



CITY OF KETCHUM, IDAHO

REGULAR HISTORIC PRESERVATION COMMISSION MEETING

Tuesday, January 4, 2022, 4:30 PM

191 5th Street West, Ketchum, Idaho

Agenda

PUBLIC PARTICIPATION INFORMATION

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If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/86304692018>
Webinar ID: 863 0469 2018
2. Address the Commission in person at City Hall (*masks are required in Council Chambers and seating has been arranged per the required social distance of 6'*).
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

HYPERLINK "appIS26659f62dab643c7af3d10c45aeb4ab9" Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a Commission member asks to be removed from the Consent Agenda and considered separately.

1. ACTION ITEM: Approve minutes of December 7, 2021.

NEW BUSINESS: (no public comment required)

2. Continued discussion and direction on 2022 HPC work plan.

ADJOURNMENT:



CALL TO ORDER *(in video 00:19:44)*

The meeting was called to order at 4:00 p.m. by Chair, Mattie Mead.

PRESENT

Chair - Mattie Mead

Vice-Chair - Wendolyn Holland

Commissioner - Jennifer Cosgrove *(via zoom)*

Commissioner - Jakub Galczynski

Commissioner - Rick Reynolds

STAFF PRESENT

Suzanne Frick – Director, Planning and Zoning

Morgan Landers, Senior City Planner

Tara Fenwick – City Clerk and Business Administration Manager

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

None.

CONSENT CALENDAR *(in video 00:21:00)*

Motion to approve the minutes of November 2, 2021. Motion made by Vice-Chair, Wendolyn Holland, seconded by Commissioner, Rick Reynolds. All in favor. Motion passed.

Motion to approve Findings of Fact and Demolition of Formula Sports Building located at 460 N. Main Street. Motion made by Vice-Chair, Wendolyn Holland, seconded by Commissioner, Rick Reynolds. All in favor. Motion passed.

NEW BUSINESS *(in video 00:22:00)*

1. The Commission discussed ideas for their 2022 Commission work plan.
2. The Commission discussed a new letter.
3. Suzanne Frick, Director Planning and Building provided an update on the Historic Preservation Ordinance and Design Guidelines.

STAFF REPORTS and CITY COUNCIL MEETING UPDATES

Chair, Mattie Mead expressed appreciation for Jen Cosgrove’s service on the Commission.

ADJOURNMENT

Motion to adjourn at 6:23 p.m. Motion made by Commissioner, Rick Reynolds, seconded by Jakub Galczynski. All in favor.

Mattie Mead, Chairman
Historic Preservation Commission

Tara Fenwick, City Clerk



City of Ketchum

December 7, 2021

Historic Preservation Commissioners
City of Ketchum
Ketchum, Idaho

Recommendation To Discuss and Identify Commission Workplan Plan and Objectives for 2022

Recommendation and Summary

Staff is recommending the Commission begin identifying their ideas, projects and objectives to be accomplished in 2022. From this discussion, staff will prepare a 2022 work plan to be reviewed and approved by the Commission.

Introduction and History

The Commission has completed a significant amount of work in 2021 such as:

- Adoption of the criteria to be used for placement of buildings and sites on the Historic Building and Site List
- Identification of the Historic Buildings and Sites in the Community Core
- Review and feedback on the permanent standards and ordinance related to historic buildings and sites in Ketchum

Staff is asking the Commission to discuss and identify the projects and objectives they would like to accomplish next year. Some projects for consideration include:

- Preparation and review of the Handbook for Historic Properties
- Identification of other areas in Ketchum that should be surveyed to identify historic structures. Once the areas are identified, a survey would be conducted.
- Create a walking tour of significant buildings in downtown Ketchum (see examples)
- Create a Historic Preservation Plan (see examples)

If the Commission is interested in pursuing additional survey work, there may be the opportunity to apply for funding from the State Office of Historic Preservation. As background information, staff has attached the Ketchum 2005 citywide reconnaissance survey. This survey identifies the different areas in Ketchum and preliminary information on specific properties. If the Commission embarks on a survey update, the survey work would be more specific and detailed.

If the Commission is interested in preparing a historic preservation plan or a walking tour, staff has provided examples for Commission consideration (see attachments)

Attachments:

2005 City of Ketchum Historic Survey
City of Meridian Historic Preservation Plan
City of Boise Historic Preservation Plan
Pocatello Walking Tour
Redwood City Walking Tour

ARCHAEOLOGICAL AND HISTORIC SURVEY REPORT

2005 KETCHUM RECONNAISSANCE SURVEY
BLAINE COUNTY, IDAHO



Prepared for:
Planning and Zoning Department & Historic Preservation Commission
City of Ketchum
P.O. Box 2315
Ketchum, Idaho

Administered Under a Grant from
The Certified Local Government Program & Idaho State Historic Preservation Office
210 Main Street
Boise, Idaho 83701

Prepared by:
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Walsworth and Associates
Cultural Resource Consultants
P.O. Box 1248
Ketchum, Idaho 83340
(208) 726-1722

With Assistance from Jeanne Flowers and Richard B. Meyer

AUGUST 2005

SUMMARY

Project Title: 2005 Ketchum Reconnaissance Survey

Author: Claudia Taylor Walsworth, M.A.
Walsworth and Associates
Cultural Resource Consultants
P.O. Box 1248
Ketchum, Idaho 83340
(208) 726-1722
ctwalsworth@cox.net

Investigation Type: Windshield or Reconnaissance (Class II)

Project Locations: City of Ketchum and adjacent areas of impact

Legal Descriptions:

<u>Township</u>	<u>Range</u>	<u>Section</u>
4 North	18 East	18, 19, 30
4 North	17 East	11, 12, 13

Quadrangles: 1967 Sun Valley; 1967 Griffin Butte, Idaho 7.5'

Survey Date(s): May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

Total No. Sites: 241

NRHP Eligible Sites: 37

A. KEY INFORMATION

1. **Project Name:** 2005 Ketchum Reconnaissance Survey
2. **Report No. :** TBA
3. **Associated Agencies:** Idaho SHPO, City of Ketchum for CLG Grant
4. **Author of Report:** Claudia Taylor Walsworth, M.A.
5. **Date of Report:** August 2005
6. **County:** Blaine
7. **Legal Description:** Township 4 North, Range 17 East, Sections 11, 12, 13; Township 4 North, Range 18 East, Sections 18, 19, 30 of the Boise Base Meridian.

B. PROJECT DESCRIPTION

The City of Ketchum retained Walsworth and Associates to conduct a windshield or reconnaissance survey of the city of Ketchum as part of the Idaho State Historic Preservation Office's (SHPO) Certified Local Government (CLG) Program. Limited survey information exists on historic properties within the City of Ketchum. The goal of the reconnaissance survey was to make field determinations on existing sites, buildings, structures, features, and objects that were built within the past 50 years that are either potentially eligible to the National Register of Historic Places (NRHP), have local historical significance or interpretive potential. The survey focused on historic commercial, residential, industrial, agricultural, and recreational properties built or used between 1880 and 1956.

A secondary goal of the survey was to identify historic properties recorded during the 1990 CLG Reconnaissance Survey that have been moved, obliterated or are slated for demolition. As part of the inventory process, historic properties within the City of Ketchum's Impact Zones were also included such as McHanville, Adams Gulch, Warm Springs Ranch, and western portions of Sun Valley Road. At the request of the Idaho SHPO, Walsworth and Associates also gathered information on properties potentially eligible to the NRHP in the near future, from 2006 to 2010.

The products from the 2005 reconnaissance survey will be used to identify historic areas for thematic or multiple properties documentation (MPD), to identify historic properties for future NRHP nominations, and to recommend other properties for preservation goals or public educational forums. It has been suggested at recent meetings of the Ketchum Historic Preservation Commission (KHPC) that data generated from the 2005 reconnaissance survey will be used to plan and develop incentive programs to garner support for historic preservation. Currently in the discussion phase are a revised demolition ordinance to allow public input and expand an existing transfer of development rights (TDR) to allow owners of historic buildings to sell off development rights to the property by allowing the buyer to construct taller structures elsewhere within the City's community core district.

C. STATEMENT OF OBJECTIVES FOR SURVEY

1. Research Design

As part of the CLG program, a windshield or reconnaissance survey of historic properties including sites, buildings, features, and objects will be performed during the early summer of 2005. The survey will become a planning tool for local historic preservation efforts and data generated from the survey will be used to assist in developing strategies for achieving historic preservation goals within the community.

The survey is planned in accordance with standards for conducting local surveys using the National Park Service (NPS) and Idaho State Historic Preservation Office (SHPO) guidelines. Historic properties will be assessed in terms of their *national* significance using National Register of Historic Places (NRHP) criteria established for eligibility. The criteria used in general terms are: (A) properties that are associated with events that have made a significant contribution to the broad patterns of history; (B) properties that are associated with the lives of person's significant to our past; (C) properties that embody distinctive characteristics of a type, period, or exhibit methods of construction, or represent the work of a master, possesses high artistic values, or represent a significant and distinguished entity whose components may lack individual merit; and (D) properties that have the potential to yield or are likely to yield information important to our Nation's prehistory or history.

In addition, the survey addresses properties that meet the age criteria and have local relevance to the community's historical development. In broad terms, the survey will improve the existing body of knowledge pertaining to history of Ketchum and will provide an overview of the chronology, patterns of settlement, and areas of commercial, industrial, agricultural, and recreational development in Ketchum from the period 1880 to 1956. Data generated from the survey will also exemplify what properties represent each era of development including Ketchum as an early 1880's mining camp, as a 1900 to 1930 rural village, or a mid 1930's to early 1960's recreational resort/tourist destination.

The research goals are as follows:

- Search for historical properties related to community development including settlement, agricultural, industry, recreation, and commerce/trade
- Identify historical sites, buildings, structures, features, and objects that relate to the above themes

- Document historical properties by noting location, setting, landscape features, or streetscape; past/current use; past/current ownership; architectural style, method of construction, size, significant elements, landscape features, and changes to property over time
- Evaluate historical properties for the NRHP
- Compare potentially eligible properties to others in similar setting, theme, architecture, method of construction, or other factors that portray a historic district, a conservation area, or historic design review sector
- Determine historical community boundaries including well established neighborhoods, business districts, industrial use areas, or agricultural zones
- Assess the groupings of historical properties in terms of potential NRHP multiple property documentation or thematic nominations

The goal of the reconnaissance survey is to review all available material pertaining to Ketchum history and land use planning areas prior to field investigations. Areas likely to contain historical properties will be inventoried based on prior knowledge of the area, primary and secondary sources of information, and previous cultural resource work experience in area.

The next phase of the survey is to identify historical sites, buildings, structures, features, and objects within designated land use planning or geographic areas and to assess their physical characteristics in terms of criteria used for the NRHP. Once the historical properties are assessed, they will be documented for location, setting, and landscape features; past and current use; past and current ownership; and architectural style, method of construction, size, and any particular changes to the property that have altered the original architectural or historical integrity over time.

Determining what properties are potentially eligible to the NRHP is based on a closer inspection of the property on foot by viewing architectural style, building materials, method of construction, workmanship, and other pertinent architectural elements. Once sites have been identified eligible to the NRHP, they will be photographed using black and white film and processed accordingly.

If certain properties exhibit a particular pattern in terms of location or setting or have an affiliation with others based on similar architectural characteristics, design, or method of construction the properties will be evaluated in terms of potential multiple property documentations. Thematic groupings or properties that fall within a continuous/discontinuous area will also be considered. For example, some sites may be linked together by a particular historic context or theme such as recreational resorts and tourist destinations that fall within a certain geographical setting. If such properties exist, they may be assessed individually and/or collectively for the NRHP. Once historic boundaries have been identified, the goal is to locate as many properties in that area that may portray a loose or formal historic district, a conservation area, or section of community where design review applications may serve useful to foster historic preservation goals. Part of the boundary concept is useful when defining areas where existing historical residential neighborhoods exist, commercial or trade centers occur, where industrial and agricultural sites overlap, or where recreational properties and tourist service oriented sites are found. Streetscapes and rural historic landscapes will also prove useful when viewing sites in relation to their setting and while evaluating their criteria in terms of the NRHP.

The research design guides the survey methodology. An essential question to ask is does Ketchum have areas that are linked by a particular social or economic trend or historic context theme? If so, where are these properties situated, how are they related, and do they contribute to a local historic district or thematic group or do they have broader ramifications in terms of regional or national patterns important to history? Once research questions have been stated and research goals have been defined, the field investigation begins. It is expected that numerous age related or historic properties are located in Ketchum. One can expect that about 50 historic or age related properties exist and that only about two dozen of these are potentially eligible to the NRHP.

2. Methodology

Prior to conducting the survey, the team completed a background check of pertinent historical and architectural literature relating to the study area. Based on pre-field research, the team divided Ketchum into sections based on land use planning or geographic areas to efficiently manage the survey. The following units were developed:

1. McHanville, located 1.5 miles south of Ketchum in the City's Area of Impact
2. The Mortgage Row Planning Area
3. The Gem Street Neighborhood which is near the southern entrance to Ketchum
4. Gopher Gulch , a historic residential neighborhood adjacent to the community core
5. Tourist Zone which includes several areas surrounding the core
6. Knob Hill, a quiet residential neighborhood north of the business district
7. Recreational Use and Bigwood Area north of Ketchum's core
8. Community Core which is basically all the streets that run parallel or perpendicular to Main Street for several blocks in each direction
9. West Ketchum which includes the area west of the Wood River Trails System or bike path between River Street, the north end of Third Avenue to the Big Wood River, the Beaver Slough and Badger Lane summer home area, and portions of the Second Avenue Transition Area
10. The Agricultural and Forestry land use planning area which essentially is the protected open space that forms the entrance to Ketchum at the Reinheimer Ranch
11. Warm Springs, which includes the Base of Bald Mountain from Saddle Road near Broadway Bridge to the Warm Springs Ski Lifts and from Gates Road west a short distance to the Cimino property
12. Light Industrial Area which includes areas surrounding Saddle and Warm Springs Roads
13. North Ketchum including North Wood, Beaver Springs Subdivision off Saddle Road, and Adams Gulch which is in the City's Impact Zone
14. River Run Area at the base of Bald Mountain near West Ketchum
15. The west end of Sun Valley Road near Spruce Street in the City's Area of Impact

The survey involved a team of two people, Walsworth and Flowers with assistance from architect Richard Meyer as needed. The team's previous knowledge and experience in recording and photographing historic properties in Ketchum and involvement in local historic preservation efforts over the past 15 years was an asset to the inventory.

The vehicular survey involved a completing a systematic inventory of each street in Ketchum beginning in the south and gradually moving north. While the streets and roads of Ketchum were driven, the team took notes and initially photographed in digital form. In cases where historic properties were considered potentially eligible to the NRHP, a closer inspection was made on foot to view various elements of the structure to determine if the property indeed had historic or architectural merit. At that time, black and white photographs were taken. Other times, in situations where outbuildings, features, structures, or objects were obscured from the street or changes to the historical buildings over time had masked features or elements, the team took a closer look on foot. The team also paid close attention to changes in historic street or road patterns to determine if historical boundaries were intact or had been obliterated.

In summary, the basic purpose of the survey was to get an overview of the presence or absence of age related or NRHP eligible properties, the distribution and types of historically significant or age related local properties, and to define if these sites fall within a well established neighborhood, commercial core, or overlap zone. The goals of the survey were to collect useful data for the City to produce a planning document that defines where historically significant properties exist both in terms of the NRHP and what is vital to the community's heritage and future vision. Data generated from the survey will be used to prepare forthcoming NRHP nominations, to plan for public education and interpretation programs, and to develop incentives through enhanced local preservation legislation by revising ordinances and producing historic overlay or design review districts for planning and zoning analysis.

D. LOCATION AND GENERAL ENVIRONMENTAL SETTING

1. Location (Figures 1 & 2):

The project is located in the City of Ketchum in northern Blaine County, which is part of South Central Idaho. Ketchum, which spans both sides of State Highway 75 that is nationally, recognized Scenic Byway, is a resort community that is a major employment center for Blaine County. Ketchum's population is estimated to be around 3,000 which consist of about 16 % of the county's population that includes permanent and part time home owners but does not include short term visitors. At times during peak periods, the combined resort communities of Ketchum and Sun Valley have over 10,000 people

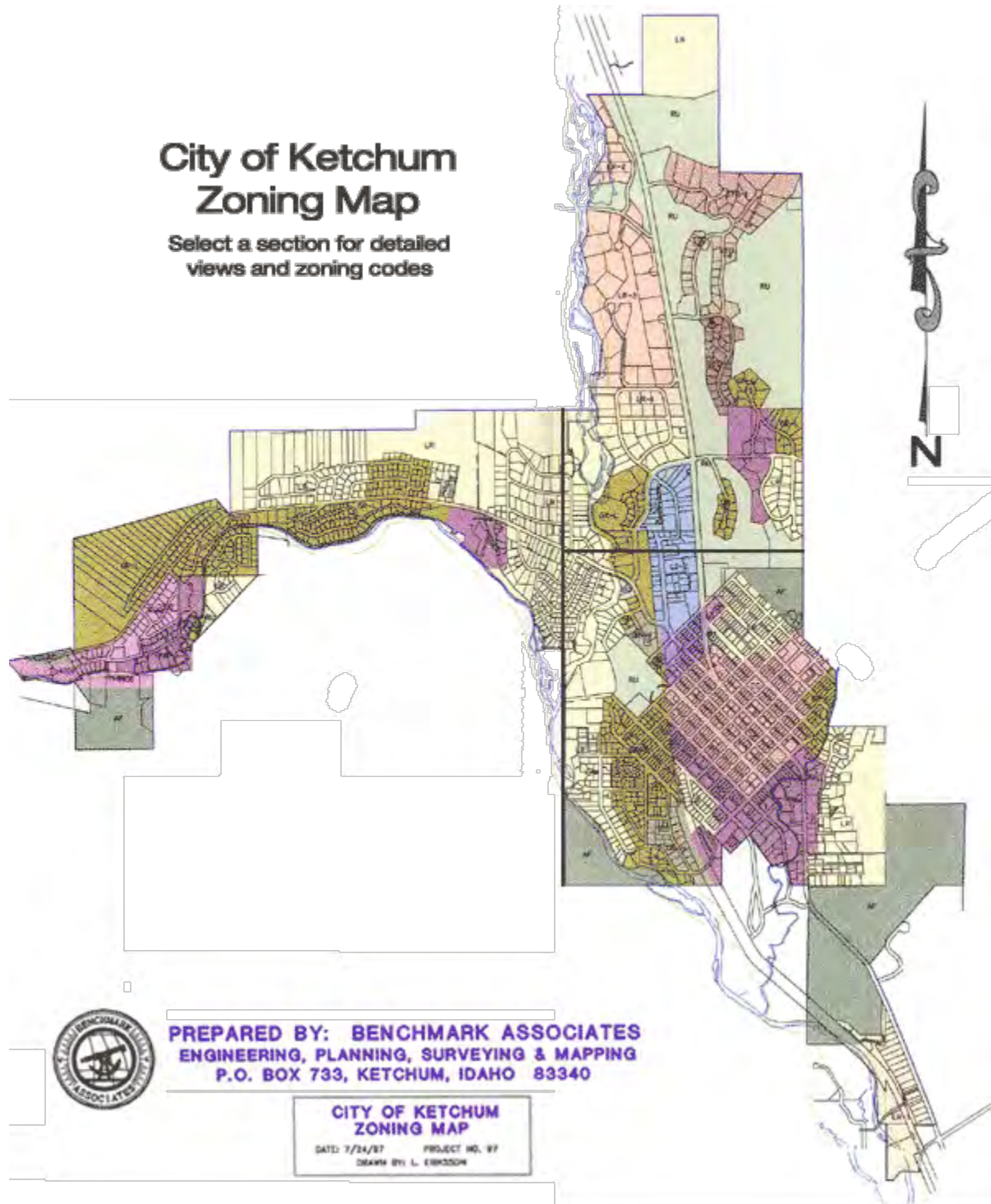


Figure 1. Project Location Map
Source: City of Ketchum

Figure 2. Survey Location Map
Township 4 North, Range 17 and 18 East of the Boise Base Meridian
Source: 1967 Sun Valley and 1967 Griffin Butte, Idaho 7.5' USGS Quadrangles

2. Setting:

Ketchum is located within a transitional zone between the Northern Rocky Mountains and the Northern Great Basin. Situated in a high elevation river valley, Ketchum lies at approximately 5800 feet above sea level. The town is surrounded by high, rugged mountains including the Smoky and Dollarhide Mountains to the west and the Boulder and Pioneer ranges to the north and east. The arid climate is influenced by the surrounding topography. Precipitation varies between 20 and 40 inches annually. Temperatures range from 82 degrees Fahrenheit in mid summer to 1 degree Fahrenheit in mid winter.

The geology of south central Idaho is complex and beyond the scope of this report. In broad terms, Ketchum contains sedimentary and igneous rocks in addition to products from glacial and stream channel erosion that are very old. Broadly characterized, the sedimentary rocks consist of two main types; the Wood River Formation from the Pennsylvanian and Permian geologic time periods and the Milligen Formation from the Mississippian and Devonian age which are all about 250 million years old. Intensive volcanic activity during the Eocene period brought widespread igneous materials known as the Challis Volcanics into the sedimentary parent rocks which occurred about three million years ago. Glacial deposits and stream channel fluctuation that have occurred over the past 1.8 million years to 10,000 years ago have resulted in soils types that are found on the floodplains of the Big Wood River and its many tributaries including alluvial fans, glacial outwash, and landslide areas. In short, it is the geological landscape that gives the Wood River Valley surrounding Ketchum its unique and scenic qualities.

Soils in the general region belong to two main groups. The Little Wood-Balaam-Adamson group consists of very deep, well drained and somewhat excessively drained soils that form in alluvium on slopes that range from 0 to 4 %. On the other hand, soils from the Picabo-Harpur-Bickett group are very deep, poorly drains soils that formed in alluvium on slope from 0 to 2%. Historically, the Wood River Valley was predominately sagebrush steppe and upland communities of mixed conifer forests adjacent to wetland/riparian communities along the floodplain. The Big Wood River and its tributaries provide ideal habitat for a variety of large and small mammals, migratory birds and water fowl on both a year round or seasonal basis. The region is also a productive fishery and populations of both native and hatchery produced rainbow, brown, and brook trout occur.

E. PRE-FIELD RESEARCH

1. Sources of Information Checked:

Files containing archaeological and architectural inventory reports, records, maps, and NRHP nominations were reviewed by Walsworth at the Idaho State Historic Preservation Office in Boise as part of the background project research. Walsworth and Flowers conducted research at the Regional History Department of the Community Library in Ketchum for historic photographs and manuscripts related to local history. The team interviewed local residents for architectural or historical information. Property records at the Assessor's Office in the Blaine County Courthouse at Hailey were re-examined by Walsworth. Historic plat maps, government land office, homestead entry maps, water rights records, and land patents were also consulted.

2. Summary of Previous Studies in General Ketchum Project Area

To date, 26 cultural resource surveys have been performed in the Ketchum project vicinity. Most inventories were associated with projects related to Section 106 Compliance of the National Historic Preservation Act of 1966 as amended conducted by federal or state governmental agencies or professional consultants hired by those agencies. Previous surveys and results within the current study area are summarized in Table 1. Other pertinent studies that have not been given Idaho SHPO or other agency survey numbers are detailed in the reference section of this report.

F. PREHISTORIC AND HISTORIC LAND USE

1. Native American Context

Native American occupation in the Ketchum area including South Central Idaho is part of the Great Basin Culture Area. The geographic location of Idaho represents a transitional zone between several major cultural areas including the Columbia Plateau and Great Plains. Various Indigenous people have occupied the general study area over the past 16,000 years. The prehistoric period for the Snake River Plains generally spans from about 16,000 years ago to A.D. 1700. The early period is referred to as the Paleo Indian and covers the Clovis, Folsom, and Plano phases and spans to about 9,000 years before the present. Typically people living during this era had a life style focused on big game hunting in an environment that was much wetter than it is today.

