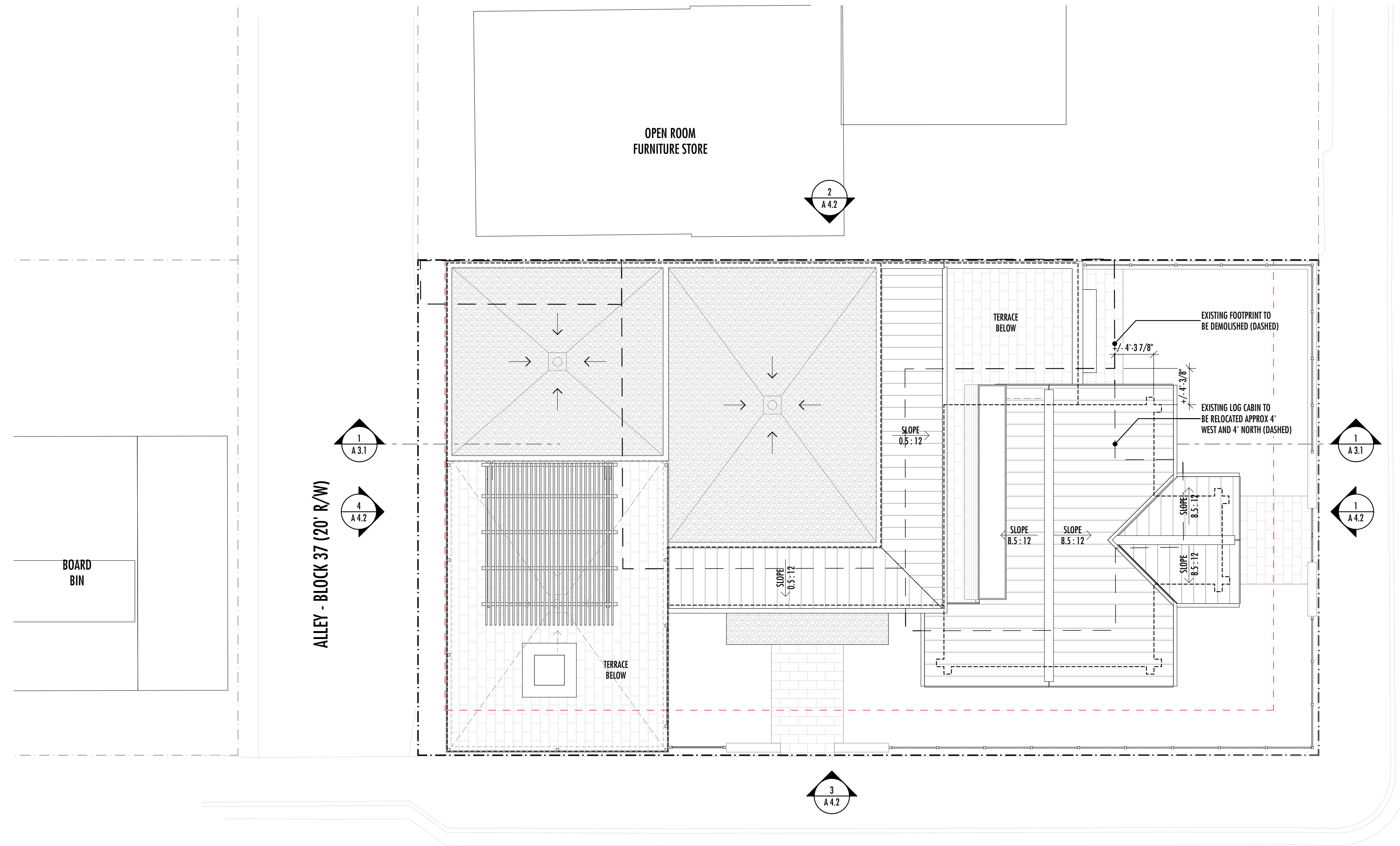
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REVISIONS  
NUMBER: DATE:

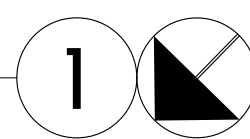
## A 2.3

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ROOF PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



1 north  
Y:\McMorrow\04 - BIM Project Files\MCMORROW MIXED USE - siling.pln

# 380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

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KETCHUM, IDAHO  
83340  
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DRAWINGS  
DATE: 05/12/2021  
ISSUED: COK SCHEMATIC PRESENTATION  
06/10/2021 COK HPC REVIEW

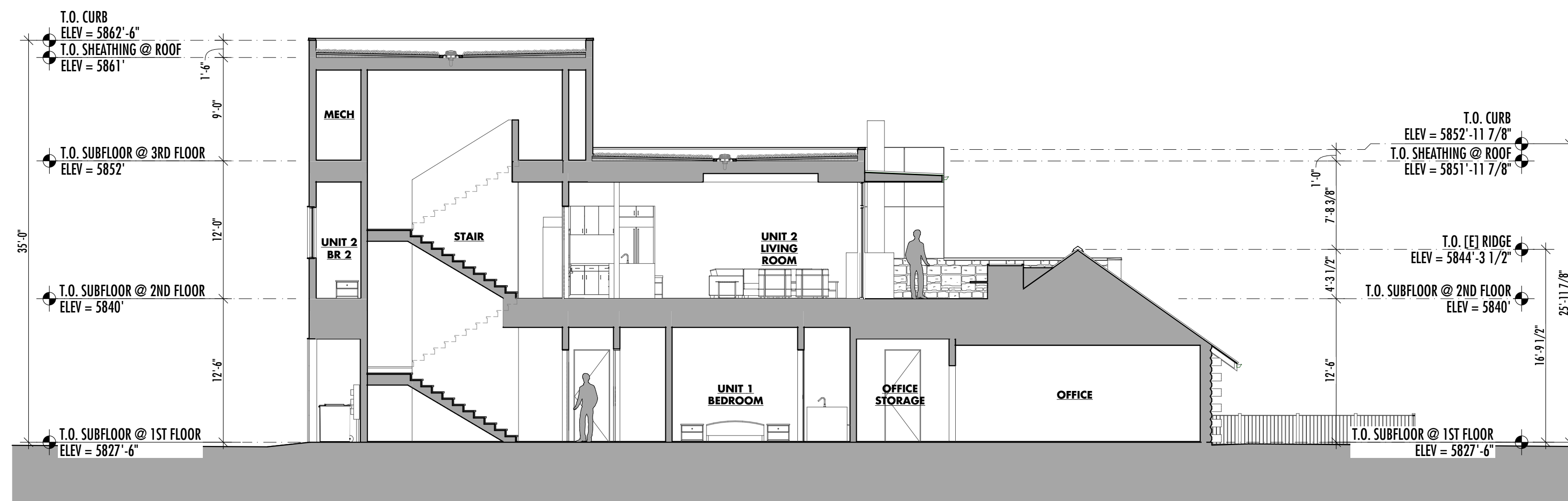
REVISIONS  
NUMBER: DATE:

## A 2.4

PLANS

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BUILDING SECTION A  
SCALE: 1/8" = 1'-0"

1

# 380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

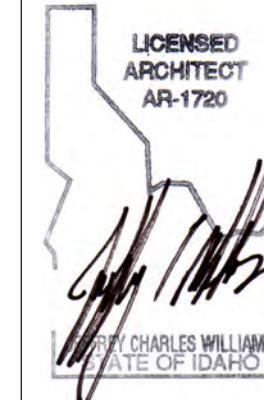
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DRAWINGS  
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06/10/2021 COX HPC REVIEW

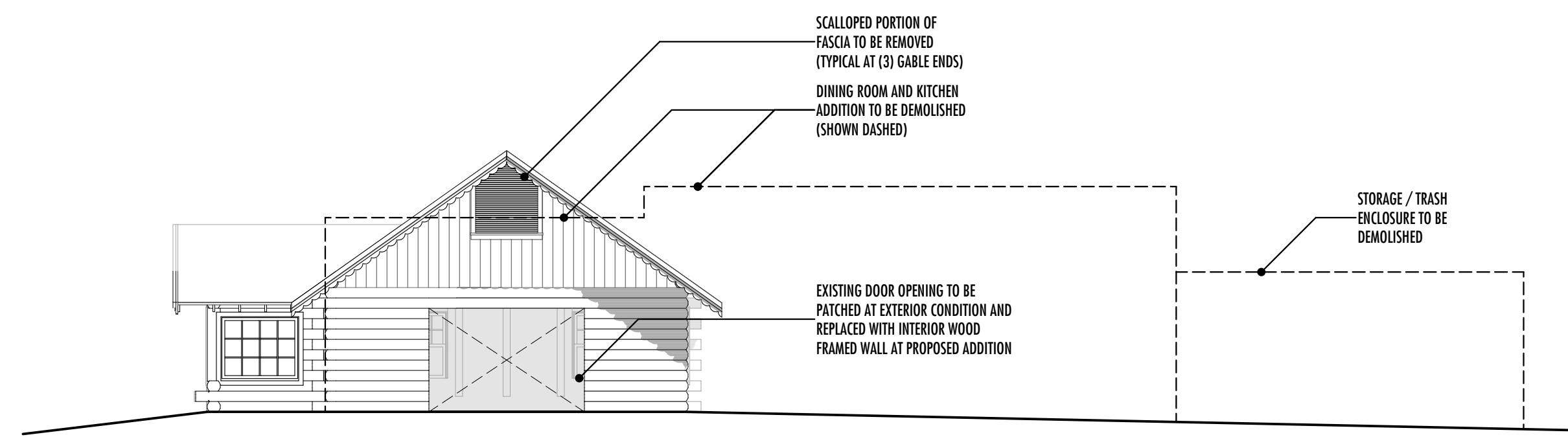
REVISIONS  
NUMBER: DATE:

# A 3.1

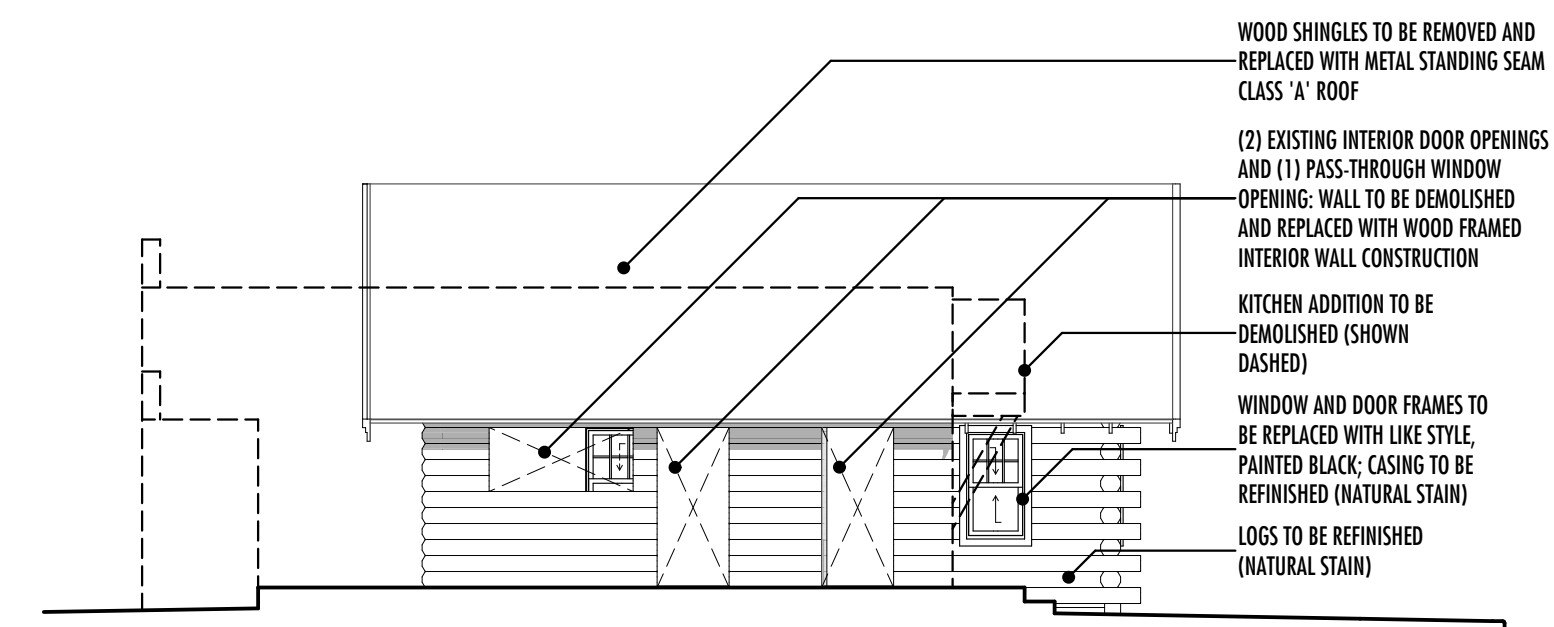
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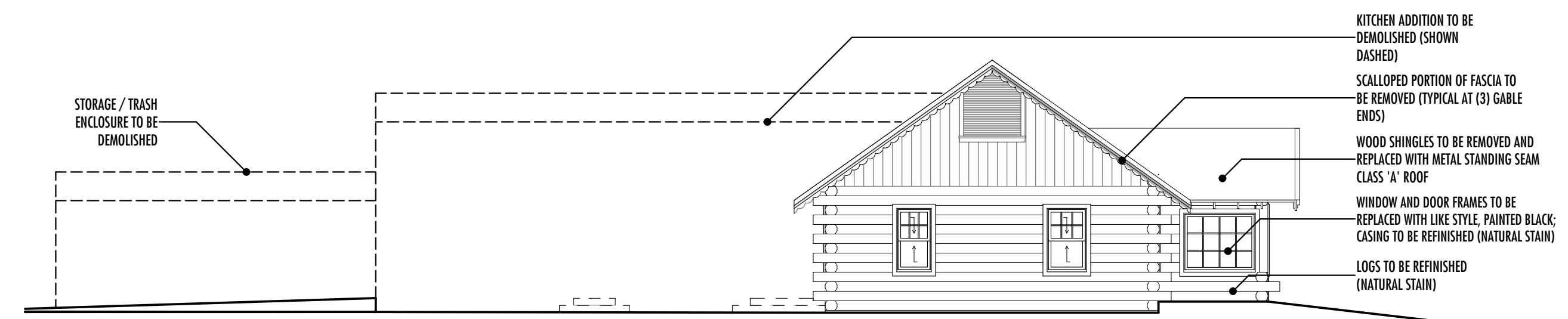