Table 1. Previous Surveys and Results within Ketchum Study Area (KSA)

SHPO OR Agency Report No.	Date	Author/Agency	Title	Results for KSA	Relation to Project
STP 0070(100)	2004	Walsworth	A Cultural Resource Survey of the Warm Springs Pedestrian Connection	12 historic sites referenced in Attachment 2	Within
2004/7	2004	Walsworth	Elkhorn Golf Course Improvement Project	Negative	Within
2004/655	2003	Roberts (Leary)	SH-75 Timmerman to Ketchum Site Eligibility Report	18 historic sites referenced in Attachment 2	Within
STP 2815(100)	2002	Walsworth	A Cultural Resource Survey of the Proposed Warm Springs Bike Route and Sidewalk	4 historic sites are referenced in Attachment 2	Within
2003/282	2002	Golder & Associates	Communities At Risk, Fuels Reduction Program	Negative	Within
STP 2390(129)	1999	Walsworth	A Cultural Resource Survey of the Proposed Ketchum Streetscape Project, Phase 2	40 historic sites referenced in Attachment 2	Within
1998/784	1997	Walsworth	A Cultural Resource Survey of the Proposed St. Luke's Medical Center	3 historic sites referenced in Attachment 2	Within
1995/974	1995	Henrikson/BLM	Simpson Road Access R/W	Negative	Within
1995/698	1995	Coulter & Clark/SNF	Ketchum Trails	Negative	Within
1996/140	1995	Petersen/ITD	Ketchum Connection Trail-Hemingway School Area	Negative	Within
1994/544	1994	Woods	A Cultural Resource Survey of Property Surrounding the Second Ave. Bridge, Ketchum	Negative	Within
1993/737	1993b	Woods & Woods	A Cultural Resource Survey of the Properties to be Improved at the River Run Ski Lift Complex	Negative	Within
Historic Survey # 94-25	1993a	Walsworth	Trail Creek Timber Trestle Bridge: An Interpretive Perspective	13-16161	Within
1993/796	1993b	Walsworth	Bald Mt. Cultural Resource Inventory Phase I	Negative	Within
1991/874	1991	Petersen/ITD	SH-75 Southbound Passing Lane South of Ketchum	Negative	Within
Historic Survey # 164	1990	Walsworth & Gillett/City of Ketchum	Reconnaissance Survey of Ketchum	40 historic sites referenced in Attachment 2	Within
1990/352	1990a	Gaston/ITD	Passing Lanes, Hailey to Ketchum	Negative	Within
1990/351	1990b	Gaston/ITD	Elkhorn Road Intersection	Negative	Within
1989/5351	1989b	Petersen/ITD	Elkhorn Road Intersection Improvement	Negative	Within
1989/	1989	Gallagher/SNF	CRI, Warm Springs Ski Lift	Negative	Within
1989/2146	1988	Gaston/ITD	PSR, North Ketchum	Negative	Within
1989/1995	1984	Gaston/ITD	Annual Report	Negative	Within
1989/1994	1983	Gaston/ITD	Annual Report	Negative	Within
No Number	1983	Herbst/ISHPO	Idaho Bridge Inventory	13-4913	Within
1989/1992	1982	Gaston/ITD	Annual Report	Negative	Within
1989/1991	1981	Gaston/ITD	Annual Report	Negative	Within

Please Note: SNF= Sawtooth National Forest; ITD=Idaho Transportation Department; and ISHPO= Idaho State Historic Preservation Office.

The Paleo Indian period is firmly represented in the archaeological record of the Snake River region. Two key sites from this period are located only about 60 miles south of Ketchum; Kelvin's Cave (10 LN 93) is a collapsed lava tube located southwest of Shoshone that was given a tentative date of about 16,300 years ago based on radiocarbon data from extinct camel, horse, and musk ox found in association with non-diagnostic artifacts. The deeply stratified layers of cultural deposits at Kelvin's Cave date from the Late Pleistocene (ca. 15,000 years ago) to the historic period. Not far from Kelvin's Cave is Wilson Butte Cave (10 JE 6), also located south of Shoshone in Jerome County. Wilson Butte Cave conversely is a lava blister (above ground) that contained deep deposits of five distinct layers that cover at least 15,000 years of prehistory. Also present in the cave were extinct species of camel, horse, and ground sloth. Associated with some of the cultural layers were several stone tools a modified bone that dated to 14,500 years before the present. Although no distinct diagnostic projectile points were recovered from the site, early point types such as lanceloates and Plano points were recovered from Stratum C.

The Camas Prairie, which is only about 40 miles southwest of Ketchum, was where a world famous Paleo Indian site known as the Simon Clovis Cache (10 CM 7) was found. In 1961, while a farmer was scraping a field next to a road, a cache of ancient Clovis points were discovered. Dating 11,500 years old, the Simon site represents one of the earliest examples of Clovis technology in the world.

From about 9,000 years ago to AD 500 is the Archaic Tradition. In general, people who lived during this time had a life way centered on seasonal foraging and small game hunting within a range of resource areas. Ethnographic records indicate that bands of Shoshone occupied the Snake River region during the Archaic. The project area is within the ancestral homeland of the Shoshone. Some scientists believe the Shoshone migrated into the Northern Great Basin from other areas. Historically the Shoshone, who are of the Uto-Aztecan linguistic stock, inhabited portions of California, Idaho, Nevada, Utah, Montana, and Wyoming. A majority of Shoshone settled along the Salmon and Snake River regions in Idaho were referred to as the Northern Shoshone. During late historic times when some of the Northern Shoshone who were forced onto formal reservations, they merged with the Bannock Indians, who are related to the Northern Paiute Indians of Oregon, California, and Nevada either through tribal affiliation or marital associations.

Ketchum lies within an important travel corridor that links the Snake River Plains with the Sawtooth and Salmon River Mountains of central Idaho. Intermittently used by humans over the past 10,000 years. The Northern Shoshone Indians, particularly the Mountain Sheep Eaters or *Tukudeka* occupied portions of the Wood River region including Ketchum sporadically for the past 5,000 years.

Archaeological evidence from the Elkhorn Springs site near Sun Valley located three miles east of Ketchum, was occupied by indigenous people from 10,000 to 6,000 years ago. The presence of a seasonal upland game camp near the foothills of Dollar Mountain contained an assortment of stone and bone tools as well as earth ovens that were used to heat treat native stone, process game animals, and prepare edible or medicinal plants and roots for human consumption. About a dozen prehistoric archaeological sites have been documented near Elkhorn Springs site in recent years however because archaeological investigations have been curtailed by private property issues and modern residential and commercial developments, scientific examination of these sites have been limited.

2. Euro American Context

One of the first Euro Americans to discover Ketchum was Alexander Ross of the Hudson's Bay Company of fur trappers and explorers. In 1824, Ross and a small group made an expedition into the Wood River Valley from Trail Creek Summit to trap beavers. According to journals, the Ross group camped in what is now part of West Ketchum near the base of Bald Mountain at River Run where Trail Creek merges with the Big Wood River.

Euro American settlement into Central Idaho's Wood River Valley did not begin until after mining discoveries at Boise Basin and Rocky Bar occurring during the 1860's and early 1870's. Some ore deposits were found near Hailey and Bellevue during the time period however a series of Indian wars prevented further investigation by outsiders. With the close of the Indian wars including the Sheepeater Campaign of 1878 and the Bannock War of 1879, Euro American immigration into central Idaho including Ketchum resumed. Miners motivated by the news of rich silver and ore deposits from 1879 to 1880 spurred a small group of miners from Montana to Ketchum. The first to arrive was David Ketchum, who was a part time muleskinner, packer, and miner. After locating a silver lode near the junction of the Big Wood River at Warm Springs Creek and some lead ore elsewhere, reportedly near Galena, he built a cabin a hot springs to store supplies for the winter of 1879. According to some, the site was the Guyer Hot Springs about three miles west of Ketchum along Warm Springs Creek.

The following year, Albert Griffith, Isaac Lewis, William Greenhow, and Jim Kellogg also of Montana, discovered Ketchum while exploring the area for gold, silver, and lead deposits along the upper stretches of the Big Wood River Valley near Galena into Elkhorn Valley. The discovery made at Elkhorn is what prompted the group to stay. After pitching a tent city in a grove of cottonwood trees along Trail Creek in the fall of 1879, the beginnings of Ketchum as a mining hamlet grew to several hundred fortune hunters by 1880. The result was an increase in the usual service industries such as freight companies, trade outlets, houses of ill repute, and wash houses.

It is not known how many Chinese inhabited Ketchum during this period. Chinese populations fluctuated with the anti sentiment of the era; census records indicate that around 1880 there were about 150 Asian immigrants in Blaine County. Early maps show China Towns often occurred in areas where mining districts operated. In terms of Ketchum, Asian immigrants reportedly lived in the Gopher Gulch Area and west of that along River Street where the Red Light District was. Typical of Western Frontier communities, China Towns often merged with female boarding houses which are indicated on an 1888 Sanborn Fire Insurance map of Ketchum. From the reported association of female boarding houses to Chinese neighborhoods, it can be assumed that Asian folks in Ketchum may have lived along the southeast corner of Main and Fifth Streets and on the west side of Washington Avenue between Third and Fourth Streets. It is equally possible that Chinese people may have been had small dwellings underground or in alleys that parallel Main Streets as depicted on other Sanborn maps viewed for Hailey and Bellevue areas. As with the rest of Idaho, Ketchum's Chinese populations often did menial labor others did not want. For example, they operated laundries, cooked in restaurants, cleaned boarding houses, and grew produce gardens to feed miners, stock ranchers, and local families. Some worked for other businessmen such as Isaac Lewis who actually was part owners of a Chinese laundry in Ketchum. It is not known just how many were in Ketchum at the time.

A post office was established in Ketchum in 1880. In 1881 after Isaac Lewis staked out four lots for himself, began surveying and laying out additional lots in a grid pattern that emerged into an official plat map. Lewis is credited with opening the first assay office in the Wood River Valley and building several of the brick buildings along Main Street, some of which remain standing today. Lewis, who is often termed the father of Ketchum was part owner of the Elkhorn Mine and also owned a large sheep ranch east of Ketchum which later became known as the Brass Ranch and Sun Valley.

By 1900, Ketchum, which began as a city of canvas structures, evolved into a series of wood frame and brick buildings. Jim Kellogg ran one of dozen saloons and Isaac Lewis ran one of two banks. Other commercial businesses included two hotels, six livery stables, and a weekly newspaper. The first ore shipment that left Ketchum was from the Elkhorn Mine owned by Lewis, Griffith and several others via a wagon road to Kelton, Utah. With the establishment of mining districts surrounding Ketchum the need to process ore became inevitable. One of the most important developments in the early mining industry affecting Ketchum's development was the construction of the Philadelphia Smelter near the confluence of Warm Springs Creek at the Big Wood River between 1880 and 1882. A ditch that began several miles upstream of Warm Springs Creek brought water to the smelter. Later, a large wooden flume was constructed upstream on the south side of the creek that was used to divert wood from the steep slopes of Bald Mountain to the coal kilns located by the smelter. According to an 1882 Government Land Office Map, the flume ran along the south slope of Warm Springs Creek along the base of Bald Mountain. Another major involvement at the smelter was

the newly invented electric lights, including one of three that Thomas Edison invented. These lights were inaugurated at the smelter when it began operation in 1882.

An industry that thrived during the later part of the nineteenth century in Ketchum was the resort and tourism business. Three miles west of Ketchum on Warm Springs Creek was the Guyer Hot Springs Resort which opened its doors to guests in 1881. Owned and operated by Henry Guyer, the land was claimed by Guyer through the Hailey Land Office in 1880. People from as far away as New York City came to stay in the luxurious hotel and restaurant which boasted an indoor bathhouse, an outdoor plunge, croquet lawns, and tennis courts.

Transportation to and from Ketchum during the early 1880's was via the Hailey to Ketchum wagon road that later evolved into the Sawtooth Park Highway and State Highway 75. Lack of adequate transportation between the smelter and points south spurred the construction of the Oregon Short Line Railroad to a terminus in Ketchum by 1884. The railroad was used to transport ore, building supplies, and even sheep to places to and from the Wood River Valley. With the budding sheep industry, which developed during the same time frame as mining, Ketchum became known as one of the largest sheep and lamb shipping stations second to Sydney, Australia, in the world.

Early ranches emerged from homesteads filed by immigrants through the various federal land grant programs. Some of the first in Ketchum were the Farnlun and Price Ranches at Warm Springs and the Farnlun and McCoy Ranches near the Weyakin Subdivision south of Ketchum. Sheep and cattle ranching became an important economic staple of the county. Domestic sheep were imported to the area when the railroad reached Ketchum. Soon after the decline of the mining industry, sheep ranching became one of Ketchum's most important industries. The Lewis and Brass families ran sheep on land that is now During the first half of the twentieth century, the Lane family owned and operated one of the largest sheep farms in the Upper Wood River Valley and was the proprietors of the Lane Mercantile in down town Ketchum on Main Street.

As with most rural frontier communities in the American West, ranching, farming, and the timber industry grew during the later part of the nineteenth century in Ketchum. The timber industry benefited from the dense forests surrounding Ketchum including Bald Mountain. Between the need for timber to fuel the smelter and the need for lumber to build houses, logging on Baldy, as it was nicknamed, began in the 1880's and continued to the early 1900's. The logging history of Ketchum is well represented on Bald Mountain as indicated by the numerous logging roads, skid trails, and abandoned portable saw mill sites that the author recorded in 1993 and 1994.

By 1890 Ketchum's mining industry declined and in 1893 the Philadelphia Smelter closed its doors permanently. The mining industry waxed and waned into the next century, but the livestock and resort/tourism industry continued to grow. As agricultural activity continued to thrive, the tourism trade benefited by people such as Carl Brandt who saw the possibilities for transporting hot mineral water to a bath house in Ketchum. By 1929, water piped through a wooden flume from the Guyer Hot Springs to Ketchum resulted in the establishment of Ketchum's first tourist attraction which became known as the Bald Mountain Hot Springs.

The tourism industry continued to evolve quickly from the late 1920's to the mid 1940's after the discovery of the 9,000 foot Bald Mountain in Ketchum and the 3,000 acre Brass Sheep Ranch in Sun Valley by Averill Harriman who was chairman of the board of the Union Pacific Railroad. With his assistant from Austria, Count Felix Schaffsgotch, the development of the Sun Valley Resort prior to 1936 led to the creation of a world class destination recreation resort that brought the tourism trade to Ketchum. Proctor Mountain, which is near Sun Valley about two miles east of Ketchum was the site of the first chair lift in the United States. Other ski areas include Dollar Mountain at Sun Valley, and the place some call Kinderhorn on Penny Mountain at Ketchum. Today the City of Ketchum is considered a world class destination resort that thrives on the recreation and travel industry and caters to visitors and second home owners on a year round basis.

Another influence on Ketchum's growth was the presence of the United States Forest Service particularly the creation of the Sawtooth National Forest in 1905. In 1933, the Sawtooth National Forest operated an administrative site for the Ketchum Ranger District that was built by the Civilian Conservation Corps (CCC) in Ketchum during the early 1930's. The Warm Springs Camp of the CCC were responsible for building many of the roads near Ketchum as well as the first ski runs and trails on Bald Mountain. The Forest Service Park, which is the former administration site, is now owned by the City of Ketchum and represents one of the few lasting legacies in northern Blaine County reflecting the CCC era.

3. Historic Neighborhoods and Early Settlement Areas

3a. McHanville

The small community of McHanville, which is located about 1.5 miles south of Ketchum alongside State Highway 75 near the St. Luke's Medical Center, was one of the early tourists way stations developed during the late 1930's and early 1940's. Named after Ellis V. McHan, who was a prominent Idaho business man and Idaho State House of Representative politician on the Resources and Conservation Committee from 1971 to 1976, McHanville consisted of a grocery store and service station that catered to tourists and seasonal residents living near the mouth of Cold Springs Canyon. Known

over the years as McHan's Corner or McHan's Curves, the community was comprised of several duplexes, single family dwellings, and summer homes. Sun Valley Resort employees, who worked at the resort, lived there. McHan, who with his family operated the Mobile Oil Gas Station and grocery store from 1936 to 1969, provided essential supplies and services to the community. Additionally, McHan also distributed gas and home heating oil to residents from Ketchum to Salmon on a year round basis. McHan's Corner or McHanville had two trailer parks, an antique store, an automotive repair shop, and other industrial related businesses that have operated over the past 50 years.

The Knight Cabin at McHanville, served as a secret central intelligence telecommunications station to outside forces in Europe during World War II. Shortly after the war broke out, a number of German and Austrian ski instructors working for Sun Valley were arrested by the FBI and asked to leave the county in connection with the hidden radio operation in the cabin. In later years, the site continued to be a key communications station for Blaine County law enforcement under cover activity.

3b. Mortgage Row

On the south end of Ketchum near the historic Farnlun and McCoy ranches is the Mortgage Row neighborhood, which consists of a mixture of commercial and residential structures. Mortgage Row was one of the first residential areas developed in Ketchum during the late 1930's to mid 1940's and contains a number of structures that portray quality examples of early twentieth century residential architecture.

Mortgage Row represented early affordable housing to the working class citizens of the Ketchum-Sun Valley area. Carl Pothier, who owned and operated a sawmill in Warm Springs canyon, developed the small settlement and built many of the houses with wood from the mill. Some of the homes in Mortgage Row were built for families who had a connection to the Union Pacific Railroad or Sun Valley Company under the leadership of Chairman Averill Harriman. Many of the homes built during that era in Mortgage Row are similar in architectural style and construction. What binds some of the homes together are the rectangular houses that have additions that are covered by metal sheeting with projecting eaves and cornice fascia. Exterior walls are often clad with half round logs with overlapping corners.

A number of homes built in the neighborhood also shared common features; chimneys that were constructed of red stone. It is possible that mason Dan Ruffinen who quarried "Cherry Creek Rock" from the Galena area, about twenty miles north of Ketchum constructed these fireplaces, but this information needs to be verified. Although a majority of the houses have been remodeled since their original construction, several properties maintain some original design characteristics as well as historical architectural integrity.

3c. Farnlun and McCoy/Reinheimer Ranches

The Farnlun Ranch, which is no longer in Ketchum City limits, is part of the Weyakin Subdivision east of State Highway 75 under the jurisdiction of the City of Sun Valley. The setting and history of the property is relevant to Ketchum history because it provides a glimpse into the past. The ranch is still intact with mature trees and areas of open space surrounding the historical buildings and features. Oscar Smith Farnlun developed the ranch during the period 1883 to the late 1930's. Water rights for the ditch date back to 1883, which services both the Farnlun and Reinheimer Ranches. Several of the buildings were built with the help of Farnlun's nephew Carl Pothier who owned and operated a sawmill near Ketchum. The property, which was not the subject of this field investigation, retains historic integrity and portrays a quality example of late nineteenth and early twentieth century rural folk architecture in Idaho.

Over 120 acres in size, the current day Reinheimer Ranch which is located near the southern entrance to the City of Ketchum, is a protected conservation easement area that was set aside by the Idaho Park Foundation through the Reinheimer Family Trust for the life time of Merle Bowcutt, who leases the land to raise and graze cattle. The Reinheimers, who came to the Ketchum-Sun Valley area from New York City in 1941 to ski, purchased the ranch the original owners, the McCoy family of Ketchum. The McCoy's homesteaded the property during the late 1880's after moving to the location from West Ketchum. Most of the structures that remain on site today were built by the McCoy's during the early 1900's. The property consists of the main Queen Anne style house, which is the only one of its kind in the area, a large two story barn, several outbuildings, alfalfa fields, series of modern irrigation laterals, and a historic 1883 earthen canal. The entire complex is a quality example of early 1900's farmstead.

3d. Gem Street Neighborhood

Similar Mortgage Row, the Gem Street Neighborhood, which is located near the south end of Main Street on the east side of SH 75 in Ketchum, is a quality example of an early 1930's to mid 1940's residential community that was built by working class families who had a tie to the Union Pacific Railroad or Sun Valley Company. Many of the homes that were built on streets named after Idaho gemstones exhibit similar historic or architectural characteristics that reflect the surrounding pastoral heritage and the early resort development of Sun Valley. A majority of homes in the neighborhood were built using indigenous logs cut from local forests or milled lumber from local sawmills. A number of the homes contain cherry stone chimneys similar to the ones built at Mortgage Row and *may be* associated with Dan Ruffinen. Early builders of homes in the Gem Street Neighborhood were Carl Pothier, who was previously mentioned and Denny Pace, a retired long time resident of Ketchum.

3e. Knob Hill

The Knob Hill neighborhood consists of a mixture of older and newer homes that were built above the Ketchum core business district after Sun Valley resort was established. Some of the homes in the neighborhood date to the 1930's, however a majority were built from the 1940's to the 1960's. Prior to its development as a residential neighborhood, Knob Hill was the site of a late nineteenth century brick kiln, which furnished building materials for some of the commercial buildings including banks and mercantile stores on Main Street.

In terms of the later time period, several homes from the 1950's era were designed by the renowned Idaho architect and inventor, Arthur Troutner, who co-founded the Trus-Joist Corporation. Troutner, whose pioneering work in the wood technology field, often designed homes in the Boise, Ketchum, and Stanley area to reflect and meld into the surrounding landscape. Using a profound combination of steel, wood, and Oakley stone quarried from property he co-owned with his brother, Troutner's style often made use of the elements of water, wood and stone fashioned into circular, rectangular, or triangular patterns. Much of Troutner's work reflects the style of his mentor Frank Lloyd Wright and relate to the natural world surrounding home sites.

3f. West Ketchum

West Ketchum, which was originally part of the McCoy homestead during 1880's, was initially settled by families who tried to raise stock animals and sustenance gardens. When homesteaders moved out because of lack of sunlight, the area later became a summer home area. Much of West Ketchum that developed during the early 1930's to 1940's was owned by Ned Foster and referred to as "Fosterville." Soon after the advent of Sun Valley Resort by Averill Harriman, summer homes and tourists cabins such as the Wood River Motel were built in places such as the Pines, which is now a Planned Unit Development. Although most of the cabins and houses from that era have been torn down or remodeled beyond recognition, a hand full remain that retain some qualities and historic landscape features from the era of summer home development.

3g. Warm Springs

The area surrounding the present day Warm Springs Ranch was originally settled by a man named Horatio Stewart, who was a manager of the Philadelphia Smelter. Stewart claimed land in the west portion of the present day Warm Springs Ranch in 1881 and by 1887 had proved upon the land. To the east of Stewarts Ranch was known as Smelter Ranch that later became part of the Warm Springs Subdivision during the 1940's. In 1898, Stewart leased his property near Warm Springs to August Farnlun who the following year bought the property from Stewart. In the 1900's David Alonzo Price

became the resident agent for the smelter and Idaho Mining and Smelting Company and purchased the Smelter Ranch. Both the Farnlun and Price properties were used to feed and graze stock. The Farnluns also raised some crops including potatoes. When the Farnluns deeded over portions of the ranch to the State of Idaho for a game preserve in 1925, they moved to some of their ranching operations over to land what is now known as the Weyakin Subdivision and portions of the Reinheimer Ranch south of Ketchum.

In 1947, the Farnlun and Price families sold the property to some outside investor who had three other partners including one from Ketchum; Owen Simpson who owned and operated the Sawtooth Club. It is reported that Simpson actually won the property in a poker game and the land located between the river and both sides of Warm Springs Creek was part of his winnings. It was at this location that Simpson developed the Warm Springs Ranch which became a tourist destination and resort during the early 1950's with a small rodeo ground, horse back riding facility, trout fishing pond, and later a small golf course and tennis courts.

3h. Adams Gulch

The history of Adams Gulch is closely tied to Native American seasonal occupation followed by permanent Euro American settlement. Mine prospecting, logging, and sawmill operations occurred in Adams Gulch from the 1880's to the 1930's. Abijah Adams was the first owner and builder of a sawmill at the confluence of Adams and Eve's gulches, for it was named. Equipment for the sawmill was brought from Kelton, Utah via freight wagons driven by oxen in the 1880's. The mill site contained several houses, a boarding house, and a bunkhouse for about ten to fifteen timber men, five of which lived year round. Abijah Adams was succeeded by Hobert C. Beamer who ran the mill for several years.

Logging was done out Adams Gulch, mostly from a large burn that extended into Warm Springs Creek. Some of the crew logged with horses and sleds in the winter and with wagons in the summer. In those days there was no bridge across the Wood River at the mouth of Adams Gulch, except for a plank bridge erected in the summer. Access to the canyon was from Warm Springs Creek or from the Griffith Bridge to the north (at the site of the present Hulen Meadows Bridge).

One of the experienced sawyers who worked for both Adams and Beamer was Thornton Wesley Flowers who had migrated from West Virginia with his parents and siblings to Bellevue in 1882. They homesteaded on Poverty Flats and had three sons: Arthur, George, and Eugene, and two daughters: Bessie and Mary. In 1908 Thornton Flowers bought the sawmill from Beamer, and he moved it from the first location to a site at the mouth of Adams Gulch in 1909. There he took out a dry land homestead and built a home for his family and they settled there permanently. In 1909 the sawmill

included a shingle mill and a planer. It could produce anything needed for building a home, including house logs, lumber, and shingles. Many early homes in Ketchum were constructed with lumber from the mill. These included the Dollarhide House, a Ketchum landmark which met its demise in a fire in the 1980's, and the Lewis, Fairman, Parks and Venable homes. Many of the forms used to construct the Sun Valley Lodge were milled there.

On January 26, 1911, Mr. Flowers and his son Arthur were killed in an avalanche approximately three miles up Adams Gulch where they were logging. Eugene and George were also present and ran to safety, but Thornton and Arthur were unable to escape. With this tragedy, the young brothers were forced to assume the responsibility of the business and to support the family. Eugene was eighteen years old, and George was fourteen. The young men ran the sawmill and also did some ranching, raising hay in the summer to feed cattle in the winter. The cattle pastured on Forest Service land in Adams Gulch in the summer and the first Forest Service headquarters in the Ketchum area was in Adams Gulch, built in the early 1900's. As a young man, Eugene took out an additional homestead between Adams Gulch and Warm Springs.