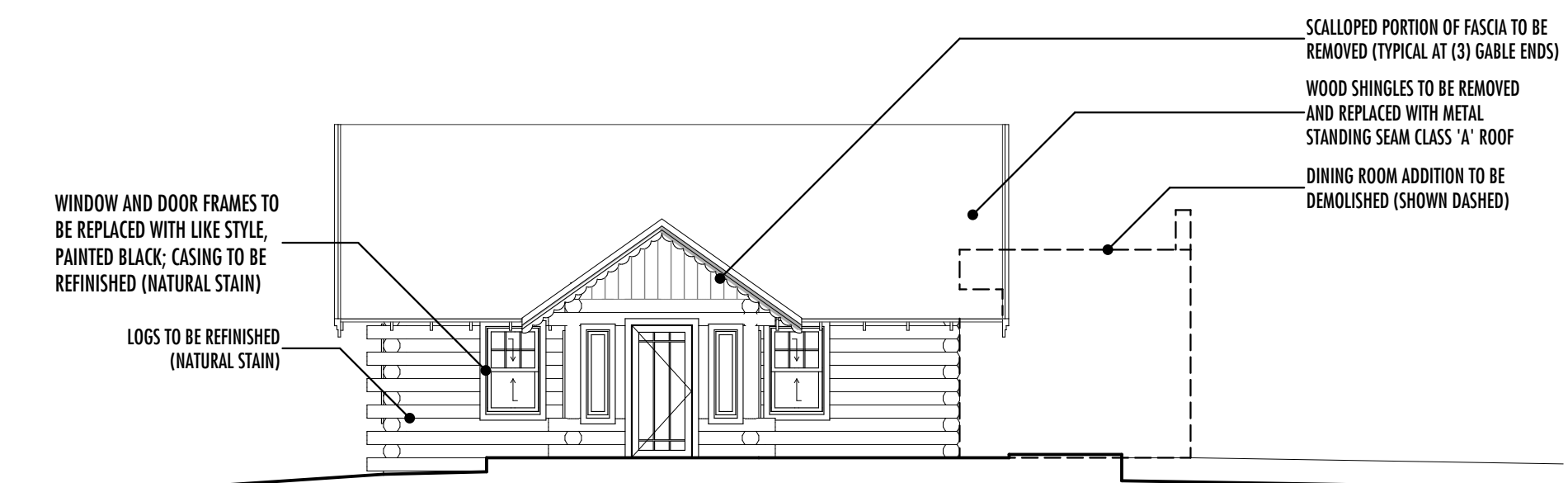
SOUTH ELEVATION - EXISTING 4



EAST ELEVATION - EXISTING 2



NORTH ELEVATION - EXISTING 3



WEST ELEVATION - EXISTING 1

# 380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

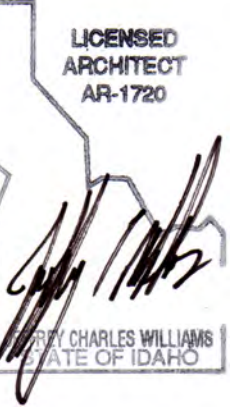