F. EXPECTED LAND USE SENSITIVITY

It is expected that historic properties that relate to the early settlement period will be found during the survey that portray all phases of development in Ketchum as mining camp, a rural hamlet, and a world class resort. It is possible that mining cabins, adits, trails, and tailings may be discovered in areas outside the community core. Sites associated with agricultural development such as outbuildings, fences, irrigation canals, and hay fields are also expected to be found. Properties affiliated with the timber industry such as abandoned equipment, logging trails, or former sawmills may be discovered. In terms of transportation, sites associated with early wagon roads, railroads including railroad sidings or former grades will be located. As for the recreation, resort, and tourism industry, properties that convey the early time frames will be noted such as resort cabins, tourist motels, or areas that were used for outdoor recreational sports such as ski runs. Table 2 depicts *general* Historic Context Themes expected in the Ketchum project vicinity.

Table 2. Historic Context Themes Expected in General Ketchum Project Area

Context Theme	Time Period	Site Types	Expected Location
Paleo Indian	10,000 to 6,000 BC	Trails, open camps, habitation sites, quarries, resource procurement stations, processing sites, fishing areas, religious sites, traditional properties	Valley floor, ridge tops, rock outcrops, near water or the confluence of streams
Archaic	6,000 BC to AD 500	Same as above	Same as above
Late Prehistoric	AD 500 to AD 1700	Same as above	Same as above
Proto Historic and Early Statehood (Native and Euro American)	AD 1700 to 1904	Exploration and transportation routes, trails, wagon roads and rail roads; resource procurement and processing areas; seasonal or permanent habitation areas including isolated cabins and town sites; religious sites and traditional properties; mining and ranching activity areas; water systems development; health resorts and tourist destinations; buildings associated with commerce & trade	Flat valley floor with some rolling hills, near water or the confluence of streams; mineral outcrops
Beginning New Century to Pre-Modern Era	1904 to 1960	Transportation routes including roads, trails, and rails; mining and ranching activity & settlement areas; water systems developments; schools; health resorts and tourist destinations; buildings associated with commerce & trade	Same as above
Modern Period	1960 to the present	Transportation routes including roads, trails, and rails; mining and ranching activity areas; water systems developments; schools; health resorts and tourist destinations; mining and ranching activity areas; buildings associated with commerce & trade	Same as above

G. FIELD METHODS

Before surveying, the team obtained planning maps from the City and defined areas to survey based archaeological, architectural, and historical information. The two month long investigation involved both a vehicular and pedestrian survey. Beginning in the south, Ketchum’s commercial, residential, industrial, agricultural, and recreational areas were inventoried in a systematic fashion. One street at a time from either the south or east side followed by the north or west side in a consecutive manner was inventoried. All properties that appeared old or historic or had sound evidence to support its historic time frame, were given a temporary site numbers, briefly recorded using street address, and color digitally photographed.

At the request of the City and KHPC, the team recorded all properties that were potentially eligible to the NRHP as well as those deemed important to local history or ones that met the age criteria.

1. Areas examined and type of coverage: The entire City of Ketchum and several areas of impact were inventoried using both a vehicular and/or pedestrian reconnaissance level of investigation. Approximately 85% of the town was inventoried during the 2005 survey.

2. Ground surface conditions: In most situations, the ground surface conditions were good but not necessarily relevant to the focus of this brief scouting inventory of predominately standing structures or above the ground features.

3. Areas not examined and reasons why: The base of Bald Mountain at River Run and Warm Springs were not inventoried to the fullest extent as it was either too densely forested or the team couldn't gain access or drive into the areas.

4. Names of Field Personal: Claudia Taylor Walsworth and Jeanne Flowers. Richard B. Meyer assisted on an as needed basis.

5. Survey Dates: May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

6. Problems Encountered/Privacy Concerns:

Some private land owners were not willing to let the team near or close to their property to view or take photographs. In some situations, negative attitudes on the part of the private land owner forced the team to abandon plans to further document or photograph ed places of historical interest. As a courtesy, the team telephoned private land owners or talked to them in person to gain access to photo vantage points on private property. Some owners expressed a deep concern about how data from the survey will be used in the future, for example there were concerns about tax increases due to the survey or limitations on property rights. Others stated they do not want their privacy intruded upon by onlookers citing the Hemingway House Tour controversy as an example. Other home owners have specifically asked that photographs not be used in any publications including walking tour brochures. The team wants to emphasize to the City and SHPO that release forms were not obtained from private land owners to use photographs or specific data generated from the survey in a public forum and that any photos from the survey which the City of Ketchum or SHPO might be interested in using for publication must be approved by the home/land owner(s) prior to use.

7. Future Use of Survey Data: The contents of this report should not be used for re-publication without permission of the City of Ketchum or Idaho SHPO. Proper citations should be used when referencing the contents of the report for research purposes or for use in publications, such as walking tour brochures or other informational material. It is suggested that photographs from the survey may not be reproduced or used for publication without the permission of both the City of Ketchum, the Idaho SHPO, and the homeowner/property owner.

H. RESULTS

In Ketchum and the outlying areas of impact surveyed for this project, the team identified 240 properties that either meets the age criteria of potential eligibility to the NRHP. Of the 240 properties, 37 were identified as potentially eligible or listed to the NRHP. In term of the historic properties previously identified during the 1990 CLG sponsored City of Ketchum Reconnaissance Survey, eight have been destroyed, two have been moved, and eight are about to become demolished. For a complete list of these properties, please refer to the attachment section of this report.

1. McHanville

McHanville represents two phases of Ketchum's development period; 1880's to the mid 1900's. The community, which is located on the west side of SH 75 1.5 miles south of Ketchum is within a key impact zone for land use planning purposes. Containing an assortment of early tourist resorts, summer homes, and buildings that cater to commerce and trade, the area has been reconfigured over the past several decades into a mixture of contemporary residential and industrial structures. Here, eighteen properties that meet either the age or NRHP criteria were identified. Six are either listed or deemed eligible to the NRHP. Three NRHP eligible linear properties under Criterion A are segments of the 1879 Hailey to Ketchum toll road (MC 1/13-16171/10 BN 306); the 1870's Ketchum to Stanley Stock Driveway (MC 3/13-16170/10 BN 905); and the former Oregon Short Line Railroad grade (MC 4/13-16172/10 BN 498). The Cold Springs Pegram Truss Railroad Bridge (13-4913), which was listed to the NRHP under Criteria B and C in 1997, is currently part of the former railroad grade that is now used as the Wood River Trails system and bike path. The bridge, which was constructed in 1994 and rebuilt in 1917, is one of four remaining in Idaho that was designed by renowned engineer George H. Pegram.

Two other properties that were previously identified during the 2003 ITD survey and determined ineligible to the NRHP were re-evaluated during this inventory and considered eligible under Criterion B for their association with Ellis V. McHan who was an early Idaho businessman and political figure. They are the Dean Tire Company Garage and Auto Repair Building (MC 12/13-16221) and the Dean Tire Annex (MC 13/13-16223). The first building is an automotive repair shop that was part of an early tourist way station (Figure 3). It is constructed of cinderblock, concrete and lava rock and has a flat roof covered with tar paper. The second building is a Craftsman style building with wood clapboard and shingle siding. The cross-gabled roof has metal sheeting, projecting eaves, and exposed rafters.



Figure 3. Dean Tire Company which was known as McHan's Corner Grocery Store and Service Station in 1946. Digital Image MC 12 # 39, view northwest.

2. Mortgage Row

Mortgage Row, which is a planning area near Ketchum, was one of the first residential neighborhoods built during the mid 1900's by working class families. Many of the homes in Mortgage Row were constructed by Carl Pothier from local timber products produced at a sawmill in Warm Springs Canyon. Although many of the houses have been remodeled since their construction in the 1940's, several contain architectural or historical qualities that portray distinctive or representative examples from this era of Ketchum's settlement period.

In total, eighteen properties were identified during this investigation, seven of which were determined potentially eligible to the NRHP. Of the seven potentially eligible properties, two are linear sites previously discussed; the OSLRR railroad (13-16172) and the Ketchum to Stanley Stock Drive (13-16170). Four of the seven potentially eligible properties were first recorded in 2003 by the ITD team of archaeologists and include (1) Reiting Property (MR 1/13-16258); the William B. Wright (WBW) Property (MR 7/1316255), the Fuller Property (MR 9/13-16253), and the Mills Property (MR 14/13-16248). All four properties were determined eligible under Criteria A and C because they represent good examples of the period of development, have an association with an important event in time, and provide a quality example of a type of design and method of construction for the period of distinction.

Since 2003, the main house and cabin at the Reiting property have been destroyed or moved. The only remaining structure is a small shed without a foundation. It has a front and back gable covered roof with corrugated sheeting and the exterior walls are clad with board and batten siding.

The WBW property consists of two buildings; a historical residence and a chicken coop. The house has a side-gable roof covered with pressed metal sheeting and the exterior walls are clad with half-round horizontal logs with overlapping corner. The dilapidated chicken coop has a plank-shed roof, partially covered with asphalt sheeting. The exterior walls are horizontal planks with openings and some chicken wire.

The Fuller property consists of a two story main house, single car garage, and a pump house that was built by John Saballa during the 1940's (Figure 4). The exterior walls of the buildings are clad with half-round horizontal logs with overlapping corners and the roofs are covered with wood shingles and have exposed rafters under the projecting eaves.



Figure 4. Fuller House at 90 Meadow Circle was a typical house built at Mortgage Row in 1948. Digital Image MR 13 # 13, view northwest.

The Mills property consists of a two story main house, a modern garage, and a horse stable that has been turned into a dog kennel. Exterior walls of the main house are clad in half round horizontal logs with overlapping corners. The side gable roof has projecting eaves with cornice fascia and covered with metal sheeting.

The seventh site, which is the archaeological remains of the Elkhorn Tram terminus, was once part of an aerial tramway that spanned from a railroad siding at Mortgage Row to the Triumph and North Star Mines, approximately five miles east up the East Fork Canyon. Remnants of the tram structure were noted in the Ketchum to Stanley Stock Drive (MC 3/MR 18/13-16170/10 BN 905) and along both sides of the Big Wood River near Mortgage Row (Figure 5a & b). The property was determined potentially eligible to the NRHP under Criterion A for its association with the formation of the Warm Springs Mining District in 1880's and under Criterion D for its ability to yield important information regarding transportation technology related to mining at the turn of the century.



Figure 5a. View of the Ketchum to Stanley Stock Drive and remains of the Elkhorn Tram near Mortgage Row, view north.



5b. Historical image of the Elkhorn Tram Terminus from the Mortgage Row area siding, view north. Courtesy Regional History Department of the Community Library, Ketchum.

3. Gem Street Neighborhood

Sixteen properties in the Gem Street Neighborhood were observed during the current investigation. Of the sixteen properties, five were considered potentially eligible to the NRHP under Criteria A, B, or C. One of the properties is a linear site that spans approximately three miles from the point of diversion (POD) near the Community School at Sun Valley to the Farnlun, McCoy, and Reinheimer Ranches near Ketchum. The earthen canal (GM 5/TIM 163) was originally recorded in 2003 by ITD archaeologists and previously determined ineligible to the NRHP because it “lacked the distinct features and overall historical importance of larger irrigation features.” The author, who followed the canal from its POD to various points of usage in Ketchum, disagrees with the previous determination because of its age and association. The canal was constructed by hand by Oscar Farnlun and others in 1883 and it is associated with two NRHP eligible properties; the Farnlun Ranch (13-16110) and the McCoy / Reinheimer Ranch (13-16101).

In historic times, the canal provided a method for transporting water to the alfalfa fields and family gardens at both ranches. Today, the canal provides water to the agricultural fields at the Reinheimer Ranch and is part of an intact rural historic landscape.

Another potentially eligible property related to the agricultural heritage of Ketchum is the Matthes Barn/Chicken Coop (GEM 16) that is located above the Reinheimer Canal on Lava Street. Although an exact date for the building has not been determined, it appears to relate to the period 1900 to 1940. The structure retains much of its historical and architectural integrity and is one of only a few outbuildings remaining in Ketchum from the early agricultural period.

The other four potentially eligible to the NRHP properties in the Gem Street Neighborhood are the Demetre House (GEM 11), the Haemmerle House (GEM 12), and the Bellinger House (GEM 14/12-16235). The Demetre House, which was built in 1930, is a two story structure with exterior walls clad in wood and stucco. The side-gabled roof has a dormer with sidewalls of wood frame lumber and covered with metal sheeting. The detached new single car garage is compatible with the house and has exterior walls clad in stucco and wood frame lumber and has a front-gabled roof covered with metal sheeting. Landscaping includes lava rock walls and a lava rock line canal that runs through the property, which is the historic Reinheimer ditch (GEM 5). Overall the property retains its original integrity and unique architectural design elements therefore it was determined eligible to the NRHP under Criterion C.

The Haemmerle property consists of a one story chalet-style house with a detached two story two car chalet style garage (Figure 6). The buildings have wood and stucco cladding and front-gabled roofs covered with wooden shakes. The garage has overhanging eaves and a large roof dormer with side walls. On the outside windows and walls, wooden shutters and decorative paintings adorn both buildings that have a Tyrolean or Bavarian theme. On the garage is the German Coat of Arms that adorns the west facing wall. Such paintings are referred to as “Luftmalerei” and were often used on alpine houses in parts of Western Europe and in many of the ski resorts in the Intermountain West. The late Florian Haemmerle, who was a German ski instructor for Sun Valley, designed and built the house and painted the murals. Haemmerle was a renowned local artisan who painted many of the chalet buildings in Ketchum and Sun Valley including the historic Challenger Inn. The property is determined eligible to the NRHP under Criterion B for its association with Haemmerle and under Criterion C for its distinct architectural style and historical integrity.



Figure 6. Florian Haemmerle built this house in 1951 and did all the outside Tyrolean paintings also known as “Luftmalerei.” Digital Image GG 11 # 24, view northwest.

The Bellinger property consists of a historic house and modern garage. Built in 1948, the house has a side-gable roof with projecting eaves that are covered with corrugated metal. Exterior walls are clad with half-round horizontal logs with overlapping corners. Because of its architectural distinction and historic integrity, the house was determined eligible to the NRHP under Criterion C during the 2003 ITD survey.

4. Gopher Gulch

Ten historic buildings were documented in Gopher Gulch, an area along River Street in east Ketchum. Of the ten properties, only one was determined eligible to the NRHP. The McConville/Mueller property (GG 4/13-16100) was built in 1880 and appears to be the oldest remaining private residence in Ketchum. The property is known as the Jesse Hughs House or the Joe Hunter Freight Station (Figure 7). According to one source, Hughs was a saloon keeper that moved to Ketchum from Galena after mining declined. The house was originally a small un-insulated cabin and below the property was a corral that was built for Hugh's son-in-law Joe Hunter who ran a freight company from Ketchum to Stanley Basin. The 1.5 story house has exterior walls clad in wood shingles and a front-gable roof with metal sheeting. In the back yard are two sheds with metal roofs have exterior wood frame cladding. A chicken coop with exterior walls in wood planks and wire has a metal roof. The property's association with the first settlement period of Ketchum qualifies it to the NRHP under Criterion A. Because the buildings retain their architectural distinction and historical integrity, they have been determined eligible under Criterion C.

5. Tourist Zone

In the Tourist Zone, ten historic or age criteria properties were identified during the inventory. Of the ten properties, two have been previously determined eligible to the NRHP by ITD archaeologist during the 2003 survey.

The Ketchum Korral (TZ 1/13-16234) consists of a historic tourist hotel complex with four duplex units, six continuous modern motel units, a large office, and a modern outbuilding or garage (Figure 8). The office building has exterior walls clad with horizontal logs with log end boards and dovetail overlapping corners. The side-gable roof is covered with pressed metal sheeting and has projecting eaves and cornice fascia alone. The duplex hotel units are similar to the office except there are vertical log paneling in each of the roof gables. It is in the north unit of this building that Ernest Hemingway stayed. Because the Ketchum Korral is associated with the development of Ketchum as a tourist destination and represents a quality example of the 1940's era tourist lodges, it was considered eligible to the NRHP under Criteria A and C. For its association with Hemingway, the property was determined eligible under Criterion B.



Figure 7. The Hughs-Pyle Cabin located on River Street in Gopher Gulch was built in 1881. Digital Image GG 4 #5 looking Northeast.

The second site that was determined eligible in 2003 was the Gulch property (TZ 9/13-16235). The building's roof is cross-gable with exposed rafters under projecting eaves and is covered with wood shingles. The exterior walls are clad with half-round horizontal logs with overlapping corners. The property was determined eligible for its architectural distinction and historic integrity under Criterion C in 2003. However since that time it has been noted that new elements have been added to the building such as a stone chimney, windows, and doors so the Idaho SHPO may want to re-evaluate the structure in terms of the NRHP.



Figure 8. The foreground of portions of Ketchum Korral Motor Lodge located on South Main Street, view north. Digital Image TZ 1 # 1, view northeast.

6. Knob Hill

Ten properties were identified in the Knob Hill neighborhood, which is located north of the community core on the east side of SH 75. Of the ten sites that were documented, three appear to be eligible to the NRHP under Criteria B and C. A fourth property may become eligible in the near future also under the same criteria.

The Dumke Property (KH 6), which is located on Spruce Avenue, was designed and constructed in 1955 by Arthur Troutner for the Arnolds and later sold to the Goldbergs. The Arnolds were Sun Valley icons and friends of Ernest Hemingway. It is a split level house with an attached two car garage. The exterior walls are wood frame and Oakley stone cladding and the low pitched roof is covered in wood shingles (Figure 9). For its association with renowned designer and inventor, Arthur Troutner, the property has been determined eligible to the NRHP under Criterion B. The house has undergone some architectural changes over time however the most of its original design elements are intact and newer materials are compatible with the original construction therefore it is considered eligible under Criterion C.



**Figure 9. The Dumke House on Spruce Avenue was built in 1955.
Digital Image KH 6 # 8, view northeast.**

The Caputo Property (KH 8) located on Walnut Avenue North is a two story chalet style house with an attached two car garage that was built in 1953. The exterior walls are clad with wood frame and stucco and have been painted with Tyrolean or Bavarian motifs known as “luftmalerei.” “Luftmalerei” is a German word that has no English translation and is a style of adornment that was derived from a word in the Italian language used in the 1700’s that basically meant oil paintings. The front-gabled roof is moderately sloped and covered with wood shingles. The property has been determined eligible to the NRHP under Criterion B for its association with Florian Haemmerle and under Criterion C for its distinct architectural style and historical integrity.

Another Troutner house in the Knob Hill area of Ketchum is the Wirth Property also located on Walnut Avenue North (KH 9). Built in 1955, the multi-level structure’s exterior walls are clad in wood clapboard and Oakley stone. The shed roof is covered with metal sheeting. Although there have been some architectural changes to the house over the past two decades, the property retains enough architectural integrity and historical merit for its association with Troutner, particularly in the outside Oakley stone walls. Therefore, it has been determined eligible to the NRHP under Criteria B and C.

7. Recreational Use/Bigwood Area

The Recreational Use District within Ketchum pertains to areas that are protected to enhance the visual, scenic, and natural view corridor within the City and represent buffer areas that have some recreational benefit to the general public. Land use areas within this district include the Big Wood Golf Course and single family and low density residential areas or subdivisions north of Ketchum's core community business district on the east side of State Highway 75.

Most of the buildings in the planning area are modern. Four historic or age related properties were found and one was determined eligible to the NRHP. Penny Mountain, which many locals refer to as Kinderhorn, consists of the archaeological remains of the historic down hill ski rope tow structure, including abandoned equipment (Figure 10a & b). The site was used intermittently from the late 1930's to the early 1960's as an affordable alternative to Dollar and Bald Mountain for winter sports activities for children. The property was determined eligible to the NRHP under Criterion A for its association with the development of Sun Valley Resort and under Criterion D for its potential to yield information about the early ski industry in Blaine County.



Figure 10a. Jeanne Flowers who as young teenager enjoyed skiing Kinderhorn on Penny Mountain in 1958.



Figure 10b. Here, Jeanne Flowers for the first time returns to Kinderhorn Ski Mountain 47 years later. Digital Image RU 3 # 1071, view northwest.

8. Community Core

The Community Core contains an assortment of commercial and residential buildings that either meet the age or NRHP criteria. In all, 79 properties were identified and photographed during the current investigation. Of the 79 properties, two are presently listed to the NRHP; the Iconoclast Bookstore which was the Lewis-Lemon Grocery Store also known as the Greenhow and Rumsey Store (CC 29/13-13742) and the Bald Mountain Hot Springs (CC 30/13-0004288).

The Lewis-Lemon Store was constructed in 1884 but some records document 1897. The building, which is a two story brick structure made from materials manufactured at the Knob Hill kiln, contains a full basement and was the hub of retail activity for many years. As a wholesale and retail outlet the building catered to the working class citizens. Later the building housed the post office, a variety store, and a pool hall. In 1925, Jennie Griffith, the wife of Ketchum founder Albert Griffith, purchased the building for their sons Albert and Oscar. The Griffiths sold the building in the late 1930's however their sign remains on the south wall of the building today. The site was listed to the NRHP in 1983.

The Bald Mountain Hot Springs, which was built in 1929 as a rustic tourist cabin complex and outdoor hot spring plunge by owner Carl Brandt and designed by Tourtellotte and Hummel. The property was listed to the NRHP in 1982 under Criteria B and C. Since 2002, the property has undergone major changes that have ultimately compromised its original architectural design and historical integrity. The main lodge and outdoor pool have been demolished and some cabins have been moved elsewhere. The remaining structures include several rental cabins surrounding the block and vacant land that was recently landscaped (Figure 11). The property no longer retains its historical or architectural value and may no longer qualify for the NRHP.



Figure 11. The remains of the Bald Mountain Hot Springs, view northwest. Digital Image CC 30 # 48.

The Andy Sable property, which is located on Leadville Avenue and known as the Alonzo Price/Esther Fairman home (CC 15/13-16113), is a 1.5 story private residence with a detached single car garage/apartment that was built in 1929 (Figure 12). The exterior walls of both buildings are clad in clapboard siding and the front-gable roof is covered with metal sheeting and has overhanging rafters and eaves. Architectural elements such as windows and doors are historically correct, and intact landscaping features reflect the 1920's settlement period. As such, the property has been determined eligible to the NRHP under both Criteria A and C. The site has also been determined eligible to the NRHP under Criterion B for its association with the Price family who came to Ketchum in 1885 and were one of the first homesteaders. Alonzo Price was the son of William Price who was the manager of the Philadelphia Smelter in 1882. The house remained in the Price family until recently when Esther Price Fairman passed away.



Figure 12. The historic Alonzo Price and Esther Fairman House on Leadville Avenue was built in 1929. Digital Image CC 15 #b 19, view northeast.

The Griffith/Conger Compound (CC 57/13-16125) which is located at the corner of Second Street and Leadville Avenue was built in 1929. The complex, which retains all of its original historical and architectural integrity, consists of a two story house with full basement, a two story two car garage/apartment building, and a metal outbuilding that joins the alley between Main Street and Leadville Avenue. The main house and garage/apartment building have exterior walls clad with clapboard siding and front-gable roofs with overhanging eaves and covered in metal sheeting. All of the characteristics of the buildings including mature trees and landscaping, portray a typical 1920's Ketchum residence. As such, the property has been determined eligible to the NRHP under Criteria A and C. In terms of Criterion B, the site is also eligible for its association with the Albert Griffith family. A miner, entrepreneur, businessman, Albert was one of the founding fathers of Ketchum.

The Forest Service Park (CC 33/13-16132/10 BN 120), which is the former Ketchum Ranger District administrative site of the Sawtooth National Forest (SNF), is now owned by the City of Ketchum. Originally the property was used during the 1880's by Bob Koeniger, a German immigrant who used the land to grow hops and barley for his brewery located across the block on River Street. In 1905, the SNF was established and the first ranger station that was built at Adam's Gulch in 1909. By and 1929 a need for a district headquarters in Ketchum was soon realized by Ranger Arthur Berry so he constructed the first warehouse on the premise using local wood products from Flower's Mill in Adams Gulch. The rest of the warehouses, pump house, garage, and residential dwellings were constructed in 1933 by the Civilian Conservation Corps (CCC) crews who were based at a camp out Warm Springs canyon west of Ketchum. The complex retains its original architectural and historical integrity with the exception of two covered entries that were added during the 1990's that are compatible with the era of the buildings (Figure 13). The property has been determined eligible to the NRHP under Criterion A for its association with the New Deal Era of the Roosevelt Administration and CCC. It is also eligible under Criterion C for its distinctive architectural and historical qualities and for its unique setting.

9. West Ketchum

Twenty four properties were identified in the survey area that met either the age or NRHP criteria, one of which was previously identified at McHanville and Mortgage Row which is the OSLRR grade (WK 24/MC 4/MR 16/13-1612/10 BN 498) previously discussed. The other property is a subdivision that at one time was known as "Fosterville." Three structures at the complex are considered eligible to the NRHP under Criteria A and C. It is possible that one or more buildings near the Davies property may meet the age or eligibility criteria, but the team was not able to gain access to the private property.