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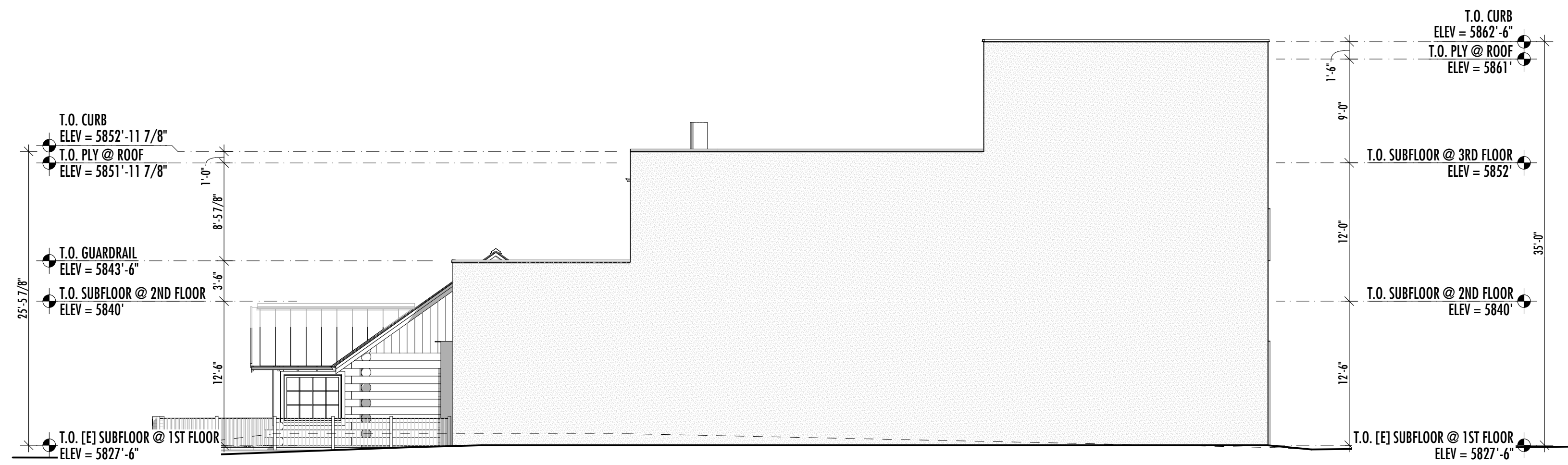
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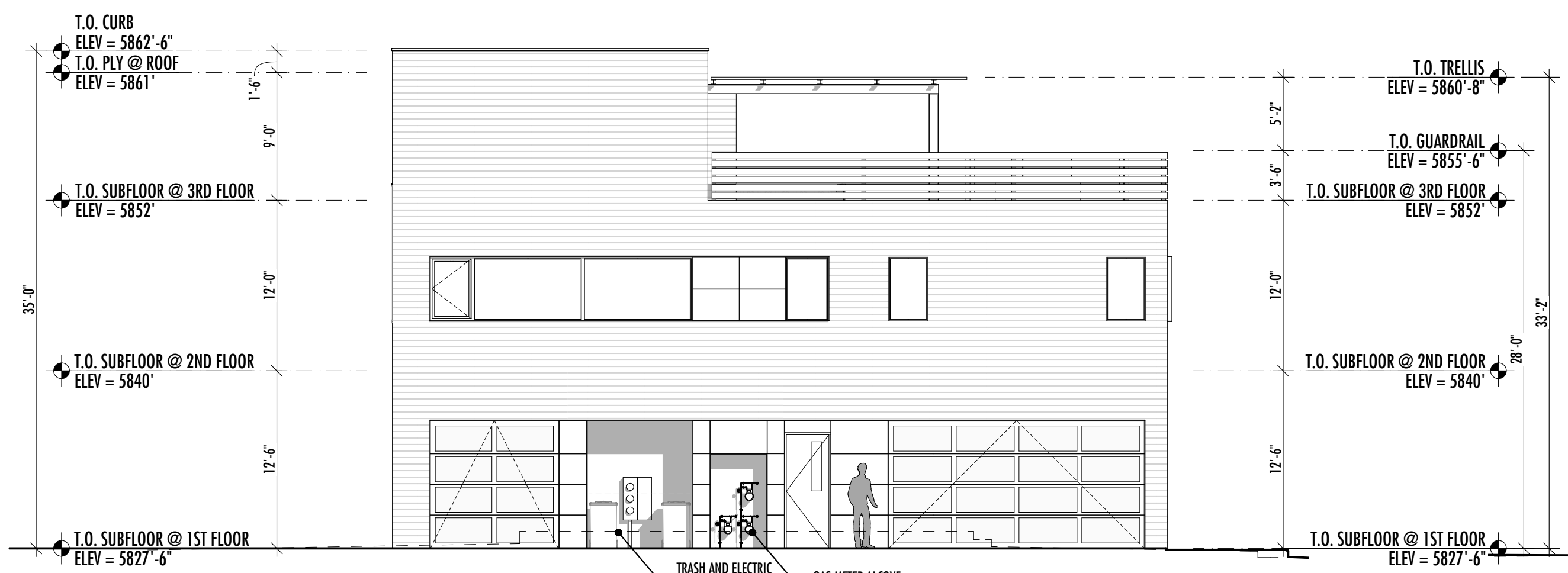
# A 4.1

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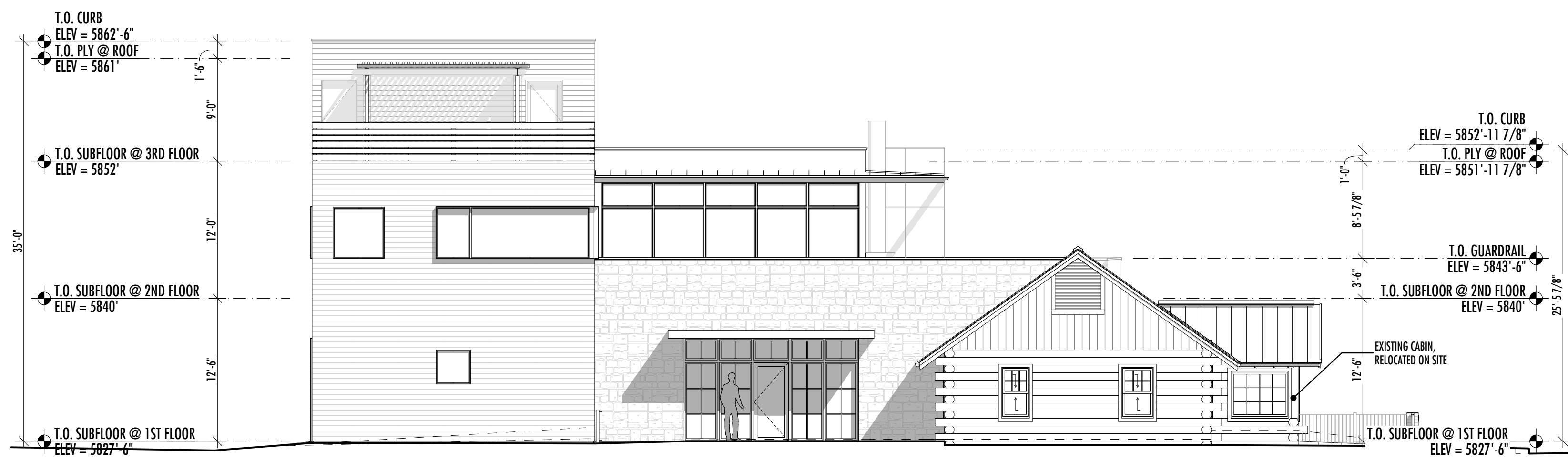