**Figure 13. Two of the historic warehouses at the Forest Service Park on Washington Avenue.
Digital Image CC 44 # 65, view northeast.**

The Davies property, which is referred to as the Rocking Ranch No. 2 Subdivision is a secluded and gated property consisting of five lots and two parcels surrounding a cul-de-sac in West Ketchum along the eastern edge of the Big Wood River. The property boasts two large modern log houses and four undeveloped lots. Three historic dwellings were noted on Lots 3 and 4 and Parcel 2. The small early 1900 cabin has been moved to the site and has exterior walls are clad in wood shingles. The roof is front-gabled covered with wood shingles. The second dwelling is an 1880's homestead cabin, similar to the Bonning Cabin (CC 68/13-16099) located on Lot 3. A rustic rectangular one story shelter, the exterior walls are clad in horizontal hand-hewn round logs with saddle notching that were once chinked with mud. Rags were noted stuffed in portions of the cabin near the roof line. The front-gable roof with overhanging eaves once had a sod covering but has been re-roofed using plywood sheeting and tar paper. Associated with this building is an abandoned outhouse with exterior walls clad in half-round logs and a shed roof covered in plywood.

Also located on Lot 3 is a 1930's vintage summer home cabin from the Fosterville era (Figure 14). The one story cabin has a stone foundation and exterior walls are clad with half-round horizontal logs chinked with mud and patterned with vertical split log siding. The front-gable roof has extending eaves and is covered with wood shingles. Several hand made wooden bird houses adorn the outside walls on all sides. An earth covered root cellar with a trap door is located adjacent to the two cabins on Lot 4 was noted as were several rock lined walkways, a stone wall, and an abandoned and overgrown irrigation ditch. The property is considered eligible to the NRHP under Criterion A for its association with the initial settlement period of Ketchum. Under Criterion C, the property is eligible because it retains its original rural historical setting, has integrity, and represents a unique example of Ketchum nineteenth and early twentieth century architecture.



**Figure 14. A summer cabin from the Fosterville Era in West Ketchum, view northwest.
Digital Image WK 16 # 16.**

10. Agriculture and Forestry

In this land use area, properties are within what is termed open space or part of rural historic landscape. The Reinheimer Ranch (AF 1/13-16101), which is located at the south entrance to Ketchum represents an excellent example of a late nineteenth century and early twentieth century farmstead (Figure 15a). Situated on both sides of SH 75, the pastoral complex contains a large park-like expanse of alfalfa fields overgrown in some places by wild timothy hay. Nine buildings including the original McCoy house and several and an irrigation feature (GEM 5) portray a once historic now modern working cattle ranch (Figure 15b).



Figure 15a. View southeast of the working Reinheimer Ranch barn, outbuildings, and alfalfa fields. Digital Image AF 1 # 5.

The main residence, which is on the east side of the highway, is a two story Queen-Anne style house with some modern elements such as new windows. Built in 1920, exterior walls are clad in wood clapboard and the roof is side-gabled with overhanging eaves covered with asphalt shingles. The front covered porch has a decorative support system below a small ornamental balcony and front-gabled roof dormer with side walls. A large two story barn is situated on the west side of the highway and has a twelve-sided window on its north elevation that was salvaged from a church. Because the house retains much of its historical and architectural integrity and the remaining outbuildings and features which include and an 1883 irrigation canal represent a quality example of turn-of-the-century agricultural property, typical of the frontier West. As such, is considered eligible to the NRHP under Criteria A and C.



**Figure 15b. Reinheimer Canal also known as Bowcut's Ditch was built in 1883.
Digital Image GEM 5 # 36, view north.**

11. Warm Springs

Warm Springs Road in Ketchum, which runs from the junction at SH 75 and North Main Street west three miles toward the Warm Springs ski lifts on Bald Mountain, was inventoried. The land adjacent to Gates Road was also included because it lies within an area of immediate impact. In all, 47 age or NRHP related properties were identified during this investigation which included various land use areas such as limited residential and light industrial. Of the 47 properties documented, four are considered eligible to the NRHP while two may qualify at a future date.

The first eligible property lies in the impact zone west of Gates Road which is the site of the 1881 Guyer Hot Springs Hotel (WS 21/13-001875/10 BN 495). The archaeological remains of one of Idaho's first recreational resorts consist of an abandoned flume, foundations, and structural features above the source of hot water on land that is now owned by local entrepreneur James Cimino (Figure 16a & b). The site is considered eligible to the NRHP under Criterion A for its association with the early recreational and resort industry of Idaho and under Criterion D for its potential to contribute important information about late nineteenth century recreational development in Central Idaho.

The second eligible property is the Puchner Residence located on the Warm Springs hillside of Bald Mountain. Now owned by Sun Valley Company, the house was designed by Arthur Troutner and built in 1953. Because the property has all original architectural elements and its historical integrity is intact, it has been determined eligible to the NRHP under Criterion C. In terms of Criterion B, it is eligible for its association with Troutner.

The site of the 1881 Philadelphia Smelter (WS 37/13-000787/10 BN 496) is now obscured by modern houses and new landscaping but archaeological remains are still evident along Exhibition Boulevard (Figure 17a & b). Here, the stone wall that once sat below the largest structure on the 400 acres site near the confluence of Warm Springs Creek and the Big Wood River still stands. Also noted were artifacts strewn about the hillside such as brick fragments, slag, and wooden debris. The property has been determined eligible to the NRHP under three criteria. Under Criterion A, the property is eligible for its association with the onset of the mining industry in Ketchum where the first electric lights in Idaho were turned on. In terms of Criterion C, the property is eligible because the intact walls provide a glimpse into the structure's unique design qualities. As for Criterion D, the site is eligible for its potential to yield important information about mining technology in Idaho and as well as the Intermountain West.



Figure 16a. View of flume and hot water source at the Guyer Hot Springs, view west.
Digital Image WS 2 # 3.



Figure 16b. Historical image of the same feature in 1886 courtesy Idaho State Historical Society.



**Figure 17a. View of east facing wall along Exhibition Boulevard looking west.
Digital Image WS 37 # 20.**



**Figure 17b. Philadelphia Smelter and Oregon Short Line Railroad courtesy Regional History
Department of the Community Library, Ketchum.**

A third property determined eligible to the NRHP in Warm Springs Canyon is the Henry J. "Bob" Topping/Ernest Hemingway House (WS 39/13-00094). Around 1958, Hemingway purchased the house from Topping for a small sum of \$50,000 and lived there with his fourth wife Mary for two years until his death in 1961. The Nature Conservancy (TNC) now owns the property which is located near the end of a long private road called Canyon Run Boulevard. Access to the site is limited because of adjacent neighbors concern for privacy; therefore the team obtained permission to enter the site from the TNC prior to photographing the site.

The compound consists of a large residential dwelling, a cinder block shed, an abandoned driveway, and a thirteen acre nature conservancy along the Big Wood River that is one of the largest undeveloped parcels in Ketchum. In 1950, the three story house was built for Topping who was heir to a large fortune and at the time part owner of the New York Yankees baseball team with his brother Dan. The house was designed and constructed using concrete walls poured into rough wood forms painted brown to mimic the texture and appearance of rough wood. This same style was used to construct the Sun Valley Lodge in 1936 that was designed by the team of Gilbert, Stanley, Underwood and Company of Los Angeles. It has not been verified if the same architects were used for the Topping/Hemingway House.

The three story house originally had a driveway and front door facing south but Mary changed the driveway and main entrance after Hemingway shot himself in the front porch entry. Most of the home is the same as it was left aside from new doors and windows observed on the east facing wall of the house (Figure 19). In terms Criterion B, the property is eligible for its association with both Topping and Hemingway. Because new elements do not detract from the architectural character of the house and with most of its historical character intact, the property is also considered eligible under Criterion C.

12. Light Industrial

Modern developments in the Light Industrial planning area of Ketchum over the past fifty years have obliterated most of the historic sites including sheep shipping corrals and 1883 Oregon Short Line Railroad Depot. The former railroad grade (LI 2; MC 4; MR 17/13-16172/10 BN 498) which is located near the junction of Saddle and Warm Springs Road, has been discussed in the previous Results Section H1 of this report.

A second property located in the Light Industrial area, which is the former Louie's Restaurant and 1884 Congregational Church located on city owned property on Lewis Street, has lost its historical setting and architectural integrity therefore does not meet the criteria for eligibility to the NRHP.



Figure 18. View of Hemingway House and east facing wall. Note former front entrance is upstairs and the driveway has been covered over with grass. Digital Image WS 39 # 26, view northwest.

13. Northwood/Adams Gulch

Equally true of Northwood, the area has lost its entire historical or architectural heritage in terms of the built environment. No historic sites, buildings, features, or objects of interest were identified in this survey area during the current investigation. Adams Gulch, on the other hand, has one relevant site that meets both the age and NRHP criteria; the Flowers Mill Homestead (LR2- 1/13-16116). The property, which is located on Adams Gulch Road in an impact zone of the City, contains an assortment of abandoned sawmill equipment and structures related to the early 1900's.

The original ranch house, a frame building with clapboard siding, was built in about 1909. It was sold to Ollie and Evelyn Miller and moved to Ketchum in 1941 and still stands on Seventh St. and Washington Ave., where it houses a pre-school. Ollie Miller's daughter, Virginia, married Morris Obenchain, Jr. George and Gene continued to operate the sawmill until George's death in 1968. Thereafter the sawmill was sold and dismantled. The steam boiler and engine from the first mill still reside on the site, along with various items of antique farm machinery.

Parts of the ranch were sold in the fifties and seventies. Two residential homes are on the property today; one is the Jeanne Flowers house and the second is the George Flowers residence built in 1939 which retains all of its historical and architectural distinctiveness. The historic 1.5 story house has lower exterior walls clad in horizontal round logs and the upper portion patterned with vertical split log siding (Figure 19a & b). The front-gabled roof with overhanging eaves is covered with metal sheeting and a covered entry porch is located on the south wall. The detached single car garage retains similar characteristics as the house but on a smaller scale.



Figure 19a. View northwest of the George Flowers residence built in 1939.



Figure 19b. Historical photo of the George Flowers House, circa 1940.

In 1985 the Adams Gulch section was subdivided and sold. The sheds were not on the Flowers property, so the family lost control over them when the Bigwood property was subdivided. They were demolished in 2001. In 1998 Jeanne Flowers, Gene and Pearl's daughter remodeled the old log house where she was raised and currently resides there on a year round basis.

There are two outbuildings on the lot on which the George Flowers home is located. They are a one story chicken coop of half-round log construction, with butt and pass corners and a wood frame-gazebo or garden house, with vertical wood siding and gingerbread tri, which was part of a movie filmed in Sun Valley in 19327 called "I Met Him in Paris," starring Claudette Colbert. The garden house was moved to the Flowers property by George and Gene Flowers after the filming of the movie. The Flowers property is eligible under Criterion A for its association with the advent of the early sawmills industry in northern Blaine County and under Criterion C, for its distinctive characteristics and historical integrity representative of the early 1900 agricultural and settlement landscape of Ketchum.

14. River Run

River Run located at the base of the Bald Mountain ski area was not inventoried for this vehicular reconnaissance survey because of access issues and time constraints. It is mentioned in this report because it is in the City's impact zone and has several sites related to the historic development of Ketchum. Four age related or historic sites are located here, two of which are determined eligible to the NRHP. One of the non eligible properties is the Trail Creek Timber Trestle Bridge (RR 1/ 13-16161/10 BN 439) that was

built in 1883 and at the time it was documented was the only known bridge of its type in Idaho. Unfortunately, the bridge was rebuilt in 1997 as part of the Wood River Trails system and lost all of its original historical and architectural integrity. The two eligible properties are the Oregon Short Line Railroad Grade (RR 3, MC 4, MR 16, and WS 4/13-16172/10 BN 498) which has already been discussed and Bald Mountain (13-16095; Figure 20). Today on Bald Mountain, there over 80 previously identified cultural resource sites on Bald Mountain that include historic ski runs built by the CCC during the mid 1930's. As a large historic landscape, the property has been determined eligible to the NRHP under Criterion A for its association with the discovery and development of Sun Valley Resort by Chairman of the Board of the Union Pacific Railroad, Averill Harriman.



Figure 20. Aerial view of Bald Mountain, view southwest.

15. Sun Valley Road

The Sun Valley Road impact area near the eastern edge of the City was not inventoried because of time constraints. Two historic properties here meet either the age or NRHP criteria. The Sun Valley Barn (SV 1), which was built in 1890 by Isaac Lewis and later used by the Brass family on the large expansive sheep ranch that became Sun Valley (Figure 21). The structure is an excellent example of the late nineteenth century agricultural development of Ketchum. It retains its distinctive architectural

characteristics and maintains historical integrity and has been determined eligible to the NRHP under both Criteria A and C.



Figure 21. 1890 Lewis/Brass Barn on Sun Valley Road, view southeast.

The second property is mentioned because of its architectural style using the combination of stone, wood, and glass. The A frame building which was designed by architect Nat Adams in 1958 was recently remodeled but retains most of its unique design characteristics. St. Thomas Episcopal Church (SV 2) on Sun Valley Road and Spruce Avenue may become eligible under Criterion C in the near future.

I. CONCLUSIONS AND RECOMMENDATIONS

In all, 241 historic or age related sites were identified during the reconnaissance survey, 40 of which were previously identified during the 1990 CLG Reconnaissance Survey. Of the 241 sites, 38 are potentially eligible to the NRHP, including four historic properties that are located in different areas of Ketchum; the historic Ketchum to Stanley Stock Driveway, the Oregon Short Line Railroad grade, the Farnlun/McCoy/Reinheimer Canal, and ski runs on Bald Mountain.

In terms of the research design, the team expected to find about 50 properties that met the age criteria for local significance and about approximately a dozen that met the NRHP criteria for national significance. Because a systematic approach was taken to conduct field investigations rather than an intuitive based survey that was used during the 1990 investigations, more historic resources were found.

Historic properties documented during this investigation may have the potential to contribute to future historic context statements, multiple property documentation (MPD's), historic thematic nominations, and NRHP nominations.

Ketchum history relates to broader areas of Idaho's past including the mining; transportation; agriculture and timber; and recreation, and tourism developments. Some of the sites in Ketchum were affected by other historical events in the world, nation, and elsewhere in Idaho.

1. Potential contributions to historic context themes:

Ketchum, like the rest of Idaho is at a crossroads in terms of decisions being made by both by the private and public sector regarding fragile historic and cultural resources. As population densities of rural and urban communities increase, the landscape of these places is changing at a rapid rate; some for the good and some negatively.

Idaho has many places within its built environment that reflects the past and a lot of these places have not been recorded. Ketchum is like much of Idaho's rural places in that it has intact historic resources. These places have the potential to provide the general populace with enjoyment, whether from a recreational and educational standpoint. As the population around Ketchum ages and as it continues to be a destination for outdoor sports, historic resources can play a role in keeping people in the area a little longer which in turn helps the economy that is largely based on the service industries. On a broad level, preservation planning is needed all over Idaho and through this investigation the team was able to provide a baseline of information for future preservation work at both the local and county level. It is the City of Ketchum's chance to demonstrate the there are special places to protect and others to interpret.

Many sites found during this investigation tell the story of significant events and people of the past. The architectural details of its buildings over time and the archaeological records of earlier industrial sites and pleasure resorts illustrate the wide range of culturally diverse sites in Ketchum. As Donald Watts stated in "A View to the Future" which was a preservation plan for Idaho published by the Idaho SHPO in 1998, there is a need to plan for the future by articulating long range goals that aim to identify, evaluate, formally recognize, and protect Idaho's special places. As part of that planning process, this survey aimed to satisfy some of the preservation goals of the state and City that relate to a broader framework of American Frontier West history. The data generated from this inventory will be used in a manner that is supportive and compatible with Idaho's long term goals that will make history of the past available to all people for the future whether it is through protecting historic resources or documenting them fully so they can be remembered.

This survey demonstrated that Ketchum does still have numerous historic properties despite all the recent developments that these historic properties have an association with Ketchum as an 1879 mining camp, a 1940's rural recreation/resort hamlet, and a 1960's world class tourist destination. The properties identified during this investigation have the potential for contributing to regional and state historic context framework themes and time periods that have been outlined for Idaho in the 1998 publication by Watts. In retrospect, Ketchum's historic development period under study here, 1880 to 1956, made major strides in the overall contribution to the Idaho history on a local, regional, state level and has also made an impact on our national history. Since site numbers are already listed in the report and attachment sections, they will not be reiterated for the following discussion.

1a. Mining

Sites which have contributed to the overall understanding of the 1880's mining phase of Ketchum's discovered during this investigation include the abandoned miner's prospect and old trail found at the mouth of Coldsprings Canyon near McHanville; the site of the Elkhorn Tram that serviced the Triumph and North Star Mines five miles west to a railroad siding at Mortgage Row; the historic miner's cabin found in West Ketchum; the Bonning Cabin relocated to a small pocket park near the City's offices; and the Philadelphia Smelter site at Warm Springs in a busy residential neighborhood where one of the first electric lights in Idaho were turned on in 1882.

1b. Transportation

Sites which portray the early development phase of transportation in Ketchum from 1879 onward include a short segment of the Hailey to Ketchum toll Road near St. Luke's Medical Center at McHanville, the Oregon Short Line Railroad grade that ran from Shoshone to Ketchum, and the Coldsprings Pegram Truss Bridge, that is one of four remaining in Idaho.

1c. Commerce/Trade

Three brick buildings on Main Street that portray turn of the century commerce include the 1887 Comstock & Clark/Lane Mercantile Building (Starbucks), the Lewis-Lemon/Greenhow and Rumsey General Store (Iconoclast Books), and the Lewis Bank (Chapter One Bookstore). It is possible that the Comstock & Clark/Lane Mercantile Building, with its architectural sophistication in terms of preservation efforts over time, has resulted in a highly sensitive creation of both intact and introduced historical architectural elements to the building that should be re-evaluated in terms of the NRHP. Based on how much consideration went into remodeling the building by renowned designer Nat Adams of Boise, who also designed the intriguing architectural A-Frame modernism building of the St. Thomas Episcopal Church in 1958 near east

Ketchum, the property may be considered worthy of a nomination in the near future. If one compares historic photographs to the building today, one notices some changes to exterior windows, doors, and cornices on both the west and south facing walls however these changes do not detract from the historic building and are in fact, compatible.

1d. Agriculture and Timber

The rural historic landscape surrounding Ketchum's down town core contain an assortment of properties that relate to the agriculture or timber industry. They include the Farnlun Ranch and McCoy/Reinheimer ranches south of Ketchum, the Reinheimer Ditch in Sun Valley and Ketchum, the Flower's Mill homestead at Adam's Gulch, and the Sun Valley Barn near east Ketchum.

1e. Recreation/Resorts/Tourism

In terms of the early to middle phase of Euro American development in Ketchum several sites related to the historic context theme of recreational resorts. They are the 1881 Guyer Hot Springs site just outside the western boundary of Ketchum near Board Ranch, the Bald Mountain Hot Springs on Main Street, the Bald Mountain ski resort at River Run and Warm Springs, and Penny Mountain or Kinderhorn located north of the town core above the Ketchum cemetery. Sun Valley, which is located one mile east of Ketchum, was one of the first ski resorts built in North America and should be recognized as having contributed to Ketchum's early recreational development history. The remains of the first chair lift built in America are located on Ruud Mountain above the Fairways Road.

1f. Architecture

Architectural legacies built in Ketchum from the 1930's to the 1960's are representative examples of modernism movements in national architecture. Some of the properties identified in this survey were influenced by a small group of Pacific Northwest Architects who adopted design methods using local materials, simple geometrical designs, and the natural surroundings to produce structures that blend or were compatible with the rugged often isolated environment of the mountainous regions of Central Idaho.

Some examples of the modernism or regionalism architecture are found in the Knob Hill and Warm Springs neighborhoods of Ketchum. Arthur Troutner, who founded the Truss Joist Company and was an admirer of Frank Lloyd Wright, designed and built several houses that warrant further attention in the Ketchum area now and in the near future. They include the Dumke, Wirth and Ripsom houses on Knob Hill and the McLaughlin and Puchner houses out Warm Springs.

Nate Adams, who is an architect and designer from Boise, designed the St. Thomas Episcopal Church which was built in 1958. The property may become eligible to the NRHP in the near future. Adams, who was inspired to link the A-Frame structure to its mountain setting, used steep intersecting roofs and natural stone, wood, and glass materials to enhance the building's relationship to the steep mountains surrounding the property.

Another type of architecture that warrants further attention is the Hemingway house that was designed from products used to simulate the rustic texture of wood on outside walls in much the same manner as the Sun Valley Lodge was built by renowned architects Gilbert, Stanley, Underwood Company of Los Angeles.

The John Koppes house out Warm Springs is another example of unique regional architecture which may become eligible in the near future for its unusual character which consists of a split-level stone castle that is only about 20 feet in diameter and yields a total of about 750 square feet. The house was built around 1962 and is one of the most unusual in town.

2. Potential contributions to multiple property documentations:

2a. Architecture:

Also worthy of attention in terms of intact historic properties that make up a larger, rural historic landscape are the Mortgage Row and Gem Street Neighborhoods. These areas portray thematic groupings of indigenous log architecture constructed by local masons and builders who took advantage of the natural resources of wood and stone to produce structures that reflect the mid 1940's summer home and recreational properties.

Another influence on architecture in Ketchum is the development of Sun Valley resort during the mid 1930's. The use of European themes on properties located in Gem Street, Knob Hill, and Community Core neighborhoods are to be considered. Many of these buildings retain characteristics of an alpine setting. In general, these buildings are one and two story Chalet-style buildings that have low, horizontal massing, gable roofs with shake roofing, overhanging eaves and balconies supported by brackets and varied rooflines. Many of these structures have ground plans that create a picturesque effect and their exterior wall finish is painted with "Luftmalerei" or hand painted murals of themes from Austria, Germany, or the Swiss Alps. There are several properties in the Ketchum area that meet both the age or NRHP criteria and may be considered for MPD's. They are two potentially eligible properties ; the Haemmerle House in the Gem Street Neighborhood and the Caputo House on Knob Hill as well as several others in Ketchum that are not eligible including the Alfs buildings and two unknown named

private residences in the Community Core. These properties may portray a loose district based on theme or could

Buildings previously discussed associated with Arthur Troutner, Nate Adams, John Koppes and Gilbert, Stanley, Underwood Company. Most the sites in Ketchum from designed from these architects are built using natural materials such as stone, wood, and glass in shapes that reflect the natural surroundings of the alpine setting.

2b. Transportation

Linear sites associated with transportation such as the Oregon Short Line Railroad grade and associated features including the historic Cold Springs and Bridges. The Sawtooth Park Highway and its earlier versions including the Hailey to Ketchum Toll Road, the Galena Toll Road which serviced the mines in Wood River and Sawtooth Valley over Galena Summit, are located throughout Blaine County and other parts of South Central Idaho. An MPD would include these properties as part of the Idaho SHPO preservation long range preservation goals as well as provide enjoyment and education to the general public through interpretive programs.

2c. Agriculture

Historic ranches, farmsteads, and homesteads in the Ketchum area have the potential to contribute to a larger rural, agricultural landscape that encompasses Blaine, Custer, Camas, and Lincoln counties. Such is the case with the Reinheimer and Farnlun Ranches south of Ketchum that have the potential to contribute to MPD's in the near future.

2d. Recreation and Tourism

Several sites in Ketchum which relate to the early development of recreation and tourism could become part of an MPD in South Central Idaho and perhaps add to the body of knowledge regarding back country and remote developments of types of resorts including tourist motels, guest ranches, and hot springs resorts. These include the Guyer Hot Springs site, the Bald Mountain Hot Springs, the Ketchum Korral, and the resort complex at Sun Valley.

3. Potential contributions to district nominations

Non-contiguous properties associated with architecture previously discussed include the historic Mortgage Row and Gem Streets Neighborhoods that have several homes in each area that have been determined eligible to the NRHP. Perhaps a thematic or non-continuous group nomination could be made for these residential areas.

4. Potential threats to properties and recommendations for future investigations or protective actions:

Threats to historic resources in Ketchum will be constant as long as the population increases and modern residential, commercial, and industrial developments occur. The recommendations for future investigations were presented earlier. Ketchum is undergoing considerable changes and developments in terms of its commercial core, light industrial areas, residential communities, and outlying settlement areas of impact. Historic buildings are being torn down or relocated at a rapid rate while some are being replaced by massive structures that have varying design elements and architectural features that are not necessarily compatible with Ketchum's historical surroundings.

Over the past decade approximately fourteen properties have been lost since the 1990 CLG survey and the 2003 ITD survey (Attachment 6). During the past year alone numerous known historic or age related structures have been altered, demolished, remodeled beyond recognition, or moved. Properties recently lost include the 1940's vintage Ski View Lodge (13-16233) that was torn down this year; the 1929 historic Bald Mountain Hot Springs Lodge and pool (13-004288) that was partially destroyed in 2002; the 1940's Reiting property (13-16258) that has lost two of its three historic buildings this past spring and has large berms that detract from its original setting; the Gulch property built in 1948 (13-16235) that has been remodeled and no longer retains its original architectural elements; the Evergreen Building, which was designed by Arthur Troutner in the mid 1950's that was about to be recorded for this survey but the team did not get there in time and the building was demolished in June 2005; and the Marjorie Heiss house located on Second Avenue where Ernest Hemingway often visited, was moved to Mortgage Row in the spring of 2005 and lost its original setting and historical association with the settlement of the 1880's Lewis/Brass Ranch.