**SOUTH ELEVATION - PROPOSED**  
SCALE 1/8" = 1'-0" **2**



**EAST ELEVATION - PROPOSED**  
SCALE 1/8" = 1'-0" **4**



**NORTH ELEVATION - PROPOSED**  
SCALE 1/8" = 1'-0" **3**



**WEST ELEVATION - PROPOSED**  
SCALE 1/8" = 1'-0" **1**

# 380 N. 1st Ave. Mixed-Use Building

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**WILLIAMS PARTNERS**

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**DRAWINGS**  
DATE: 05/12/2021  
ISSUED: CON SCHEMATIC PRESENTATION  
CON HPC REVIEW

**REVISIONS**  
NUMBER: DATE:

**A 4.2**

EXTERIOR ELEVATIONS



VIEW LOOKING SOUTH 4



VIEW LOOKING NORTH 2



VIEW LOOKING SOUTHEAST 3



VIEW LOOKING NORTHEAST 1

# 380 N. 1st Ave. Mixed-Use Building

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**WILLIAMS PARTNERS**

**ARCHITECTS**

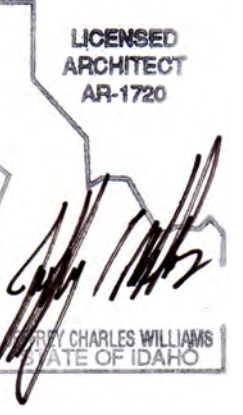
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DATE: 05/12/2021  
ISSUED: COX SCHEMATIC PRESENTATION  
06/10/2021 COX HPC REVIEW

REVISIONS  
NUMBER: DATE:

**A 5.1**

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CABIN + ADDITION



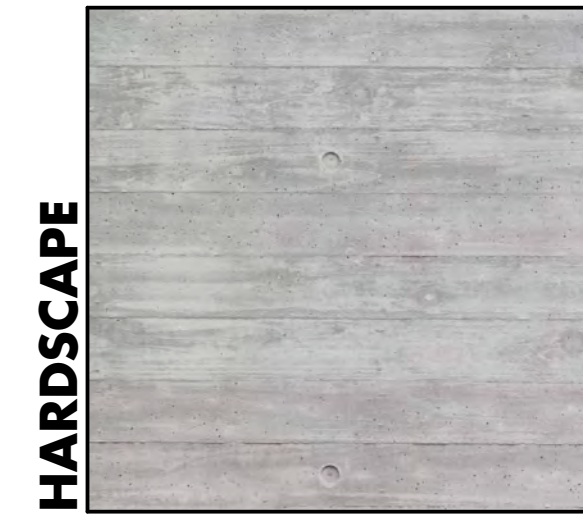
**WINDOWS**

ELEMENT  
Window

MATERIAL  
Aluminum Clad Wood

COLOR / FINISH  
Black cladding

NOTES  
Loewen (or similar); at cabin: style to match existing window style



**CONCRETE SITE WALLS**

ELEMENT  
Site walls

MATERIAL  
Concrete

COLOR / FINISH  
Grey

NOTES  
Board formed

HARDSCAPE

**MATERIALS BOARD**

ADDITION ONLY



**METAL ACCENTS**

ELEMENT  
Steel, steel accents

MATERIAL  
Steel

COLOR / FINISH  
Black

NOTES  
Painted

ADDITION ONLY



**STONE VENEER**

ELEMENT  
Stone veneer walls

MATERIAL  
Stone

COLOR / FINISH  
Tan / Grey

NOTES

ADDITION ONLY



**SIDING**

ELEMENT  
Rainscreen Siding

MATERIAL  
Wood

COLOR / FINISH  
Light Tan

NOTES  
Light wire-brush, T&G with 1/8" reveal

CABIN ONLY



**LOGS**

ELEMENT  
Logs at cabin

MATERIAL  
Wood

COLOR / FINISH  
Natural

NOTES

CABIN + ADDITION



**SOFFIT**

ELEMENT  
Soffit

MATERIAL  
Wood

COLOR / FINISH  
Natural

NOTES

CABIN + ADDITION



**ROOF / FASCIA / FLASHING**

ELEMENT  
Sloped Roofs  
Fascia / flashing /  
parapet caps

MATERIAL  
Standing seam metal  
Metal (24 Gauge)

COLOR / FINISH  
Grey (Bonderized)  
Grey (Bonderized)

NOTES

ADDITION ONLY



**ROOF**

ELEMENT  
Flat Roof

MATERIAL  
EPDM Membrane  
(Ballasted Roof)

COLOR / FINISH  
Tan/Grey

NOTES

**WILLIAMS PARTNERS**

**ARCHITECTS**

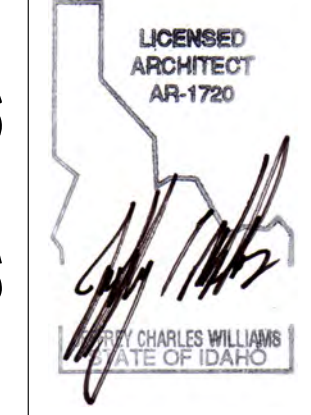
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**A 5.2**