Two bridges lost to development were the Broadway Bridge and the Trail Creek Timber Trestle Bridge that once was the oldest bridge of its type in Idaho.

Despite these recent losses, the survey was extremely beneficial in terms of providing the City with a solid data base from which to make future plans including decisions about public preservation incentive and education programs and changes to local ordinances that may provide leverage to protect some Ketchum's special historic places for the future.

It is recommended that the City proceed with researching and developing tax incentive programs, revising existing ordinances such as the demolition and TDR's, and incorporating a historic design review section in their planning and zoning forecasting, particularly at a time when the Master Plan is being revisited and updated. It is also suggested that the City and KHPC move forward with completing a NRHP nomination

on the Forest Service Park. This piece of real estate is one of the only last remaining blocks in Ketchum that have not been developed and it portrays an era of construction that has ties with both the CCC and the USFS. This late SNF administrative site is worthy of a NRHP nomination application and could potentially become a role model for local preservation efforts. Once one successful nomination and listing has been accomplished in Ketchum then perhaps other nominations will follow suit. Ketchum has not had a nomination in almost twenty years.

In addition to programs and nominations, it is proposed that the City and KHPC develop updated walking tour brochures and plan programs that will attract public land owners and visitors to learn more about Ketchum's past and how to protect or honor it. It is the intent of this author that the responsibility to ensure appropriate actions regarding historic resources is done in such a way that is compatible with the vision statement of the future that links the past provides to provide enjoyment for perpetuity in one way or another. The author would like to thank the City, the KHPC, and the Idaho SHPO for the opportunity to conduct this survey and is looking forward to an ongoing working relationship in the near future to assist with historic preservation efforts.

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K. ATTACHMENTS

Attachment 1- Site Location Maps

Attachment 2- Reconnaissance Survey Results

Attachment 3-Tables of All Historic Sites Located

Attachment 4- Historic Sites Potentially Eligible or Listed to NRHP

Attachment 5- Historic Sites Potentially Eligible to the NRHP in near Future

Attachment 6- Historic Sites Demolished, Moved, Extensively Remodeled or Slated for Removal

L. REPOSITORY

Original survey records and attendant data are housed at the offices of Walsworth and Associates in Ketchum, Idaho. Copies of the report and attachments are on file with the City of Ketchum and the Idaho State Historic Preservation Office in Boise.

M. CERTIFICATION OF RESULTS

I certify that I conducted the investigations reported here, that my observations and methods are fully documented and that this report is complete and accurate to the best of my knowledge.

Claudia Taylor Walsworth

Date

AGRICULTURAL AND FORESTRY AREAS

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trustees /Reinheimer Estate (Farnlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map
*AF 2	13-16110	Petra Morrison Home (Farnlun Ranch)	106 Farnlun Place		T4N, R18E, S19	1900	Historic and modern ranch east of SH 75 near the Weyakin Subdivision in the City of Sun Valley	Very Good, some architectural changes noted	Agriculture; Settlement	E; Criterion A & C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

* This property is within the City of Sun Valley and mentioned for historic context

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 1a		Nancy Parry Family Practice /Falandro Property (George Castle Complex)	431 Walnut Ave.		T4N, R18E, S18	1950's	1 story log house with metal roof	Good	Settlement; Medicine; Commerce/Trade	IE	Map
CC 1b		Eich Antiques/ Falandro Property (George Castle Complex)	431 ½ Walnut Ave.		T4N, R18E, S18	1930's	1 story log cabin with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 2		? Property (Colonel's Restaurant)	391 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 3		Gold Mine (Community Library)	331 Walnut Ave.		T4N, R18E, S18	1957	1 story wood frame & brick building with slanted metal roof	Very good	Commerce/Trade	IE	Map
CC 4		Siegel Property (Lister's Fally & Troutner Re-Design)	231 Walnut Ave.		T4N, R18E, S18	1930's	1 story wood frame house with wood shake roof	Good	Settlement; Commerce/Trade	IE	Map
CC 5		Abel (Mary Brooks) Property	160 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE	Map
CC 6		Medical Offices /Steve Cook Property (Goicochea)	180 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE	Map
CC 7	13-16098	Elephant's Perch/Rosso Property (George Lewis Home)	280 East Ave. North		T4N, R18E, S18	1882	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 8		Avventura/ Wiggins Property (Sanger House)	380 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 9	13-16105	Ketchum Grille/Stone Property (EB Williams House)	520 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 10	13-16120	The Picket Fence/Cahen Property (Thornton House)	560 East Ave. North		T4N, R18E, S18	1912	1.5 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map 9
CC 11		Monkey Business Property	591 East Ave. North		T4N, R18E, S18	1930's	1 story wood frame house with metal roof; detached single car wood frame garage with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 12		Panda Property	515 East Ave. North		T4N, R18E, S18	1940's	2 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 13	13-16097	Sisilli Property (James McCoy/ Fran Gooding House)	111 East Ave. North		T4N, R18E, S18	1884 & 1940's	2 story wood frame & stucco house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 14		Clear Creek Property	140 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 15	13-16113	Sable Property (Alonzo Price/Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 16	13-16126	Ketchum Realty (Sanger House)	200 Leadville Ave. North		T4N, R18E, S18	1929	1.5 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 17		Majors Property	240 Leadville Ave. North		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 18	13-16128	River Ranch (Tomason House/Kate Knight's Antiques)	491 Leadville Ave. North		T4N, R18E, S18	1915	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 19	13-16139	McCann, Daech, Fenton (MDF) (Albert Griffith Warehouse & Grocery Annex)	271 Leadville Ave. North		T4N, R18E, S18	1900 to 1938	1.5 story wood frame duplex with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 20		Vintage Restaurant/ MDF property (Bert Cross Cabin)	271 1/2 Leadville Ave. North		T4N, R18E, S18	1925	1 story log cabin with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 21		Next Stage Theater (Sun Valley Motors)	120 South Main		T4N, R18E, S18	1940's	2 story masonry structure with metal roof	Poor	Commerce/Trade	IE	Map
CC 22	13-1034	Chapter One Bookstore (Isaac Lewis First National Bank)	160 North Main		T4N, R18E, S18	1880	2 story brick building with roof top apartment	Poor	Commerce/Trade	IE	Map
CC 24	TIM 115	Main Strip T's (old liquor store)	240 North Main		T14N, R18E, S18	1940's	1 story wood frame building	Poor	Commerce/Trade	IE	Map
CC 23	13-16122 13-16141	The Casino building & cabin in alley (Ketchum Kamp Hotel)	220 North Main		T4N, R18E, S18	1900 1925	2 story wood frame & log building	Poor	Recreation/Tourism; Commerce/Trade	IE	Map
CC 25	TIM 114	Expressions in Gold (old restaurant)	260 North Main		T4N, R18E, S18	1940's	1 story wood frame building	Poor	Commerce/Trade	IE	Map
CC 26	TIM 113	Roosevelt Grille/Werry Family Trust (Ted Werry)	Main Street and Sun Valley Road		T4N, R18E, S18	1930's	2 story brick building	Poor	Commerce/Trade	IE	Map
CC 27	13-1268	Starbucks (Comstock & Clark/Lane Mercantile)	300 North Main Street		T4N, R18E, S18	1887	2 story brick building	Very Good	Commerce/Trade	IE	Map
CC 28	switch	Sturtevant's (Helm Property)	340 North Main		T4N, R18E, S18	1940's	2 story wood frame & stucco building with metal roof	Poor	Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 29	TIM 112	Pioneer Saloon/ Duffy Witmer Property (The Commerce Club)	308 North Main		T4N, R18E, S18	1945	1 story wood frame & stucco building	Poor	Commerce/Trade	IE	Map
CC 30	13-13742	Iconoclast Books (Lewis/Lemon/Greenhow & Rumsey/Griffith Grocery/Golden Rule)	211 North Main	527 LT 4 BK 18	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 32		Daily Automatic (Obenchain House)	520 Washington Ave.		T4N, R17E, S13	1930's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 33	13-16134	Moss Gardens (Shurtz House Property; Chinese Gardens)	680 Washington Ave.		T4N, R17E, S13	1900 to 1935	1 story historic log barn; modern 2 story building & parking lot	Good	Settlement; Commerce/Trade	IE	Map
CC 34		The Community School (Flowers)	706 Washington Ave.		T4N, R17E, S13	1909 to 1939	1.5 story wood frame house with metal roof	Good	Settlement; Culture and Society	IE	Map
CC 35		Taylor Made Pottery	760 Washington Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 36		Obenchain Property	791 Washington Ave.		T4N, R17E, S13	1930's	Complex of buildings; 1 story log house, 1 story log cabin, log garage	Good	Settlement	IE	Map
CC 37		Mullins Property	731 Washington Ave.		T4N, R17E, S13	1930's	1 story log house with metal roof	Good	Settlement	IE	Map
CC 38		Cosgriff Property (McCoy Complex)	631 Washington Ave.		T4N, R17E, S13	1930's	1 story log house; 1.5 story log & board & batten house both with metal roofs	Good	Settlement	IE	Map
CC 39		Rod Tatsuno Property	571 Washington Ave.		T4N, R17E, S13	1947	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 40		ERC Property (Mary Simpson House)	531 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 41		Ikaunieks Salon	491 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 42		? Property	461 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 43		? Property (Battis House)	431 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/Tourism	E, Criterion A & C	Map 6 (E7)
CC 45		Strega	360 1stt Ave.		T4N, R18 E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 46	13-16177	Felix's Restaurant (McAtee House)	380 1st Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 47		? Property (Pyrah House)	460 1st Ave.		T4N, R17E, S13	1940's	1.5 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 48		? Property	518 1st Ave.		T4N, R17E, S13	1940's	2 story wood frame & stucco house with metal roof. Tyrolean motifs on outside walls	Poor	Settlement	IE	Map
CC 49		Wood River Hospice Duplex/? Property	507 1st Ave. 511 1st Ave.		T4N, R17E, S13	1935	1 story wood frame duplex	Good	Settlement	IE	Map
CC 50		Antiquities	331 1st Ave.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement	IE	Map
CC 51	13-16130	Ziegler Property (Carl Brandt House)	211 First St.		T4N, R17E, S13	1930	1 story wood frame house, wood frame shed, both with metal roofs (moved to property)	Poor	Settlement	IE	Map
CC 52	13-16150	? Property	111 First St. 113 First St.		T4N, R17E, S13	1940's	1 story wood frame house, single car garage with metal roofs	Good	Settlement	IE	Map
CC 53		? Property	591 Second St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 54		The Sun Club (Brass Ranch House)	571 Second St.		T4N, R18E, S18	1920's to 1930's	1 story wood frame & stucco house with metal roof	Good	Settlement; Culture and Society	IE	Map
CC 55		Durance Cycle	131 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 56		? Property	160 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 57		Emerick & Associates /Bobbie Alfs Property (First Telephone Company & Dick Alfs Fly Shop)	340 Second St.		T4N, R18E, S18	1930 's to 1940's	2 story wood frame & stucco building with metal roof. Tyrolean motifs on outside walls	Good	Commerce/Trade	IE	Map
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St.		T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/garage all with metal roofs	Excellent	Settlement; Commerce/Trade (shed only)	E; Criterion A, B & C	Map 5 (E6)
CC 59	13-16117	Sisilli Property/UPS Store (James Shaw & Obenchain House)	480 Second St.		T4N, R18E, S18	1910	1 story wood frame house, metal shed, metal roofs	Good	Settlement; Commerce/Trade	IE	Map
CC 60		Country Cousin (Fagan)	411 Sun Valley Rd.		T4N, R18E, S18	1940's	2 story log building with metal roof, attached single car garage/apartment	Good	Settlement; Commerce/Trade	IE	Map
CC 61	13-16103	Bobby Burns (Dynamite Shed)	271 Sun Valley Rd.		T4N, R18E, S18	1880	2 story wood frame & stucco building with metal roof	Good	Culture and Society; Commerce/Trade	IE	Map
CC 62		Vacant/Former Ketchum Flowers (Mary Simpson/The Norge Laundromat)	231 Sun Valley Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 63	13-16108	T Shirt Shop /Former River Run Auto Parts (Sabala House)	151 Sun Valley Rd.		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 64		Smoky Mt. Pizza (Womack House & Ed Scott's Ski Shop)	200 Sun Valley Rd.		T4N, R18E, S18	1895	1 story wood frame building with metal roof	Poor	Commerce/Trade	IE	Map
CC 65		Burnsie's Bocca/ Falandro Property (George Castle Complex)	591 Fourth St. East		T4N, R18E, S18	1930's to 1950's	1 story log cabin complex with metal roof (former motel)	Good	Recreation/Tourism; Commerce/Trade	IE	Map
CC 66	13-16179	Rippo/Java on Fourth (Paul Sugasa House)	191 Fourth St. East		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 67		Room & Board (Our Lady of the Snows Catholic Church)	420 Fourth St. East		T4N, R18E, S18	1885	2 story wood frame building with metal roof	Poor	Culture and Society; Commerce/Trade	IE	Map
CC 68		American West Gallery	520 Fourth St. East		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 69	13-16099	City of Ketchum (Bonning Cabin)	591 Fifth St. East OR Alpine Lane & Fifth St.		T4N, R18E, S18	1880	1 story log cabin with metal roof (moved to property)	Good	Settlement	IE	Map
CC 71		Resource Salon (Gloria Battis House)	100 Fifth St.		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 70		? Property (Obenchain House)	520 ½ Fifth St.		T4N, R17E, S13	1940's	1 story log & wood frame house, metal roof	Good	Settlement		
CC 72	13-16178	? Property (Willie Helmings House & Fix It Shop)	140 Fifth St.		T4N, R17E, S13	1930's	1 story wood frame & stucco house, shed with metal roofs. Tyrolean motifs on outside main residence walls	Good	Settlement	IE	Map
CC 73	13-WS 011	Globus Noodles (Leon Bilboa House)	291 Sixth St.		T4N, R17E, S13	1947	1 story wood frame building with wood shingle roof	Good	Settlement; Commerce/Trade	IE	Map
CC 74	13-WS 012	Webster Pottery	Sixth St./ Warm Springs Rd.		T4N, R17E, S13	1900	2 story corrugated metal outbuilding renovated into shop/apartment (moved to site)	Poor	Agriculture; Settlement; Commerce/Trade	IE	Map
CC 75		Lefty's Bar & Grill	231 Sixth St.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 76		? Property	111 A Sixth St. 111 B Sixth St.		T4N, R17E, S13	1940's	2 story wood frame duplex with metal roof	Good	Settlement	IE	Map
CC 77		? Property	121 Sixth St. (Listed as 111 on house)		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 78		? Property (Alice Roundy House)	131 Sixth St.		T4N, R17E, S13	1940's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 79		Peter Mowatt Apartments	120 Sixth St.		T4N, R17E, S13	1940's	Complex of three units all 1 story wood frame with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
CC 80		? Property (Davis House)	111 Seventh St.		T4N, R17E, S13	1940's	1 story log house with metal roof	Good	Settlement	IE	Map

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GEM STREET SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 1	13-16264	Zimmerman Property	702 SH 75/ 102 Garnet St.	6782	T4N, R18E, S18	1930's	1.5 story log & vertical board & batten house, metal roof	Poor	Settlement	IE	Map
GEM 2		Millington Property	104 Garnet St.		T4N, R18E, S18	1940's	1.5 story log house with metal roof; 2 story log garage converted to apartment with metal roof; 1 story log cabin	Poor	Settlement	IE	Map
GEM 3		Steinhart Property (Rubicek House)	112 Garnet St.	5099	T4N, R18E, S18	1940's	1 story log house with asphalt shake roof	Poor	Settlement	IE	Map
GEM 4		Vanderbilt Property	300 Garnet St.	6237	T4N, R18E, S18	1940's	Main house and garage burned; 2 story wood frame barn with cupola, shake roof	Poor	Settlement	IE	Map
GEM 5	13-16101 (TIM 163)	Farnlun, McCoy/ Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S18	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very Good	Agriculture	E; Criterion A & C	Map 1
GEM 6		Fieldler Property	209 Garnet St	2420	T4N, R18E, S18	1950's	2-story wood frame, board & batten, stucco house, with small detached single car garage	Good	Settlement	IE	Map
GEM 7		Beyer Property (Pace House)	203 Garnet St.	7888	T4N, R18E, S18	1940's	1 story log house, metal & shed roofs	Good	Settlement	IE	Map
GEM 8	13-16262	Dalgren/Slocum Property	103 Garnet St.	2099 2249	T4N, R18E, S18	1940's	1 story crushed wood siding, metal roof, attached three-story garage living quarter's addition?	Poor	Settlement	IE	Map
GEM 9		Davidson Property (Zimmerman House)	100 Topaz St.	2242	T4N, R18E, S18	1940's	1 story log house, metal roof, breezeway	Good	Settlement	IE	Map
GEM 10		? Property	204 Topaz St.		T4N, R18E, S18	1940's	2 story wood frame house, metal roof	Poor	Settlement	IE	Map
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 13	13-16261	Halliday Property (Tingwall House)	101 Topaz St.		T4N, R18E, S18	1940's	2 story log house, attached two car garage, metal roofs, breezeway, outbuilding	Good	Settlement	IE	Map

GEM STREET SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 15		? Property	153 Emerald St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Poor	Settlement	IE	Map
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, agriculture	E: Criterion C	Map 1

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GOPHER GULCH SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GG 1		? Property	480 River St.		T4N, R18E, S18	1940's	1 story wood frame cabin, metal roof with oversized chimney	Good	Settlement	IE	Map
GG 2		? Property	500 River St.		T4N, R18E, S18	1940's	1 story board & batten cabin with metal roof	Good	Settlement	IE	Map 5
GG 3		McConville Property	471 River Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map 5
GG 4	13-16100	McConville/Mueller (Hughes/Pyle House) Property	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement	E, Criterion A & C	Map 6 (E7)
GG 5	13-16148	McConville Property	151 East Ave. or 151 Leadville Ave.		T4N, R18E, S18	1980's	2 story wood frame house with wood shake roof and decorative (Dollarhide House Replica)	Good (modern)	Settlement	IE	Map
GG 6	13-16091	McConville (St. Mary's Sacristy) Property	Alley behind East Ave. & Leadville		T4N, R18E, S18	1888	2 story wood frame building with wood shake roof	Good	Culture and Society; Settlement	IE	Map
GG 7	13-16152	Cox Property (McPheters)	460 1 st St.		T4N, R18E, S18	1900 to 1940's	Wood frame garage with metal roof	Good	Settlement	IE	Map
GG 8	13-16106	Cristina's Restaurant (Chaney House)	520 2 nd St. East		T4N, R18E, S18	1910	1 story wood frame house with metal roof	Good	Settlement	IE	Map
GG 9		? Property	560 2 nd St. East		T4N, R18E, S18	1940's	1 story log house with wood roof	Good	Settlement	IE	Map
GG 10		? Property	100 Walnut Ave.		T4N, R18E, S18	1940's	1 story log house with wood shingle roof	Good	Settlement	IE	Map

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KNOB HILL SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
KH 1		? Property	731 5 th Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 2		? Property	711 5 th Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 3	12-16127	? Property (Spiegel/Fred Iselin Cabin)	571 6 th Street		T4N, R18E, S18	1930	1 story log cabin with metal roof, board & batten shed	Good	Settlement	IE	Map
KH 4		? Property	531 6 th Street		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement	IE	Map
KH 5		? Property	620 6 th Street		T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map
KH 6		Dumke/Giacobbi Property (Tillie Arnold & Ben & Helen Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 7		Cosman Property	520 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 10		WR Troub Trust/Ripsom Property (Spiegel House)	611 Walnut Ave.		T4N, R18E, S18	1952 to 1960	Multi level wood frame & stone house with slanted metal roof (Troutner Architect)	Very good, some architectural changes noted	Settlement	IE; may be eligible later under Criterion C	Map

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LIGHT INDUSTRIAL SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
LI 1	13-1917	City of Ketchum Property /Former Louie's Italian Restaurant (Congregational /Episcopal Church)	331 Leadville Ave. North (former address)		T4N, R17E, Sec 13	1884	2 story wood frame church with bell tower; original wood shake roof has been replaced by metal	Poor	Society & Culture	IE	Map
LI 2 (same as MC 4; MR 17; RR 3; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map

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MC HANVILLE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
MC 2		Coldsprings Prospect	Base of Baldy west of SH 75		T4N, R18E, S30	Unknown	Historic mine adit, tailings, & trail above historic wagon road	Good	Mining	IIE	Map
MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1
MC 4 (MR 16, RR 3, WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 6	13-16222	Neidrich Duplex	12618 SH 75 12620 SH 75		T4N, R18E, S30	1940's	1 story log duplex with metal roof, newer board & batten shed	Poor	Settlement	IE	Map
MC 7	13-16230	Schwartz Complex	12616 SH 75		T4N, R18E, S30	1940's	2 story board & batten house with metal over original shake roof; vertical board & batten garage with asphalt shingle roof; board & batten outhouse with metal roof; log shed with shed roof covered with wood planks	Poor	Settlement	IE	Map
MC 8	13-16231	Jessen Duplex Slater (Knight) Property	12614 SH 75 12612 SH 75		T4N, R18E, S30	1940's	Log duplex, aluminum roof;	Poor	Settlement	IE	Map
MC 9		Larragon Property	12610 SH 75		T4N, R18E, S30	1940's	Metal storage shed	Poor	Settlement	IE	Map
MC 10		Larragon Property	12608 SH 75		T4N, R18E, S30	1940's	Staging area	Poor	Settlement	IE	Map
MC 11	13-16229	Salter Property	12606 SH 75		T4N, R18E, S30	1940's	Wood frame house, metal roof	Poor	Settlement	IE	Map
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Comer)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1

MC HANVILLE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MC 14	13-16224	Blue Haven Complex	12590 SH 75		T4N, R18E, S30	1950's	Historic motel complex consisting of 8 buildings; 1 story single residence; two 1 story rental duplexes ; a store, shed, and 2 modern outbuildings all wood shake or wood frame buildings with metal roofs	Poor	Commerce; Recreation/ Tourism; Settlement	IE	Map
MC 17	13-16226	Little Triangle Subdivision	12584 SH 75		T4N, R18E, S30	1940's	1 story wood frame house, metal roof, connected garage	Poor	Settlement	IE	Map
MC 18	13-16227	Bordeleau (Scott) Property; Little Triangle Subdivision	12582 SH 75		T4N, R18E, S30	1940's	Wood frame house, aluminum roof, detached shop/pump house	Poor	Settlement	IE	Map

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MORTGAGE ROW SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 1	13-16260	Smith Property (Jefferson House)	12740 SH 75		T4N, R18E, S19	1940's	1 story log house, wood shingle roof; board & batten outbuilding with asphalt shingle roof	Poor	Settlement	IE	Map
MR 2		? Property (Heiss House)	12738 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof, detached log garage, shed	Poor	Settlement	IE	Map
MR 3	13-16259	Baker (Capella) Property	12736 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof	Poor	Settlement	IE	Map
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed only structure remaining on site.	Good	Settlement	E; Criterion A & C	Map 1
MR 5	13-16257	Brown Duplex	12732 SH 75 12730 SH 75		T4N, R18E, S19	1940's	1 story log house with metal roof; detached single car garage	Poor	Settlement	IE	Map
MR 6	13-16256	Wright Property	12720 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof	Poor	Settlement	IE	Map
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Poor	Settlement, agriculture	E; Criterion A & C	Map 1
MR 8	13-16254	Drayer Property	12712 SH 75 OR 212 Glade Ct.		T4N, R18E, S19	1940's	2 story log and stucco house, metal roof	Poor	Settlement	IE	Map
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 10	13-16252	Haynes Property	12706 SH 75		T4N, R18E, S19	1940's	1.5 story log house, metal roof	Poor	Settlement	IE	Map
MR 11	13-16251	Tonga Lodge/Payne Property Annex	12704 SH 75		T4N, R18E, S19	1940's	1 story log cabin or bunkhouse, metal roof; 1 story wood frame cabin with metal roof	Poor	Settlement	IE	Map
MR 12	13-16250	Payne Property	12702 SH 75		T4N, R18E, S19	1900	Log cabin, metal roof over wood shingles, plank wood outhouse	Poor	Settlement	IE	Map
MR 13	13-16249	Dearborn Property (Glenn House)	12698 SH 75		T4N, R18E, S19	1940's	Log house, wood shingle roof, detached log garage with wood shingle roof	Poor	Settlement	IE	Map

MORTGAGE ROW SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 15	13-16247	Taylor (Graves) Property	12694 SH 75		T4N, R18E, S19	1940'S	1 story log house with aluminum roof, detached wood plank & log garage	Good	Settlement	IE	Map
MR 16 (see also MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
ME 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

NORTHWOOD AND ADAMS GULCH SURVEY AREAS

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
AG 1	13-16116	Flower's Homestead Subdivision	21 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement; Recreation/Tourism; Movie Industry	E: Criterion A & C	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

RECREATIONAL USE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
RU 1	13-16129	Crist Cabin	671 East Ave.		T4N, R17E, S13	1930's	2 story log & wood frame house with wood shake roof; detached single car garage with log pole roof	Good	Settlement	IE	Map
RU 2	TIM 116	Ketchum Cemetery District	North Main Street/SH 75		T4N, R17E, S13	1880's to 2005	Community Cemetery with historic and modern graves	Good	Culture and Society	UE	Map
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/Tourism	E; Criterion A & D	Map 1
RU 4		Big Wood Golf Course	East of SH 75		T4N, R17E, S13, 12; T4N, R18E, S 18, 7	1940's to 1960's	Site of former small aircraft landing strip	Poor	Transportation; Recreation/Tourism; Settlement	IE	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

SUN VALLEY ROAD IMPACT AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/ Tourism	Eligible; Criterion A & C	Map 1
SV 2		St. Thomas Episcopal Church	Sun Valley Road		T4N, R18E, S18	1958	A frame wood, stone building that has been remodeled (Nat Adams architecture)	Good	Society & Culture	IE; may be eligible later under Criterion C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

TOURIST ZONE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 2	TIM 117	Trail Creek LLC (Trail Creek Village)	360 South Main	7898	T4N, R18E, S18	1940's	Motel complex renovated into shops and restaurants; 14 unit log & vertical board and batten main building with lava rock pillars and planters; 1 story a wood frame house with wood shake roof; 1 story wood frame house with metal roof; 1 story log cabin with metal roof; lava rock retaining walls on southern boundary of complex along Trail Creek	Good	Recreation/Tourism	IE	Map
TZ 3		? Property	160 River Street West		T4N, R18E, S18	1900's	1.5 story log house; detached garage, with wood shingle roof	Good	Settlement	IE	Map
TZ 4		Capik & Company, Inc.	120 River Street West		T4N, R18E, S18	1900's	2 story log house with metal roof, detached single car garage, wood shake roof	Good	Settlement	IE	Map
TZ 5	13-16131	Graves Property	250 River Street East OR 260 River Street East		T4N, R18E, S18	1930	1.5 story log house, board and batten single car garage/shed, metal roof (CHECK)	Good	Settlement	IE	Map
TZ 6	13-16232	Sharbinin House/Razor's Edge Playhouse (Riehl property)	307 S. Main St. /SH 75		T4N, R18E, S18	1930's	2 story stucco house with asphalt shingle roof	Good	Settlement; Culture and Society	IE	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

TOURIST ZONE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 7	13-16263	Lift Tower Lodge (Mahoney)	703 S. Main St. /SH 75		T4N, R18E, S18	1952	Motel complex; 2 story board & batten office & main residence, 2 storyboard & batten motel unit, board & batten garage all with metal roofs; chairlift in front of lodge moved to property from Bald Mt.	Poor	Recreation/Tourism	IE	Map
TZ 8		Ketchum Dive Adventures	131 Second Ave.		T4N, R18E, S18	1940's	1 story wood frame house & single car garage with metal roof	Good	Settlement; Commerce	IE	Map
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
TZ 10	13-16162	Second Street Bridge	Second Street between Cottonwood & Serenade Lane		T4N, R18E, S18	1914 to 1924	Historic concrete & steel bridge that has been rebuilt	Poor	Transportation	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 1		Hammon House	760 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
WS 2	13-16140	Grumpy's & Laundromat	860 Warm Springs Rd.		T4N, R18E, S18	1938	1 story wood frame house with metal roof; 1 story shed or single car garage with metal roof	Good	Settlement; Commerce/Trade	IE	
WS 3		Garrett Construction	880 Warm Springs Rd.		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
WS 4	13-16154	Hughs property /former Mamma Inez Restaurant (Les Smith Community Church)	Warm Springs & 7 th Street		T4N, R18E, S18	1945	1 story wood frame building with metal roof	Good	Society & Culture; Commerce/Trade	IE	Map
WS 5	13-16138	Fisher House	731 Warm Springs Rd.		T4N, R18E, S18	1900	1 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 6	13-WS 007	Von Hagan Property	771 Warm Springs Rd.		T4N, R18E, S18	1900 to 1947	Vacant lot; small wood frame shed with aluminum roof	Good	Settlement	IE	Map
WS 7	13-WS 006	Sun Summit	791 Warm Springs Rd.		T4N, R18E, S18	1900	1 story wood frame house with brick chimney & metal roof	Good	Settlement; Commerce/Trade	IE	Map
WS 8	13-WS 005	Cox Communications	811 Warm Springs Rd.		T4N, R18E, S18	1900 to 1940's	2 story cinder block commercial building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
WS 9	13-WS 004	Pet Grooming	831 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with stone chimney & aluminum roof; modern 1 story wood frame house in backyard; dog kennels	Poor	Settlement; Commerce/Trade	IE	Map
WS 10	13-16114	Idaho Plumbing	871 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame house & detached garage with metal roofs; board & batten shed in backyard	Poor; moved to site from Hunt Internment Camp near Eden, Idaho	Settlement; Commerce/Trade	IE	Map
WS 11	13-16115	Fish on Wheels/Former Blue Sage Florist (Lewis/Brown House)	891 Warm Springs Rd.		T4N, R18E, S18	1903	1 story wood frame house with metal roof	Poor; moved to site from Guyer Hot Springs	Recreation/Tourism; Settlement; Commerce/Trade	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 12	13-WS 001	Ketchum Street Department Complex	911 Warm Springs Rd.	6324 6325 6689 6690	T4N, R18E, S18 T4N, R17E, S13 T4N, R17E, S12	1900 to 1940's	Modern and old buildings; older building is 1 story wood frame, cinderblock, & tin with metal roof	Good	Transportation; Commerce	IE	Map
WS 13		? Property (Shurtz House)	920 Leadville Ave. North		T4N, R18E, S18	1940's	3 story wood frame & stone house	Good	Settlement	IE	Map
WS 14		? Property	925 Leadville Ave. North		T4N, R18E, S18	1930's	Very small 1 story wood frame cabin with metal roof	Good	Settlement	IE	Map
WS 15		? Property	331 9 th Street		T4N, R18E, S18	1930's	Very small 1 story wood frame, brick cabin with asphalt shingle roof	Good	Settlement	IE	Map
WS 16		Glenn Property (Gorringer/Reed House)	371 9 th Street		T4N, R18E, S18	1940's	3 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 17	13-16151	Brooks Welding Complex	900-922 Warm Springs Road & 331 9 th Street		T4N, R18E, S18	1940's	1 story cinder block building, 1 story wood frame building; 1 story wood frame, brick & plywood building all with metal roofs	Good	Commerce	IE	Map
WS 18		? Property (behind Jerry's Food & Deli)	971 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 19		John Koppes House	105 Sage St.		T4N, R17E, S11	1962 to 1967	Split level stone house (moved to site from Jane Lane)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 20		Ross McLaughlin House	2600 Warm Springs	3223	T4N, R17E, S11	1960's	1 story wood frame octagon shaped house (in the form of a square with interior diamond quadrants removed)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex , warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 22		? Property (Lloyd House)	Gate Dr.		T4N, R17E, S14	1940's	2 story board and batten house with wood shake roof; detached two car garage	Good	Settlement; Recreation/Tourism	IE	Map
WS 23		Cimino Property (Patterson House)	Picabo Lane		T4N, R17E, S14	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank& stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 25		Simon House	2905 Warm Springs Rd.		T4N, R17E, S11	1954	1 story wood frame & stucco house with asphalt shingle roof	Good	Settlement	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 27	13-16190	Fullenwider/ Boock Property	2215 Warm Springs Rd.	3214	T4N, R17E, S11	1950	1 story wood frame house, detached wood frame single car garage with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WS 28	13- WS 07	Sun Valley Ventures LLC (Owen & Mary Simpson House)	1803 Warm Springs Rd.	7776 7638	T4N, R17E, S11	1957 1963	Split level s wood frame, board & batten, cinder block & brick house with asphalt roof; attached two car garage	Good	Settlement	IE	Map
WS 29	13- WS 01	Sun Valley Ventures LLC (Warm Springs Ranch Inn /Simpson)	1801 Warm Springs Rd.	7639	T4N, R17E, S12	1951	1 story log & stone building with asphalt roof	Good	Commerce/Trade; Recreation/Tourism	IE	Map
WS 30	13- WS 02	Sun Valley Ventures LLC (Warm Springs Ranch Golf Clubhouse Simpson)	1801 Warm Springs Rd.	7639	T4N, R17E, S12	1960	Wood frame building with metal roof	Good	Recreation/Tourism	IE	Map
WS 31	13- WS 08	Sun Valley Ventures LLC (Warm Springs Creek Bridge)	Bald Mt. Road vicinity	7639	T4N, R17E, S12	1960	Simple one span bridge with wood decking; composed of wood planks supported by steel beams.	Good	Transportation; Recreation/ Tourism	IE	Map
WS 32	13- WS 09	Warm Springs Ranch vicinity	Base of Bald Mt.		T4N, R17E, S12	1880's	Mine Adit	Good	Mining	IE	Map
WS 33	13- WS 10	Warm Springs Ranch vicinity	Near 1801 Warm Springs Rd.		T4N, R17E, S12	1880's	Ditch	Good	Mining; Agriculture; Transportation	IE	Map
WS 34	13-16189	Kunau House	1513 Warm Springs Rd.		T4N, R17E, S11	1948	2 story log house; detached log & wood frame two car garage both with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WS 35	13-16187	Red Barn/Lumpkin Complex	1512 & 1514 Warm Springs Rd.		T4N, R17E, S11	1949 to 1950	Residential apartment complex consisting of wood frame building with attached three garage; original use was machine shed or shop	Good	Agriculture; Settlement	IE	Map
WS 36		Kolouch Property	201 & 203 Broadway Blvd.		T4N, R17E, S13	1930's to 1940's	1 story log & frame cabin with metal roof; 1 story log, board & batten cabin with metal roof	Good	Recreation; Settlement	IE	Map
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 38		? Property	235 Corrock Drive		T4N, R17E, S13	1900 to 1940's	Board & batten shed; wood frame outbuilding	Good	Agriculture; Settlement	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
WS 40		Schernthanner House	210 Flower Dr. 100 Balsam Root Dr.	4997 6009 6010	T4N, R17E, S12	1940's	2 story wood frame house with wood shake roof; wood frame barn with metal roof	Good	Agriculture; Settlement	IE	Map
WS 41 MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

ATTACHMENT 2
Table 1. Reconnaissance Survey Results

Survey Unit	Dates Surveyed	Planning Area or Neighborhood	Total No. Properties	NRHP Eligible Properties	Historic Themes	Other Relevant Information
1	May 23; July 1, 23	McHanville	18	6 ; 1 listed	Transportation, settlement, recreation/tourism	Historic summer home area; one of the first light industrial; tourism & residential areas of Ketchum
2	May 23, July 13, 23	Mortgage Row	18	6 ; 2 repeated linear sites not included	Transportation, mining, settlement	Historic railroad grade & former railroad siding; historic mining terminus; historic & modern sheep/stock trail; historic wagon road; historic/one of the first residential neighborhoods of Ketchum
3	May 24, 25; July 23	Gem Street	16	4 & 1 possible	Agriculture, settlement	Historic / one of the first residential neighborhoods of Ketchum
4	May 26-25; July 13	Gopher Gulch	10	1	Settlement, Culture & Society	Historic residential & modern neighborhood intermixed with trade/commerce
5	May 26-27; June 12	Tourist Zone	9	2	Recreation/Tourism, Settlement	Historic resort & tourist area; historic & modern residential and commercial neighborhood
6	June 3, July 17	Knob Hill	10	3 & 1 potentially eligible after 2010	Industry; Settlement	Historic & modern residential neighborhood; site of historic brick kiln factory no longer visible
7	June 3; July 12	Recreational Use/Bigwood Area	4	1	Recreation/Tourism; Culture & Society	Native American encampment; historic sheep trail & grazing area; historic dirt airstrip; modern recreational use are; modern second home residential area; historic & modern cemetery; historic & modern transportation developments in the area (former landing strip; wagon road)
8	May 26-31; June 2-4	Community Core	80	5; 2 listed	Commerce; Settlement, Recreation/Tourism	Historic & modern commercial core including businesses district and residential area
9	June 4, 8, 12, 15, 16	West Ketchum	24	1	Agriculture; Mining; Settlement; Recreation/Tourism	Historic homestead and summer home area; nearby historic mining activity; historic & modern residential

ATTACHMENT 2
Table 1. Reconnaissance Survey Results

Survey Unit	Dates Surveyed	Planning Area or Neighborhood	Total No. Properties	NRHP Eligible Properties	Historic Themes	Other Relevant Information
10	June 12	Agriculture & Forestry	2	1; 1 repeated linear site not included	Agricultural, Recreation/Tourism	neighborhood Turn of the century homestead; historic farm and cattle ranch; modern agricultural use area; recreational gateway & scenic transportation corridor
11	June 16; July 9, 12, 13, 14, 17	Warm Springs	42	5; 1 repeated linear site not included; 2 potentially eligible in 2010	Settlement, Commerce, Recreation/Tourism, Transportation, Mining	Historic homestead, agricultural & farming area; historic resort & tourism development area; historic & modern residential neighborhoods adjoining light industrial and commerce/trade use
12	June 16	Light Industrial	1	0; 1 repeated linear site not included	Transportation, Commerce, Recreation/Tourism	Historic transportation and mining terminus; modern commercial & industrial neighborhood adjoining residential neighborhood
13	June 16	Northwood	0	0	Agriculture, settlement	Historic sheep ranching area; modern residential neighborhood
14	June 16; July 23	Adams Gulch	1	1	Timber, Forestry, Settlement, Recreation/Tourism	Historic timber harvesting and processing area; sheep ranching & trailing corridor; historic & modern residential neighborhood; recreational use area
15	Research Only	River Run Area	4	0 ; 1 linear site repeated; 1 large continuous site repeated	Exploration & Fur Trade; Transportation; Recreation/Tourism	Historic fur trade & early exploration camp; historic railroad & bridge; nearby historic ski runs
16	Research Only	Sun Valley Road	2	1	Agriculture; Society & Culture; Recreation/Tourism	Historic ranch prior to resort development; historic & modern resort, tourist destination & recreational use area
TOTALS			241	37; 3 listed		

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trust for Reinheimer Estate (Farmlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
CC 15	13-16113	Sable Property (Alonzo Price/ Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 30	13-13742	Iconoclast Books (Lewis/ Lemon/ Griffith Grocery)	211 North Main	527' of LT 4 BK 22	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/ Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/ Tourism	E, Criterion A & C	Map 5 (E6)
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St	LT 8 BK 2	T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/ garage all with metal roofs	Excellent	Settlement; Commerce/Trade	E; Criterion B & C	Map 5 (E6)
** GEM 5	13-16101 (TIM 163)	Farmlun, McCoy & Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S7, 18, 19	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very good	Agriculture	E; Criterion A & C	Map 1
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, Agriculture	E; Criterion A & C	Map 1
GG 4	13-16100	McConville/ Mueller Property (Hughes/Pyle House)	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement; Transportation	E; Criterion A & C	Map 6 (E7)
KH 6		Dumke/ Giacobbi Property (Tillie Arnold & Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
**LI 2 (MC 4; MR 17; RR 3; & WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ct. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
**MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MC 4 (MR 16; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Corner)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900- 1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Very good	Settlement, agriculture	E; Criterion A & C	Map 1
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MR 16 (MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
MR 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1
AG 1	13-16116	Flower's Mill Homestead	21 & 33 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement	E; Criterion A & C	Map 1
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/ Tourism	E; Criterion A & D	Map 1
**RR 3 (MC 4; MR 16; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**RR 4 (WS 42)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/Tourism	Eligible; Criterion A & C	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex, warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank & stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
**WS 41 (MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
**WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane	No Info	T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod) & log outhouse; 1 story log house with wood shake roof; s story wood shake cabin with shake roof; stone wall, irrigation ditch, rock-lined walkways, & a root cellar	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map 3 (D6)

PLEASE NOTE:

E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

** Historic properties that have multiple locations

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trust for Reinheimer Estate (Farmlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
CC 15	13-16113	Sable Property (Alonzo Price/ Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 30	13-13742	Iconoclast Books (Lewis/ Lemon/ Griffith Grocery)	211 North Main	527' of LT 4 BK 22	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/ Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/ Tourism	E, Criterion A & C	Map 5 (E6)
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St	LT 8 BK 2	T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/ garage all with metal roofs	Excellent	Settlement; Commerce/Trade	E; Criterion B & C	Map 5 (E6)
** GEM 5	13-16101 (TIM 163)	Farmlun, McCoy & Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S7, 18, 19	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very good	Agriculture	E; Criterion A & C	Map 1
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, Agriculture	E; Criterion A & C	Map 1
GG 4	13-16100	McConville/ Mueller Property (Hughes/Pyle House)	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement; Transportation	E; Criterion A & C	Map 6 (E7)
KH 6		Dumke/ Giacobbi Property (Tillie Arnold & Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
**LI 2 (MC 4; MR 17; RR 3; & WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
**MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MC 4 (MR 16; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Corner)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900- 1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Very good	Settlement, agriculture	E; Criterion A & C	Map 1
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1

ATTACHMENT 4
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Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MR 16 (MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
MR 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1
AG 1	13-16116	Flower's Mill Homestead	21 & 33 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement	E; Criterion A & C	Map 1
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/ Tourism	E; Criterion A & D	Map 1
**RR 3 (MC 4; MR 16; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**RR 4 (WS 42)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/Tourism	Eligible; Criterion A & C	Map 1

ATTACHMENT 4

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Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex , warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank& stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 39	13-00094	The Nature Conservancy House (Topping/ Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/ Tourism	E; Criterion B & C	Map 1
**WS 41 (MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/ Tourism	E; Criterion A	Map 1
**WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/ Tourism	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane	No Info	T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod) & log outhouse; 1 story log house with wood shake roof; s story wood shake cabin with shake roof; stone wall, irrigation ditch, rock-lined walkways, & a root cellar	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map 3 (D6)

PLEASE NOTE:

E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

** Historic properties that have multiple locations

ATTACHMENT 5

Table 3. Historic Sites Potentially Eligible NRHP in near Future

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
KH 10		WR Troub Trust/Ripsom Property (Spiegel House)	611 Walnut Ave.		T4N, R18E, S18	1952 to 1960	Multi level wood frame & stone house with slanted metal roof (Troutner Architect)	Very good, some architectural changes noted	Settlement	IE; may be eligible in future under Criterion C	Map
SV 2		St. Thomas Episcopal Church	Sun Valley Road		T4N, R18E, S18	1958	A frame wood, stone building that has been remodeled (Nat Adams architecture)	Good	Society & Culture	IE, may be eligible in future under Criterion C	Map
WS 19		John Koppes House	105 Sage St.		T4N, R17E, S11	1962 to 1967	Split level stone house (moved to site from Jane Lane)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 20		Ross McLaughlin House	2600 Warm Springs	3223	T4N, R17E, S11	1960's	1 story wood frame octagon shaped house (in the form of a square with interior diamond quadrants removed)	Good	Settlement	IE; may be eligible in future under Criterion C	Map

ATTACHMENT 6

Table 4. Historic Sites Demolished, Extensively Remodeled, Moved, or Slated for Removal

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
	13-16104	River Street Retreat (Hop Shed)	120 River Street East		T4N, R18E, S18	1884	Destroyed	None	Commerce/Trade; Settlement	N/A	None
	13-16110	The Atrium (Hoffstetter House)	Fifth Street & Leadville Avenue North		T4N, R18E, S18	1890	Destroyed	None	Settlement	N/A	None
	13-16112	Lou Hill/Phil Hoene House	761 Washington Ave.		T4N, R17E, S13	1900 To 1945	Destroyed	None	Settlement	N/A	None
	13-16118	Fenwick (Ramsey House)	River Street		T4N, R18E, S18	1910	Destroyed	None	Settlement	N/A	None
	13-16119	Doering House (Metzler)	402 East Avenue		T4N, R18E, S18	1912	Destroyed	None	Settlement	N/A	None
	13-16123	Buffalo Café (Charles Atkins Cabin)	302 East Avenue		T4N, R18E, S18	1926	Destroyed	None	Settlement	N/A	None
	13-16124	Magic Lantern Theater (I.O.O.F./ Odd fellows Hall)	207 Washington Avenue		T4N, R18E, S18	1929	Destroyed	None	Settlement	N/A	None
	13-16133	Colonnade Building (Weinbrenner Property)	Walnut Avenue & Sun Valley Road		T4N, R18E, S18	1935	Destroyed	None	Settlement; Commerce/Trade	N/A	None
	13-16137	Andy Beck Property	512 North Main Street		T4N, R18E, S18	1900	Destroyed	None	Settlement	N/A	None
	13-16145	Barsotti House	220 Buss Elle		T4N, R17E, S13	1940's	Destroyed	None	Settlement	N/A	None
	13-16153	The Tub	Sun Valley Road		T4N, R18E, S18	1900	Destroyed	None	Settlement	N/A	None
13-16182	Broadway Bridge	Warm Springs Road			T4N, R17E, S13	1900	Bridge over Wood River moved & parts salvaged; new bridge built	Transportation	Transportation	IE	None

ATTACHMENT 6

Table 4. Historic Sites Demolished, Extensively Remodeled, Moved, or Slated for Removal

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900-1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House, cabin is gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map
N/A	13-17233	Ski View Lodge	409 Main Street South		T4N, R18E, S18	1930's	Complex consisting of a hotel and set of tourist cabins, all constructed of half-round logs with metal roofs	Poor (Destroyed 2005)	Recreation/Tourism	E; A & C	None
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane		T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod roof; noted rag stuffed into roof hole); 1 story log, board & batten cabin with wood shake roof; rock walls, root cellar, and walkways	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

City of Meridian

Historic Preservation Plan



Prepared for the Meridian Historic Preservation Council
by
TAG Historical Research & Consulting

April 2014



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Cover image: Early morning view of Meridian’s Main Street from Generations Plaza, photo by Shelly Houston, Mayor’s Office, July 27, 2007, from www.city-data.com.

Acknowledgements

We would like to thank Meridian historian Lila Hill for her assistance in preparing the history of Meridian included in the historic preservation plan. Deputy City Clerk Jacy Jones is unfailingly helpful and cheerful when we asked questions and we are sure that everyone at City Hall relies on her as we do. Finally, thanks to the Meridian Historic Preservation Commission, for allowing us the opportunity to work on this project.

I. Introduction – The Purpose of the Preservation Plan

Meridian’s rich history is illustrated in many buildings and sites which possess architectural and historical interest. Whether they are 19th century and early 20th century farmsteads or early 20th century downtown or residential buildings, these historic resources make an important contribution to Meridian’s sense of place and economy. The Meridian Historic Preservation Commission (MHPC) seeks to preserve the character and fabric of historically-significant areas and structures within the City of Meridian to honor and preserve its heritage for future generations.

The City of Meridian recognizes the importance of historic resources and historic preservation to the community. The purpose of the city’s Comprehensive Plan (2011) is to “preserve some of the small town character and charm while looking to progress as a community.”¹ The goals and policies for historic preservation included within the Comprehensive Plan are key to its purpose.

Historic preservation includes buildings, structures, neighborhoods, and landscapes which help relate the story of Meridian. The history of the community and an understanding of how it became what it is today will help to shape its future. Preservation of historic resources will help meet the Comprehensive Plan’s goal to maintain Meridian’s small town character. An historic preservation plan is essential to the process.

This plan is intended to provide the City of Meridian and the Historic Preservation Commission with specific community preservation goals and objectives and provide the step-by-step guidance to achieve them.

II. Regulations, Programs & Management

A. The National Historic Preservation Act of 1966

The Federal government has established historic preservation programs in recognition of its responsibility to protect historic, cultural, and natural resources on federally owned lands. The cornerstone of the national program is The National Historic Preservation Act of 1966 (NHPA). The NHPA establishes as Federal policy that the government will provide a leadership in the preservation of historic resources and will administer a national preservation program in partnership with states, Indian tribes, and local governments. In addition the act establishes that Federal policy should contribute to the preservation of non-federally owned historic resources and provide encouragement to organizations and individuals undertaking preservation by private means (ACHP 2008).

The NHPA has been amended by Congress over the years to improve, clarify and reaffirm the national program. Key elements of the NHPA and the National Historic Preservation Program include:

B. National Register of Historic Places

The NHPA authorizes the Secretary of the Interior to maintain the National Register of Historic Places, which recognizes historic properties of national, state and local significance.

It is composed of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering, and culture. The National Register is the nation's official list of historic properties that have been determined worthy of preservation.

Listing on the National Register is an honorary recognition. It recognizes the importance of a historic resource without placing any obligations or restrictions on the resource owner. Listing does not give the Federal government any ownership rights or regulatory controls with respect to a property.



The Tolleth House, 134 E. State Avenue, is listed in the National Register of Historic Places. Photo by Lila Hill.

C. Certified Local Government Program

The Certified Local Government Program (CLG) is a partnership between local, state and national governments which focuses on promoting historic preservation at the grass roots level. The CLG program was created under the NHPA to insure that local governments will be eligible to receive technical and financial assistance to strengthen their local historic preservation efforts and expand their historic preservation activities. The program is jointly administered by the National Park Service (NPS) and State Historic Preservation Office (SHPO) who works with each local community working through a certification process to become recognized as a CLG. CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

CLGs agree to expand their responsibilities through the enactment and enforcement of historic preservation ordinances, by the appointment of boards of historical and architectural review or historical commissions, and by commenting on National Register nominations within their jurisdiction. In addition, they agree to provide an annual report of their preservation activities.