Exhibit B:  
Applicant  
Project Summary Narrative

---

To: City of Ketchum Historic Preservation Commission

Date: June 10, 2021

Re: 380 First Avenue North, McAtee House

---

The applicant is proposing to alter the historic structure located at 380 North First Avenue, known as the McAtee House. The original 744 square foot cabin was previously altered to become Felix's Restaurant in the year 2000. The cabin became a dining space, while an addition created added dining space, a ground floor kitchen, and basement storage. The applicant proposes to remove the addition and to re-use the original cabin structure as a commercial office space. Two residential units, associated common area, and parking will be added at the rear of the original cabin. In order to improve the efficiency of the lot and to offset the original cabin from the new addition, the applicant proposes to relocate the cabin approximately 4 feet towards First Avenue and 4 feet towards Fourth Street.

The original McAtee House log structure will be maintained; however, the applicant proposes modifications and improvements to the existing structure that will ensure the longevity of the building and help it blend with the proposed addition. The green, painted logs are proposed to be re-finished to a natural stain that will match the wood siding of the proposed addition. It is unclear what the original finish of the McAtee Cabin was. The windows will be replaced with energy-efficient windows that will match the style of the windows that exist to-date; however, the color is proposed to be revised from brick red to black. The red shutters and scalloped fascia on the gable ends are proposed to be removed. The existing wood shingle roof material will be replaced with a standing seam metal roof and improved to be a class 'A' roof as required by the Fire Department for new construction.

The siting of the proposed addition at the rear of the McAtee House preserves the integrity of the open space at the front of the lot and helps to differentiate between the new and existing structures. The proposed alteration of the McAtee House retains its integrity to convey its historic and architectural significance of the property within the Community Core while the addition seeks to balance the scale and language of the historic cabin.





## City of Ketchum

July 7, 2021

Historic Preservation Commissioners  
City of Ketchum  
Ketchum, Idaho

### **Recommendation To Review and Adopt Ketchum Criteria for Historic Structures and Review Historic Building List**

#### Recommendation and Summary

Staff is recommending the Commission review and adopt the Ketchum Criteria for Historic Structures and adopt the following motion:

I move to adopt the Ketchum Criteria for designating historic structures.

#### Introduction and History

At the June 15, 2021, meeting, the Commission reviewed and provided direction on criteria to be used for designating structures that will be placed on the Historic Building List. These criteria will be used to evaluate the 26 buildings currently on the Historic Building List.

Attachment A is the proposed criteria based on Commission review and comments at the last meeting.

#### Analysis

Staff is requesting Commission review and adoption of the proposed criteria. Once the criteria are established, staff is recommending the Commission use the criteria to evaluate the 26 building currently on the Historic Building List.

To assist the Commission evaluation of the 26 buildings and any other building that may be considered for the list, staff has prepared an evaluation matrix (Attachment B).

Attachments:

- A: Proposed Ketchum Criteria for Historic Structures
- B: Evaluation matrix

Designation criteria for placing structures and sites on the Historic Building/Site List. Buildings or sites shall meet Criteria 1 and 2 and shall meet one or more of the Criteria listed in 3.

The following Criteria shall be used to determine if a structure or site shall be placed on the Historic Building/Site List:

1. Historic buildings must be at least fifty (50) years old. A historic building may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.
2. All buildings and sites must retain their physical integrity as determined by the following criteria. However, a site need not meet all of the following criteria:
  - A. Shows character, interest, or value as part of the development, heritage or cultural characteristics of Ketchum, the region, state, or nation;
  - B. Retains a significant amount of the original design features, materials, character or feeling of the past;
  - C. Is in the original location or same historic context after having been moved;
  - D. Has been accurately reconstructed or restored based on documentation.
3. Historic buildings or sites shall meet one or more of the following criteria:
  - A. Architectural criteria.
    - (1) Exemplifies specific elements of a recognized architectural style or period or a style particularly associated with Ketchum neighborhoods;
    - (2) Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
    - (3) Demonstrates superior craftsmanship or high artistic value;
    - (4) Represents an innovation in construction, materials or design;
    - (5) Pattern or grouping of elements that enhance the identity of the community;
    - (6) Significant historic remodel contributing to Ketchum's identity.



B. Social/historic criteria.

- (1) Site of historic event;
- (2) Exemplifies cultural, political, ethnic, economic, or social heritage of the community through the built environment or with people associated with an era of history;
- (3) Associated with a notable person or the work of a notable person;
- (4) Is valued by the Ketchum community as an established or familiar visual or cultural feature due to its architectural history, siting, massing, scale, cultural characteristics, or heritage such that its removal would be irreparable loss to the setting.

C. Geographic/Natural Features.

- (1) Enhances sense of identity of the community;
- (2) Is an established and familiar natural setting or visual feature of the community.