III. History of Meridian

Meridian's history, like the history of many southwestern Idaho towns, is linked directly to irrigation and the development of productive farm land from arid lands. The first settlement in the area was near Five Mile Creek, the closest source of water. Enough people were in the area by 1885 to open a school. The Idaho Central Railway constructed a line from Nampa to Boise in 1887. The following year, the U. S. Postal Service established a mail drop on the railroad at a point midway from Nampa to Boise. The drop was named "Hunter," after John Hunter, who was superintendent of the Idaho Central. A trading center began to develop at the railroad, and in August of 1893 C. G. Zenger filed a plat for a new town, to be named "Meridian," after its location on the Boise Meridian. The post office name was changed to Meridian in April 1894.²

Irrigated agriculture was key to Meridian's development. The Settlers Ditch Company was established October 30th, 1884. The original locators of the canal and water right were Christian R. Purdum, Adolphus Purdum, and William H. Smith. They made their filing on October 17, 1884, claiming water to irrigate land west of Boise City. The canal began on the south side of the river at a point on the head of the Government Hay Reservation, now

known as Ann Morrison Park. According to the Settlers Irrigation District (SID), today the canal measures approximately 20 miles in length with 95 miles of laterals. Water deliveries for the main canal begin at North Mitchell Street in Boise and end approximately one half mile west of Black Cat Road dumping into the Five Mile Drain. Water deliveries for the south side of the Settlers Canal begin west of Five Mile Road and south of Ustick Road eventually dumping into a Nampa and Meridian Irrigation District (NMID) drain below Black Cat Road.

Although the Settlers Ditch Company was organized in 1884, it was not until 1886 that the ditch began to take shape. Initially the ditch was to be constructed by the farmers who were settling in the western part of Ada County. Unfortunately the farmers were unable to complete the work themselves. In 1885 they signed a contract with Alexander McGee and James Stewart, organizers of the Phyllis Canal Company. Under the terms of the contract, McGee and Stewart would continue construction of the ditch. When McGee and Stewart failed to complete the work, the farmers took the ditch back. They were able to persuade a few local businessmen to purchase stock in the canal company. In 1887 John Lemp took over direction of the Settlers Ditch which then became known as the Lemp Canal.

Under Lemp's ownership the main canal was completed in 1891, extending approximately eight miles from the head gate. A system of laterals was constructed to furnish water to the farmers. By 1896 so many settlers had taken up land under the Lemp Canal that even running to its full capacity it was no longer able to supply the demand for water. In 1901 Lemp sold the project to the newly organized Settlers Canal Company Ltd. who continued its operation. The name of the main canal was changed back to the Settlers Canal.



No longer used, this chicken coop is one of several buildings left at a small farmstead on Lamont Road. Photo by TAG.

The Nampa Meridian Irrigation District (NMID), established in 1904, is also important to Meridian's agricultural history. The Farmers Lateral is associated with the Ridenbaugh Canal system, which was the largest pre-federal irrigation project in the Boise Valley. In 1877, William B. Morris, an early Boise City settler, claimed over 17,000 acres under the Desert Land Act on the first bench above the south bank of the Boise River. He then sold part of his interest to other settlers who needed an irrigation system. He hired these future farmers to begin construction on a large canal that would not only serve irrigation purposes but also transport lumber and provide power for a sawmill. Seven miles of canal were completed when Morris died in 1878. After his death, the capital to expand the canal system evaporated and his widow Lavinia and their nephew, William Ridenbaugh, to whom ownership of the canal had passed, could only afford to oversee the seven miles of canal that had already been built. However, farmers that had purchased land from Morris wished to keep their property and to do so needed to provide water to their acreage under the Desert Land Act. They continued to expand the canal in small increments until Ridenbaugh sold the canal and water rights to the Central Canal and Land Company in 1889.

This company invested \$67,000 over the next two years but became discouraged with the limited capital return and sold the canal to the Boise City and Nampa Irrigation Land and

Lumber Company (BCNILLC) in 1890. The Ridenbaugh canal system was sold again in 1894 for \$123,149.00 to the Boise City Irrigation Land and Lumber Company. By this time, the main canal was 51 miles long and supported 271 miles of secondary canals and laterals. Additional facilities included 23 large gates, 109 check gates, 296 taps, 280 weirs, 33 culverts, two flumes 500 feet long and several smaller flumes. By 1903, the estimated construction cost of the Ridenbaugh system was in excess of \$405,000. The financial burden of maintaining the canal network eventually became too great and the Boise City Irrigation Land and Lumber Company sold the Ridenbaugh Canal to the Nampa and Meridian Irrigation District (NMID) in 1906.

NMID was formed in 1904 because of the enactment of House Bill 266 by the Idaho Legislature five years earlier. The legislation provided for the organization of irrigation districts that would manage water delivery systems throughout Idaho. The act gave each district the authority to construct, purchase or otherwise obtain the necessary water rights, irrigation works, canals and ditches including those built or in the process of construction by private owners and to provide land owners with sufficient water for irrigation.

NMID is the source for most of the irrigation in the immediate area. Meridian (old town) is all served by the Hunter lateral which extends from the Ridenbaugh Canal northwest through Meridian Cemetery and continues to the north where it meets the Settlers Canal.

Irrigated agriculture encouraged settlers from Missouri, Iowa, and other areas flocked to the area, taking up land surrounding Meridian and establishing farms. Around the turn of the 20th century, settlers established fruit orchards and built fruit packing businesses and prune dryers along the railroad tracks. Local orchards produced many varieties of apples and Italian prunes. Production continued through the mid-1940s, when it was no longer profitable and the businesses closed.

As the population of southwestern states grew in the early 20th century, so did the demand for dairy products. The increased demand came at the same time as the introduction of concrete silos and other technological advances, which in turn brought more farmers turned to dairy production. Meridian's location near both the Oregon Short Line and the interurban track system (connecting communities from Boise to Caldwell) was a great benefit to the dairy industry. Farmers used both the railroad and the interurban lines to ship their milk to creameries and cheese factories. Meridian was the site of a creamery as early as 1897, when the Meridian Creamery was incorporated, and a cheese factory was established in 1913, part of an agricultural boom which continued into the years of World War I. When the war ended, prices fell dramatically for grain, cattle and sheep, but farmers persevered. Meridian historian Lila Hill notes that the Ada County Dairymen's Association creamery was the center of the area's economy from 1929-1970. Buildings related to the ACDA creamery formed the core of downtown Meridian

World War II brought another boom to Meridian. Some returning veterans used the loan programs of the Serviceman's Readjustment Act of 1944 (popularly known as the GI Bill) to purchase existing farms where they raised cattle feed for their dairy herds and sold milk. By the mid-1950s, in addition to being a thriving agricultural center, Meridian was also home to several industries: The ACDA creamery, two lumber processing plants – Brock Lumber and

Meridian Moulding--and the Storey Hatchery. Agricultural and industrial growth also led to a housing boom. Five new subdivisions were added to the city between 1948 and 1950.³

During the early 21st century, Meridian's character changed from an agricultural community to a sophisticated urban center. It had grown from a rural center to a thriving commercial, social, and residential urban community.



Silos like this one, constructed of fiberglass and metal, were a post-World War II innovation in silo construction. Photo by TAG.

IV. Historic Preservation Accomplishments

The City of Meridian has an active historic preservation program that has been an important part of the city for over 25 years. Meridian City Code Title 2, Chapter 1 established the Historic Preservation Commission and outlines its duties and powers. The commission was established to promote the educational, cultural, economic and general welfare of the public of the city through the identification, evaluation, designation, documentation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of the city's the state's, and the nation's historic architectural, archaeological, and cultural heritage. The city's adopted Comprehensive Plan (2011) includes goals and policies for historic preservation. The Historic Preservation Commission consists of five members serving three-year terms. At least two appointed members have professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law other historic preservation related disciplines.

In addition to the work of the MHPC the Meridian History Center, a volunteer-operated education center is located on the first floor of City Hall and includes a depository for archival records, photographs, objects, and exhibits relating to Meridian's history. Meridian was named an Idaho Heritage City for recognizing and encouraging preservation and interpretation of its cultural heritage.

Meridian is designated as a Certified Local Government (CLG) under a state and federal program administered by the Idaho Historical Society through the State Historic Preservation Office (SHPO). The CLG designation indicates that the city's historic preservation program meets state and national criteria for preservation planning. The MHPC has undertaken several historic resources survey to identify historic resources and has followed the guidelines of the Idaho SHPO for local surveys.

The Idaho SHPO has adopted guidelines for historic sites survey as identified in the *Secretary of the Interior's Standards and Guidelines for Identification of Historic Resources*. The Idaho Historic Sites Inventory (IHSI) is a statewide inventory of architectural and historic properties,

serving as a permanent record of all known historic buildings, structures, objects, sites, and districts. SHPO supports an ongoing effort to identify and record historic properties statewide and evaluate their eligibility for the National Register of Historic Places (NRHP).

To be eligible for listing on the NRHP, a property must be at least 50 years old, possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of following four criteria:

- A. The property is associated with events that have made a significant contribution to the broad patterns of our history (“history”); or
- B. The property is associated with the lives of significant persons in or past (“people”); or
- C. The property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (“architecture”); or
- D. has yielded or may be likely to yield, information important in history or prehistory (“archaeology”).

There are two levels of historic sites survey: reconnaissance level and intensive level. A reconnaissance survey is a “once over” inspection of an area, useful in characterizing its resources in general and for developing a basis of how to organize more detailed efforts.

An intensive level survey is designed to identify precisely and completely all historic resources in the area being studied. It generally involves detailed background research, and a thorough documentation of all historic properties in the field with contemporary photographs and extensive field notes.

A. Historic Sites Inventory

The following is a summary of historic resources documented in Meridian to date, including resources that have been listed in the National Register Historic Places.

In 1987 the Meridian Reconnaissance Survey (IHSI Survey Report #132) was undertaken to survey commercial and residential properties built before 1926 within the downtown core. The survey was completed by volunteers directed by Lila Hill and following SHPO survey guidelines.

Consultants were hired to complete later surveys. In 2005, Emily Peeso conducted the Meridian Reconnaissance Survey Phase 1 (IHSI Survey Report #307). Madeline Buckendorf conducted the 2007 City of Meridian Impact Area Resurvey (IHSI Survey Report #361) to update the survey forms for fifteen previously recorded historic properties. In 2011 TAG Historical Research and Consulting undertook a windshield survey within the Ten Mile Interchange Specific Area and identified 31 properties which merited intensive survey. The intensive level survey was conducted by TAG the following year.

The surveys have documented commercial buildings within the City’s core related to its agricultural heritage. They include grain elevators, a feed mill, a wagon shop, a cheese factory, and numerous shops. Historic public buildings include a public library, Meridian Rural High School and a municipal pumping station. Numerous historic private residences have also been recorded.

Outside the City core, but within the Area of Impact, architectural resources that have been recorded include historic farmsteads, residences, hay derricks, irrigation facilities, and schools. No geological sites or monuments have been identified in Meridian, nor are there any Native American sites recorded within the Area of Impact. A list of all sites recorded in the Meridian Area of Impact from 1985 through 2013 is attached as Appendix A.

National Register of Historic Places Listings

05001599	R.H. and Jessie Bell House	137 E. Pine St.
05001600	Clara Hill House	1123 N. Main St.
82000210	E.F. Hunt House	49 E. State
82000223	Meridian Exchange Bank	109 E. 2nd
03000122	Mittleider Farmstead Historic District	575 Ruple Lane
08000905	Mountain States Telephone and Telegraph Company Building	815 N. Main
82000227	Halbert and Grace Neal House	101 W. Pine
96001506	Tolleth House	134 E. State Ave

V. Goals and Objectives

According to the American Planning Association, stated goals and objectives are the foundation of a historic preservation plan and will provide direction to the community.⁴

These goals and objectives come from the broader framework established by the Meridian Comprehensive Plan, which is the official policy guide for decisions concerning the physical development of Meridian. The list is also based upon the stated goals and objectives of the Ada County Preservation Plan (2006) and *A View to the Future*, the preservation plan of the Idaho State Historical Society Preservation (2008).



The Hungry Onion, 334 N. Main Street, is a mid-20th century landmark in Meridian.
Photo by MichaelJ, Yelp.

Goal 1 Preserve and enhance Meridian’s historical, cultural and agricultural heritage.

- Objective:* Support restoration of Old Town to enhance its historical quality.
- Objective:* Implement design/building standards for historically significant buildings and resources in Old Town.
- Objective:* Afford an appropriate level of protection to all of Meridian’s historical, cultural and agricultural heritage resources.

Goal 2 Locate and identify historic and archeological resources significant to Meridian’s past.

Objective: Continue to conduct historic inventories.
Buildings constructed in 1964 are now fifty years old, the age of eligibility for listing in the NRHP.

Objective: Encourage nominations to the NRHP.

Objective: Identify historic resources with informational plaques.

Objective: Incorporate the preservation of important historic, cultural and agricultural resources into all planning and development.

Objective: Encourage the City of Meridian to support historic resources through appropriate maintenance.

Goal 3 Heighten public awareness of historic preservation in the community and improve preservation education efforts for various audiences.

Objective: Continue to provide public programs to increase citizens’ awareness of Meridian’s heritage and the economic and aesthetic value of historic preservation.

Objective: Continue to support and promote Idaho Archaeology and Historic Preservation Month.

Objective: Conduct and support public education with presentations, walking tours, brochures, interpretive signage, and through thoughtful use of tools like social media and the Internet.

Goal 4 Maintain and strengthen support for historic preservation from individuals, commercial property owners, local organizations and neighborhood groups.

Objective: Partner with the Idaho State Historical Society, Preservation Idaho and the Idaho Heritage Trust on workshops related to maintenance, preservation and restoration of historic properties.

Objective: Recognize work accomplished or historic preservation support by individuals, businesses, and organizations through existing programs such as Preservation Idaho’s Orchids and Onions, or establish recognition on a local level, with publicity in the local paper, or on the city affiliated websites and social media outlets.

VI. Conclusion



The Preservation Plan has identified a list of goals and objectives to better preserve, protect and enhance Meridian’s architectural and cultural heritage. The Meridian Historic Preservation Commission, working with the City of Meridian, the Idaho State Historic Preservation Commission, and the people of Meridian will use this Plan as a guide to generate support for these goals and objectives over time.

In 2008 a time capsule was placed in this small structure in the Heritage Pavilion of City Hall Plaza, 33 E. Broadway. Bricks from the Meridian Creamery which once stood at this location were used in its construction. Photo by DMHarris 26, Wikimedia.

While preservationists seek to protect and enhance the historic built environment, change is constant. Not all goals may be achieved, and priorities may shift over time. Historic resources may be lost before they can be preserved, and new places may be recognized as historically significant. The Meridian Historic Preservation Commission will revisit this Plan periodically to refine Meridian’s preservation planning goals as the community develops.

¹ Meridian Comprehensive Plan, Chapter 1. Accessed online 2013.

² “History of Meridian,” City of Meridian website, accessed 2014; *Intermountain Railroads, Standard and Narrow Gauge*, by Merrill D. Beal (Caldwell, Idaho: Caxton Printers, 1962). We thank Meridian historian Lila Hill for reviewing the history section of this document.

³ *Scenic Idaho*, Vol. 5, 1950 pp. 30-31. and Vol. 11-2-1956. Pp. 4-5.

⁴ *Preparing a Historic Preservation Plan* by Bradford J. White and Richard J. Roddevig (American Planning Association, 1992).

Appendix

Idaho Historic Sites Inventory Meridian Area of Impact

Idaho Historic Sites Inventory Meridian Area of Impact

Historic site survey is a tool used to document buildings, structures, historic sites, and archaeological resources and make recommendations regarding eligibility to the National Register of Historic Places. The State Historic Preservation Office, which operates in Idaho under the auspices of the Idaho State Historical Society, uses standards established by the National Park Service to collect information for the Idaho Historic Sites Inventory, a database of information for thousands of sites in Idaho.

Particular sites may appear in more than one survey report. Change is inevitable and site records are updated from time to time for various reasons. If a project involves a site that was previously recorded, the SHPO asks that the information be updated if the original recordation is more than five years old.

Surveys which cover areas in the Meridian Area of Impact include a 1985 survey of selected rural sites in Ada County conducted by staff of the State Historic Preservation Office; a more comprehensive survey conducted by consultants Belinda Davis and Barbara Perry Bauer in 1989; and updated surveys conducted 1998-2000 by Renewable Technologies, Inc. (1998) and The Arrowrock Group, Inc., (1999-2000) for the Ada County Historic Preservation Commission. A survey of the Ten Mile Road Specific Area was completed by TAG Historical Research & Consulting for the Meridian Historic Preservation Commission in 2011 and 2012.

Section 106 of the National Historic Preservation Act of 1965, as amended, requires cultural resource surveys for projects that include a federal undertaking. An “undertaking” may include, but is not limited to, projects using federal funds, requiring a federal permit, or completed by federal agencies. For example, a number of surveys in the Meridian Area of Impact have been completed as part of highway construction or improvement projects.

Site surveys conducted within the city of Meridian are outlined on page 8 of the Meridian Historic Preservation Plan.

The attached list of sites recorded in the Meridian Area of Impact was provided by the Idaho State Historic Preservation Office. The report was created by Belinda Davis from the Idaho Historic Sites Inventory database.

Idaho Historic Sites Inventory
Meridian Area of Impact

IHSI#	NR REF #	PROPERTYNAME	STREET	ADDRESS	CITY
01-23131		Oregon Short Line Railroad			Meridian
01-22063		Creason Lateral NW of Meridian			Meridian
01-13686		617 W. 1st	1st	617 W.	Meridian
01-13569		J.C. & Mary S. Beam House	1st	1103 E.	Meridian
01-13570		1115 E. 1st	1st	1115 E.	Meridian
01-13571	05001600	Clara Hill House	1st	1123 E.	Meridian
01-13572		1131 E. 1st.	1st	1131 E.	Meridian
01-13576		1403 E. 1st.	1st.	1403 E.	Meridian
01-4284	82000223	Meridian Exchange Bank	2nd	109 E.	Meridian
01-13707		305 E. 2nd	2nd	305 E.	Meridian
01-13710		306 E. 2nd	2nd	306 E.	Meridian
01-13698		Otis Star House	2nd	402 E.	Meridian
01-13699		432 E. 2nd	2nd	432 E.	Meridian
01-13685		614 W. 2nd St.	2nd	614 W.	Meridian
01-23179		E. 2nd St. commercial building	2nd	725 E.	Meridian
01-13696		735 E. 2nd	2nd	735 E.	Meridian
01-13627		813 W. 2nd	2nd	813 W.	Meridian
01-13623		W.E Lant House	2nd	821 W.	Meridian
01-13581		Johnny Pfost house	2nd	1420 E.	Meridian
01-13574		John A. Pfost Barn	2nd 1/2 Rear of	1108 E.	Meridian
01-13718		105 E. 3rd	3rd	105 E.	Meridian
01-13713		205 E. 3rd	3rd	205 E.	Meridian
01-13715		216 E. 3rd	3rd	216 E.	Meridian
01-13714		Colwell Miller House	3rd	302 E.	Meridian
01-13711		George Whitlock House	3rd	331 E.	Meridian
01-13712		342 E. 3rd	3rd	342 E.	Meridian
01-13700		Lafayette "Bud" Rains House	3rd	403 E.	Meridian
01-13651		721 W. 3rd	3rd	721 W.	Meridian
01-13584		W. 4th St. house - 825	4th St.	825 W.	Meridian
01-13702		13 E. Ada	Ada	13 E.	Meridian
01-13703		23 E. Ada	Ada	23 E.	Meridian
01-13704		41 E. Ada	Ada	41 E.	Meridian
01-13705		47 E. Ada	Ada	47 E.	Meridian
01-13706		55 E. Ada	Ada	55 E.	Meridian
01-13697		116 E. Ada	Ada	116 E.	Meridian
01-13701		218 E. Ada	Ada	218 E.	Meridian
		Calkins Lateral SW of Meridian near Amity Road	Amity		Meridian
01-15261		Amity Road house - 1180	Amity	1180	Meridian
01-15262		Amity Road barn	Amity	1385	Meridian
01-15241		Amity School	Amity	1570	Meridian
01-22153		W. Amity Rd. - 1745	Amity	1745 W.	Meridian
01-19806		Harry Warrick barn	Amity	2350 E.	Meridian
01-19805		Paul Warrick farmstead	Amity	2445 E.	Meridian
01-15263		H.R. Long House	Amity	2636	Meridian
01-19804		Hill Estate	Amity	2935 E.	Meridian
01-19807		W. Amity farmstead - 3160	Amity	3160 W.	Meridian
01-15264		Cecil Luke House	Amity	3290	Meridian
01-19803		Hill Farms Holsteins	Amity	3625 E.	Meridian

List created by Belinda Davis
Sites Registrar
State Historic Preservation Office
April 2014

Idaho Historic Sites Inventory
Meridian Area of Impact

IHSI#	NR REF #	PROPERTYNAME	STREET	ADDRESS	CITY
01-23113		Amity Rd., E., 4085--Farmstead	Amity	4085 E.	Meridian
01-19808		Floyd Edwards/Glen Edwards farmstead	Amity	5134 W.	Meridian
01-19727		Elias & Margaret Aldape farmstead	Basco	7570	Meridian
01-15948		Rawson Canal Lava Rock Drop Structure east of, N of Amity on Rawson Canal	Black Cat		Meridian
01-23130		South Black Cat Rd. house - 175	Black Cat	175 N	Meridian
01-23129		South Black Cat Rd. house - 254	Black Cat	254 N	Meridian
01-23128		South Black Cat Rd. house - 280	Black Cat	280 S	Meridian
01-22021		Hastings Property 1000 feet north of I-84, west of Black Cat Road	Black Cat	745	Meridian
01-19779		Eggers/Moore barn and farm	Black Cat	820 S.	Meridian
01-22020		Proctor Property 500 feet North of I-84, West of Black Cat Road	Black Cat	935	Meridian
01-19780		Chester Property (and granary) Directly north of I-84 on the west side of Black Cat Road	Black Cat	955 S.	Meridian
01-19778		Sol Nelson/Bernad McFadden farmstead	Black Cat	970 N.	Meridian
01-23107		Black Cat Rd., S., 1505--Farmstead	Black Cat	1505 S.	Meridian
01-19765		Black Cat Road dairy barn	Black Cat	1535	Meridian
01-19798		Lehman farmstead	Black Cat	3135 S.	Meridian
01-19768		Dean Quenzer barn	Black Cat	3680	Meridian
01-19767		Joe & Edith Lopez/Sam Skeen farmstead	Black Cat	3985	Meridian
01-19766		Quenzer farmstead	Black Cat	4340	Meridian
01-19810		Newland/Don Walker farmstead	Black Cat	4440 S.	Meridian
01-15900		Residence	Black Cat	5870 S.	Meridian
01-22132		6280 N. Black Cat Road	Black Cat	6280 N.	Meridian
01-22182		Old Nursery	Black Cat	6305 N.	Meridian
01-13694		35 E. Bower	Bower	35 E.	Meridian
01-13692		Meridian Produce	Bower	140 E.	Meridian
01-13693		Electric Plant	Bower	536 E.	Meridian
01-13667		Harness Shop	Broadway	128/130 E.	Meridian
01-13666		Snyders Meat Market	Broadway	138/140 E.	Meridian
01-13687		15 W. Broadway	Broadway	15 W.	Meridian
01-13661		26 E. Broadway	Broadway	26 E.	Meridian
01-13662		30 E. Broadway	Broadway	30 E.	Meridian
01-13689		Guard Cavalry Warehouse	Broadway	45 E.	Meridian
01-18430		Meridian Harness Company	Broadway	126 E.	Meridian
01-13655		132 W. Broadway	Broadway	132 W.	Meridian
01-13665		Nourse Building	Broadway	134 E.	Meridian
01-13670		Parkins Hall	Broadway	200 E.	Meridian
01-13684		233 W. Broadway	Broadway	233 W.	Meridian
01-13676		304 E Broadway	Broadway	304 E.	Meridian
01-13675		310 E Broadway	Broadway	310 E.	Meridian
01-13683		321 W. Broadway	Broadway	321 W.	Meridian
01-13674		336 E. Broadway Ave.	Broadway	336 E.	Meridian
01-13678		406 E Broadway	Broadway	406 E.	Meridian
01-13679		436 E. Broadway	Broadway	436 E.	Meridian
01-13680		Lottie M. Hugg/Teresa Bently house	Broadway	518 E.	Meridian
01-13587		Myron Treat house	Broadway	521 W.	Meridian
01-13681		Burns/Fors/Treadway house	Broadway	532 E.	Meridian