## Historic Preservation Designation Criteria - Ranking Matrix

### Purpose:

This ranking matrix has been prepared for the Historic Preservation Commission as a tool to assist in determining whether a proposed building qualifies to be placed on the City of Ketchum Historic Building List. A specific ranking or certain total of points does not dictate placement on the list.

### Eligibility:

For a building to be placed on the Historic Building List, it must qualify for all three primary criteria.

Criteria 1 - Historic Building

Criteria 2 - Integrity

*Must meet all four subcriteria*

Criteria 3

*Must meet a minimum of one subcriteria for one significance area (architectural, social/historic, or geographic/environmental).*

### Ranking:

#### Primary Criteria 1: Historic Building

Place an "X" in the box for properties 50 years or older.

#### Primary Criteria 2 and 3

Rank each building/site on a scale of 0-3 using the following assumptions. Please attempt to be as consistent in the use of each ranking level as possible.

0 - does not meet criteria

1 - minimally meets criteria

2 - meets criteria

3 - exceeds criteria

### NOTES:

This section is for Commission members to put their thoughts or comments on the rankings.

Common Name	Street Address	CRITERIA 1	CRITERIA 2				CRITERIA 3												NOTES:	
		Historic Building	Integrity				Architectural Criteria						Social/Historic Criteria				Geographic/Natural Features			
			A	B	C	D	1	2	3	4	5	6	1	2	3	4	1	2		
Example: My House	1234 5th St	X	1	3	2	3	0	2	3	0	0	0	0	0	2	1	0	2	0	recent restoration based on historic photographs, but not really representing innovations. Associated with a notable person, but should be discussed further on whether that criteria is met.
<b>PROPOSED LIST</b>																				
Bonning Cabin	531 5 <sup>th</sup> Street East																			
Thornton House	560 East Avenue North																			
E.B Williams House	520 East Avenue North																			
Jack Frost Motel	591 4 <sup>th</sup> Street East																			
George Castle Cabin	431 ½ Walnut Avenue																			
Michel's Christiania Restaurant	303 Walnut Avenue																			
Brass Ranch House	571 2 <sup>nd</sup> Street																			
McCoy/Gooding/Miller House	480 East 2 <sup>nd</sup> Street																			
Lon Price/Esther Fairman House	180 Leadville Avenue North																			
St. Mary's Catholic Church	380 Leadville Avenue North																			
Fagan Property	411 Sun Valley Road																			
Comstock & Clark Mercantile	300 North Main Street																			
Pioneer Saloon	308 North Main Street																			
Helm Property	340 North Main Street																			
Former Post Office	460 North Main Street																			
Bert Cross Cabin	271 ½ Leadville Avenue North																			
Ketchum Kamp Hotel	220 North Main Street																			
Lewis Bank	180 North Main Street																			
First Telephone Co.	340 North 2 <sup>nd</sup> Street																			
Dynamite Shed	271 Sun Valley Road																			
Battis house	431 Washington Avenue																			
McAtee House	380 1 <sup>st</sup> Avenue																			
Forest Service Park	Between River and 1 <sup>st</sup> Street																			
Community Library/Gold Mine	331 Walnut Avenue																			
Thrift Shop																				
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street																			
Horace Lewis Home/Elephant's Perch	280 East Avenue North																			

**RESOLUTION NO. 21-001**

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF KETCHUM, IDAHO, ESTABLISHING THE DATES FOR ALL REGULAR HISTORIC PRESERVATION COMMISSION MEETING FOR 2021.

WHEREAS, regular meetings of the Historic Preservation Commission shall be held on the first Tuesday of the month at 4:30 PM at Ketchum City Hall unless such date is a holiday, in which case the meeting shall be held on the following day; with special meetings on the third Tuesday of each month from May through October 2021; and,

WHEREAS, pursuant to Idaho Code § 67-2343(1), any public agency that holds meetings at regular intervals of at least once per calendar month scheduled in advance over the course of the year may satisfy this meeting notice by giving meeting notices at least once each year of its regular meeting schedule; and,

WHEREAS, the City Council has determined that listing all regular and special meetings of the Historic Preservation Commission to be held in 2021 would be beneficial to the residents of and visitors to the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO that the regular and special meetings of the Historic Preservation Commission for 2021 are as follows:

<b>Tuesday, May 4, 2021</b>
<b>Tuesday, May 18, 2021</b>
<b>Tuesday, June 1, 2021</b>
<b>Tuesday, June 15, 2021</b>
<b>Wednesday, July 7, 2021</b>
<b>Tuesday, July 20, 2021</b>
<b>Tuesday, August 3, 2021</b>

<b>Tuesday, August 17, 2021</b>
<b>Wednesday, September 8, 2021</b>
<b>Tuesday, September 21, 2021</b>
<b>Tuesday, October 5, 2021</b>
<b>Tuesday, October 19, 2021</b>
<b>Tuesday, November 2, 2021</b>
<b>Tuesday, December 7, 2021</b>

This Resolution will be in full force and effect upon its adoption this 20<sup>th</sup> day of April, 2021.

HISTORIC PRESERVATION COMMISSION

  
Chair