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IHSI#	NR REF #	PROPERTYNAME	STREET	ADDRESS	CITY
01-13588		Matcham-Clarence McKague house	Broadway	631 W.	Meridian
01-21870		Chapel of the Chimes	Carlton	105 E.	Meridian
01-13573		Meridian High School	Carlton	200 E.	Meridian
01-13592		327 E. Carlton	Carlton	327 E.	Meridian
01-22057		W. Cherry Ln. House - 735	Cherry Lane	735 W.	Meridian
01-22096		W. Cherry Lane, 6385--Farmstead	Cherry Lane	6385 W.	Meridian
01-19722		McGrath house - 430	Chinden	430	Meridian
01-22130		Chinden Blvd House - 640	Chinden	640 E.	Meridian
01-22119		Friendship Celebration Pre-School	Chinden	765 E.	Meridian
01-22121		Leatham Nursery	Chinden	875 E.	Meridian
01-22122		1225 W. Chinden	Chinden	1225 W.	Meridian
01-22111		W Chinden Blvd house-1240	Chinden	1240 W.	Meridian
01-19721		McGrath house - 1325	Chinden	1325 E.	Meridian
01-22125		2055 E. Chinden	Chinden	2055 E.	Meridian
01-22126		2155 E. Chinden Blvd.	Chinden	2155 E.	Meridian
01-22127		2425 E. Chinden	Chinden	2425 E.	Meridian
01-22128		W. Chinden Blvd. House - 2685	Chinden	2685 W.	Meridian
01-22124		W Chinden Blvd house-3240	Chinden	3240 W.	Meridian
01-22123		W Chinden Blvd house-3620	Chinden	3620 W.	Meridian
01-22113		4325 W. Chinden	Chinden	4325 W.	Meridian
01-19723		Dean Avery Farmstead	Chinden	4740 W.	Meridian
01-22112		5415 W. Chinden	Chinden	5415 W.	Meridian
01-15302		Chinden Blvd. house - 5665	Chinden	5665 W.	Meridian
01-22120		W Chinden Blvd. house-5790	Chinden	5790 W.	Meridian
01-22185		Connolly Property	Chinden	6410 W.	Meridian
01-22089		W. Chinden Blvd., 6505--Farmstead	Chinden	6505 W.	Meridian
01-22088		W. Chinden Blvd., 6620--Farmstead	Chinden	6620 W.	Meridian
01-22087		W. Chinden Blvd., 6760--Farmstead	Chinden	6760 W.	Meridian
01-22090		W. Chinden Blvd, 7007	Chinden	7007 W.	Meridian
01-22129		7015 W. Chinden	Chinden	7015 W.	Meridian
01-15284		Farmer Brown Barn	Chinden	8025 W.	Meridian
01-15283		Farmer Brown House	Chinden	8025 W.	Meridian
01-22116		8685 W. Chinden	Chinden	8685 W.	Meridian
01-22114		W Chinden Blvd house-9160	Chinden	9160 W.	Meridian
01-19724		W.J. Eames Farmstead	Chinden	9495 W.	Meridian
01-19745		Jack Morgan & Katherine Anderson farmstead (formerly 5325 W. Ustick)	Christian Way	3093 N	Meridian
01-22071		Chaffin Drain Crosses I-84 50 feet east of Cloverdale Road and north of I-84	Cloverdale		Meridian
01-12333-12340		Thomas J. White/Elwood White farmstead	Cloverdale	3576 S.	Meridian
01-19815		McGurto farmstead	Cloverdale.	5425 S.	Meridian
01-15252		Columbia Rd. house - 960	Columbia	960	Meridian
01-22024		Chapin House	Davis	3360 W	Meridian
01-22030		Marks House	Davis	3410 W	Meridian
01-22025		Clapper House	Davis	3440 W	Meridian
01-19801		Jim Griffin house	Eagle	2385 S.	Meridian
01-21924		Mace Farm	Eagle	2430 S.	Meridian
01-19802		Wes Garvin/Packard barn	Eagle	2590 S.	Meridian
01-21919		Corlett House	Eagle	2700 S.	Meridian

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01-21920		Swain Property	Eagle	2935 S.	Meridian
01-21921		Eagy House	Eagle	3055 S.	Meridian
01-21918		Leighton House foundation	Eagle	3775 S.	Meridian
01-21922		Buich Property	Eagle	4305 S.	Meridian
01-15248		S. Eagle house - 5310	Eagle	5310 S.	Meridian
01-15249		Hillsdale Farm	Eagle	5340 S.	Meridian
01-21923		Burns Property	Eagle	5585 S.	Meridian
01-19822		Hill Family farmstead	Eagle	5875 S.	Meridian
01-15909		Harry Yost farmstead	Eagle and Ustick		Meridian
01-23115		Faith Ln., E., 4612--House	Faith Ln.	4612 E.	Meridian
01-21914		Boise Valley Railway (Interurban Transit) bridge abutments at Tenmile Creek drain	Franklin		Meridian
01-19876		Rosenlof Drain and Feeder between Can-Ada Rd. and Black Cat Rd.	Franklin		Meridian
01-13717		E. Franklin Rd. house - 32	Franklin	32 E.	Meridian
01-13716		44 E. Franklin	Franklin	44 E.	Meridian
01-13589		Harry Carpenter House	Franklin	650 W.	Meridian
01-22042		Reese Place	Franklin	1680 W.	Meridian
01-22041		Holiday House	Franklin	1845 W.	Meridian
01-22037		Calnon Greenhouses	Franklin	2155 W.	Meridian
01-19770		Clarence and Mark Calnon Farmstead	Franklin	2215 W.	Meridian
01-19771		Dudley Runquist house	Franklin	2715 E.	Meridian
01-22040		Rapple Place	Franklin	2740 W.	Meridian
01-19769		Don Bowers Farmstead	Franklin	2770 W.	Meridian
01-22038		Devinaspre Property	Franklin	2805 W.	Meridian
01-19776		Ten Mile Stock Farm	Franklin	2905 W.	Meridian
01-22039		Koncar Place	Franklin	2910 W.	Meridian
01-19772		"Green Acres" (Green farmstead)	Franklin	3020 E.	Meridian
01-19775		Van Aucker Homestead	Franklin	3710 E.	Meridian
01-23127		West Franklin Rd. house - 3880	Franklin	3880 W	Meridian
01-21907		Van Aucker - Pagenkoph Residence	Franklin	4140 E.	Meridian
01-21905		Ellis Property	Franklin	4260 E.	Meridian
01-21906		Semrau Residence (4330 E Franklin or 12590 E Franklin)	Franklin	4330 E	Meridian
01-23126		West Franklin Rd. house - 4380	Franklin	4380 W	Meridian
01-23125		Kit Kat Klub	Franklin	4842 W	Meridian
01-19777		Hoffman/Whiting farmstead	Franklin	4925 W.	Meridian
01-23124		West Franklin Rd. house - 5035	Franklin	5035 W	Meridian
01-22097		Rodger Graham Farmstead	Franklin	5050 W.	Meridian
01-23123		West Franklin Rd. house - 5201	Franklin	5201 W	Meridian
01-23122		West Franklin Rd. house - 5233	Franklin	5233 W	Meridian
01-22098		W. Franklin Rd., 5620--Farmstead	Franklin	5620 W.	Meridian
01-22099		W. Franklin Rd., 5800--Farmstead	Franklin	5800 W.	Meridian
01-19781		Asumendi farmstead	Franklin	5925 W.	Meridian
01-19880		Rutledge Lateral N of Franklin Rd. on N side of INPRR tracks between Meridian Rd. and Linder Rd.	Franklin Rd.		Meridian
01-22043		Boise Valley Railway (Interurban Transit) alignment between Linder and County Line Rd.	Franklin W		Meridian
01-22177		Highline Canal	Generally S and E of Nampa;		Meridian

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			SW, S and W of Boise		
01-19877		Purdam Gulch Drain - Pioneer Irrigation District Drainage System	generally S of Meridian and N of Nampa, drains cross I-84 within one mile east of Ten Mile Road overpass		Meridian
01-22065		Five Mile Creek Drain	generally SE of Boise and flowing approx. 18 miles NW to N of Nampa		Meridian
01-13633		Interurban Depot	Idaho	18 E.	Meridian
01-13632		32 W. Idaho	Idaho	32 W.	Meridian
01-13634		DePartee Building	Idaho	56 E.	Meridian
01-13664		Woodman Hall	Idaho	77 E.	Meridian
01-13654		105 W. Idaho	Idaho	105 W.	Meridian
01-4283A	82005186	Songer Building	Idaho	105 E.	Meridian
01-13656		115 W. Idaho	Idaho	115 W.	Meridian
01-13653		123 W. Idaho	Idaho	123 W.	Meridian
01-13639		Sharp Harness Shop	Idaho	124 E.	Meridian
01-13628		128 W. Idaho	Idaho	128 W.	Meridian
01-13669		Reynolds Building	Idaho	133 E.	Meridian
01-13638		Idaho Building	Idaho	136 E.	Meridian
01-13668		Hoyne Building	Idaho	139 E.	Meridian
01-13637		Bank Of Meridian	Idaho	140 E	Meridian
01-22154		Meridian Community Center	Idaho	201 E.	Meridian
01-13624		230 W. Idaho	Idaho	230 W.	Meridian
01-13671		237 E. Idaho	Idaho	237 E.	Meridian
01-13652		241 W. Idaho	Idaho	241 W.	Meridian
01-13672		319 E. Idaho	Idaho	319 E.	Meridian
01-13673		333 E. Idaho Ave	Idaho	333 E.	Meridian
01-13647		408 E. Idaho	Idaho	408 E.	Meridian
01-13646		426 E. Idaho	Idaho	426 E.	Meridian
01-13645		438 E. Idaho	Idaho	438 E.	Meridian
01-13682		535 E. Idaho	Idaho	535 E.	Meridian
01-22067		Doufas Property	Johnson	45 S.	Meridian
01-21891		Vacant lot/parking lot	King	100 E.	Meridian
01-13708		118 E. King	King	117 E.	Meridian
01-13709		126 E. King	King	126 E.	Meridian
01-19862		45 Lake Hazel Road barn	Lake Hazel	45	Meridian
01-15245		Lake Hael Road National Side Gable	Lake Hazel	2400	Meridian
01-19816		"Wireless Ranch"/Janice Lewis house	Lake Hazel	2765 W.	Meridian
01-19817		Smith property	Lake Hazel	3070 W.	Meridian
01-19818		Dan Hackett dairy farm	Lake Hazel	3895 W.	Meridian
01-19819		Drew Eggers barn	Lake Hazel	5101 W.	Meridian
01-19791		Margaret Potter farmstead	LaMont	3980	Meridian
01-22064		Coleman Lateral N. of Meridian, E & W of Linder Rd.	Linder		Meridian
01-15244		S Linder Road house	Linder		Meridian
01-19799		Henry Reimann farmstead	Linder	2430 S.	Meridian
01-19796		Frank Baldwin/Steven Mortensen farmstead	Linder	3145 S.	Meridian
01-19763		Brenniger house	Linder	4345	Meridian
01-23108		Linder Rd., S. 5565--House	Linder	5565 S.	Meridian
01-22183		Doug Steward Property	Linder	5960	Meridian

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01-22184		N. Linder Road - 6175	Linder	6175 N.	Meridian
01-19881		Ninemile Creek Crosses I-84 1700 feet west of Locust Grove Road	Locust Grove		Meridian
01-15951		Ridenbaugh Canal Concrete Check #2 At Ridenbaugh Canal, just W of Locust Grove Rd., S of Meridian	Locust Grove		Meridian
01-19758		Locust Grove house - 3090	Locust Grove	3090	Meridian
01-19813		Wright farmstead	Locust Grove	4145 S.	Meridian
01-15250		Locust Grove Hall and Parlor house	Locust Grove	4145	Meridian
01-19725		Lee Schultsmeier farmstead	Locust Grove	7165 N.	Meridian
01-21768		Ray house	Locust Grove	8940 S.	Meridian
01-19757		Country Knit and Crochet	Locust Grove	4635 & 4715	Meridian
01-15251		Locust Grove I house	Locust Grove S		Meridian
01-21069		Hunter Lateral Crosses I-84 180 feet east of Locust Grove Road	Locust Trove		Meridian
01-21904		Drive Insurance office row	Main	923-935 N.	Meridian
01-21899		Impact Promotional Product/Account Services	Main	717/719 N.	Meridian
01-21900		CHR Communications/Desert Fox Barber Center	Main	723/725 N.	Meridian
01-21846		Stinker Station/Sinclair	Main	110 N.	Meridian
01-21888		Home Federal Bank	Main	111 N.	Meridian
01-21889		St. Vincent de Paul Thrift Store	Main	213 N.	Meridian
01-21848		Meridian Lock and Key / Bill's Bike Works 230/232 N.	Main	230 N.	Meridian
01-21890		Idaho Youth Ranch	Main	231 N.	Meridian
01-21850		Vacant storage structure adj to 310 N Main	Main	310 N	Meridian
01-21849		Herb Tree	Main	310 N.	Meridian
01-21851		Start Your Engines - Racewear & Collectibles	Main	330 N.	Meridian
01-21892		TVT Signs	Main	331 N.	Meridian
01-21852		Hungry Onion Burgers	Main	334 N.	Meridian
01-21893		Tates Rents	Main	401 N.	Meridian
01-21853		Meridian Floral	Main	408 N.	Meridian
01-21854		Old Town Trading Post	Main	416 N.	Meridian
01-21855		Country Glass #1	Main	422 N.	Meridian
01-21856		Country Glass #2	Main	426 N.	Meridian
01-21894		Valley Video / Uncle Benny's Cash Loans/Juanitas Hair Place	Main	433 N.	Meridian
01-13695		N. Main St. house - 436	Main	436 N.	Meridian
01-21857		Double D Service Center / Repair Shop	Main	502 N.	Meridian
01-13691		Meridian Milling & Elevator / Caldwell Milling & Elevator	Main	502 N.	Meridian
01-21895		Meridian Automotive and Machine	Main	505 N.	Meridian
01-13690		Wechbaugh Elevator	Main	611 N.	Meridian
01-21858		Frontier Tires	Main	614 N.	Meridian
01-21859		Vacant lumber store	Main	632 N.	Meridian
01-21896		Vacant Shell gas station	Main	641 N.	Meridian
01-21897		Farmers Merchant Bank	Main	703 N.	Meridian
01-21860		Harry's Bar and Grill	Main	704 N.	Meridian
01-21861		Southwestern Gifts and Décor	Main	706 N.	Meridian
01-21898		Washington Federal Bank	Main	713 N.	Meridian
01-21862		Modern Printing	Main	714 N.	Meridian

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01-4283B	82005186	Biddle Building 720/726/730/732 N.	Main	720	Meridian
01-21864		Generations Plaza 804/814 N	Main	804 N	Meridian
01-21901		Sunrise Café	Main	805 N.	Meridian
01-19847	08000905	Mountain States Telephone and Telegraph Company Building	Main	815 N.	Meridian
01-21865		George's on Main	Main	830 N.	Meridian
01-21902		Valley Shepherd Nazarene Church	Main	831 N.	Meridian
01-21903		Edward Jones Investments office building 903/917/921 N.	Main	903 N.	Meridian
01-21866		El Tenampa Restaurant / Color Me Crazy Hair and Nails	Main	906 N.	Meridian
01-21867		Meridian Real Estate	Main	916 N.	Meridian
01-21868		The Flower Place	Main	960 N.	Meridian
01-21869		Meridian Vision	Main	1012 N.	Meridian
01-13577		Miss Tami's Cottage Restaurant	Main	1031 N.	Meridian
01-21871		Meridian Post Office	Main	1200 N.	Meridian
01-21872		Kids Club	Main	1302 N.	Meridian
01-21873		N. Main St. house - 1310	Main	1310 N.	Meridian
01-21874		James E. Shearer - Architect house	Main	1320 N.	Meridian
01-21875		Whalen Chiropractic	Main	1326 N.	Meridian
01-21876		Farmers Insurance Group	Main	1332 N.	Meridian
01-21877		Big Upholstry	Main	1334 N.	Meridian
01-21878		Mimura, Coulter and Mimura office building	Main	1404 N.	Meridian
01-21879		The Meridian Building	Main	1406 N.	Meridian
01-21880		Practical Magic Salon	Main	1412 N.	Meridian
01-21881		Wes Corp. and Associates	Main	1420 N.	Meridian
01-21882		Care Chiropractic	Main	1504 N.	Meridian
01-21883		T-zers Shirt Shop	Main	1510 N.	Meridian
01-21884		Subway/Vina Restaurant/Meridian Coin and Pawn/Moto One/T and J Salon 1518/1526/1534/1550/1554/1560 N.	Main	1518 N.	Meridian
01-21885		Rite Aid	Main	1600 N.	Meridian
01-21886		Autozone	Main	1626 N.	Meridian
01-21887		Wells Fargo Bank	Main	1682 N.	Meridian
01-22078		Perkins Drain UPRR tracks and west side of S. McDermott Rd.	McDermott	S	Meridian
01-22072		Noble Lateral	McDermott	N	Meridian
01-22069		Jones Lateral at east side S. McDermott and north side I-84	McDermott		Meridian
01-21913		Tenmile Creek Drain - Pioneer Irrigation District Drainage System E of Caldwell; SW of Boise; S of Meridian; SE of Middleton	McDermott	N	Meridian
27-20238		Jones Lateral at east side S. McDermott and north side I-84	McDermott		Meridian
01-19879		Eightmile Lateral N of Franklin Rd. between Kuna Rd. and Linder Rd.	McDermott	N	Meridian
01-19878		Kennedy Lateral N of Franklin Rd. between Black Cat Rd. and Kuna Rd	McDermott	N	Meridian
01-22109		S. McDermott Rd., 74--Farmstead	McDermott	74 S.	Meridian
01-22100		N. McDermott Rd., 284--House	McDermott	284 N.	Meridian
01-22102		N. McDermott Rd., 898--House	McDermott	898 N.	Meridian
01-22103		N. McDermott Rd., 2256--House	McDermott	2256 N.	Meridian

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01-22104		N. McDermott Rd., 3235--Farmstead	McDermott	3235 N.	Meridian
01-22105		N. McDermott Rd., 4455--Farmstead	McDermott	4455 N.	Meridian
01-22106		N. McDermott Rd., 4725--Farmstead	McDermott	4725 N.	Meridian
01-22107		N. McDermott Rd., 5390--Farmstead	McDermott	5390 N.	Meridian
01-22108		N. McDermott Rd., 5595--House	McDermott	5595 N.	Meridian
01-22186		Lemp Canal Parallels McMillan Rd. N of Meridian	McMillan		Meridian
01-15281		McMillan Road house	McMillan		Meridian
01-19730		E. McMillan farmstead - 555	McMillan	555 E.	Meridian
01-19731		W. McMillan farmstead - 985	McMillan	985 W.	Meridian
01-19729		John & Jean Tolk (Earl) farmstead	McMillan	2205 E.	Meridian
01-19743		"Hoot" Gibson barn	McMillan	2780 W.	Meridian
01-19732		McMillan house - 4940	McMillan	4940 W.	Meridian
01-22084		W. McMillan Rd., 6060--Farmstead	McMillan	6060 W.	Meridian
01-15307		Saylor J. Brown Farmstead barn	McMillan	7080 W.	Meridian
01-15306		Saylor J. Brown Farmstead	McMillan	7080 W.	Meridian
01-19735		McMillan house and barn - 8720	McMillan	8720	Meridian
01-19736		W. McMillan barn - 9102	McMillan	9102 W.	Meridian
01-22022		Ten Mile Creek Irrigation Dam Meridian Road overpass vicinity, N side of I-84	Meridian		Meridian
01-13688		Cheese Factory	Meridian	603	Meridian
01-13660		James M. Anderson House	Meridian	713	Meridian
01-13659		719 Meridian St.	Meridian	719	Meridian
01-13658		W.S Mateer House	Meridian	725	Meridian
01-13663		Water Works Pumping Station	Meridian	728	Meridian
01-13657		731 Meridian St.	Meridian	731	Meridian
01-13630		Homer Tolleth House	Meridian	817	Meridian
01-13629		829 Meridian St.	Meridian	829	Meridian
01-20028		Agnes Hill/Wayne Kuhlman (Blanche) farmstead	Meridian	1899 S.	Meridian
01-19811		O. Haga/Doris Frost farmstead	Meridian	2435 S.	Meridian
01-23104		Onwiler House	Meridian	3080 N.	Meridian
01-19760		Meridian Road barn and farmstead - 3615	Meridian	3615	Meridian
01-19759		Barnett barn and house	Meridian	3745	Meridian
01-19761		Meridian Road farmstead - 4273	Meridian	4273	Meridian
01-20026		Valley Storage Company	Meridian	4390 S.	Meridian
01-19762		Starkey Ranch and Barn	Meridian	4660 N.	Meridian
01-19739		John Lemp/Dwaine Wolf farmstead	Meridian	4895 N.	Meridian
01-19821		Baldwin barn	Meridian	4975 S.	Meridian
01-19740		N. Meridian Rd. barn - 4990	Meridian	4990 N.	Meridian
01-15286		Meridian Road Barn - 5600	Meridian	5600	Meridian
01-15285		Meridian Road Cellar - 5600	Meridian	5600	Meridian
01-19741		N. Meridian Rd. barn - 5665	Meridian	5665 N.	Meridian
01-15280		Meridian Road house - 5835	Meridian	5835 N.	Meridian
01-20027		S. Meridian Rd. barn - 7015	Meridian	7015 S.	Meridian
01-15247		Macy house	Meridian	7215 S.	Meridian
01-13631		Dr. Compton's House	Meridian .	807	Meridian
01-23110		Overland Rd., W., 1690--Farmstead	Overland	1690 W.	Meridian
01-19787		Maxine Amend farmstead	Overland	2015	Meridian
01-22033		Stetson 1 Property	Overland	2685 W	Meridian

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01-19788		Lekkerkerker Farmstead/CraCin Dairy	Overland	2690 W	Meridian
01-22028		Linder 109 LLC House	Overland	3045 W	Meridian
01-19782		W.E. Bienapfl Dairy	Overland	4225 E.	Meridian
01-13604		Clem Hedges House	Pine	16 E.	Meridian
01-13603		36 E. Pine	Pine	36 E.	Meridian
01-13602		40 E. Pine	Pine	40 E.	Meridian
01-13601		46 E. Pine	Pine	46 E.	Meridian
01-4488	82000227	Halbert and Grace Neal House	Pine	101 W.	Meridian
01-13635		Cox-Amick house	Pine	121 E.	Meridian
01-23178		E. Pine St. house - 128	Pine	128 E.	Meridian
01-13606		Rev. Harvey B. Powers House	Pine	134 E.	Meridian
01-13636	05001599	R. H. and Jessie Bell House	Pine	137 E.	Meridian
01-13609		214 E. Pine	Pine	214 E.	Meridian
01-13625		231 W. Pine	Pine	231 W.	Meridian
01-13608		232 E. Pine	Pine	232 E.	Meridian
01-13610		238 E. Pine	Pine	238 E.	Meridian
01-13617		300 E. Pine	Pine	300 E.	Meridian
01-13640		305 E. Pine	Pine	305 E.	Meridian
01-13616		John Abraham Pfof House	Pine	312 E.	Meridian
01-13615		318 E. Pine	Pine	318 E.	Meridian
01-13641		319 E. Pine	Pine	319 E.	Meridian
01-13614		326 E. Pine	Pine	326 E.	Meridian
01-13642		327 E. Pine	Pine	327 E.	Meridian
01-13643		337 E. Pine	Pine	337 E.	Meridian
01-13621		404 E. Pine	Pine	404 E.	Meridian
01-13582		W. Pine Ave. house - 406	Pine	406 W	Meridian
01-13648		415 E. Pine	Pine	415 E.	Meridian
01-13620		Flood House	Pine	424 E.	Meridian
01-13619		436 E. Pine	Pine	436 E.	Meridian
01-13644		439 E. Pine	Pine	439 E.	Meridian
01-13649		506 E. Idaho	Pine	506 E.	Meridian
01-13583		W. Pine Ave. house - 506	Pine	506 W.	Meridian
01-13622		514 E. Pine	Pine	514 E.	Meridian
01-13650		Cliff and Ada Ball House	Pine	533 E.	Meridian
01-13585		W. Pine Ave. house - 631	Pine	631 W.	Meridian
01-13575		Alphones & Annie Ball House	Pine	646 E.	Meridian
01-13586		W. Pine Ave. house - 1103	Pine	1103 W.	Meridian
01-19814	03000122	Mittleider Farmstead Historic District	Rumpel	575	Meridian
01-22131		6360 N. Shandee Dr.	Shandee	6360 N.	Meridian
01-19734		Boise Valley Church of the Brethren	Star	4721 N.	Meridian
01-19728		Star Rd. house - 6585	Star	6585 N.	Meridian
01-13597		O.E. Krider House	State	21 E.	Meridian
01-13580		24 E. State	State	24 E.	Meridian
01-13579		32 E. State	State	32 E.	Meridian
01-13598		43 E. State	State	43 E.	Meridian
01-13578		46 E. State	State	46 E.	Meridian
01-4282	82000210	E. F. Hunt House	State	49 E.	Meridian
01-13600		55 E. State	State	55 E.	Meridian
01-21863		Jacksons Shell gas station	State	66 E.	Meridian

List created by Belinda Davis
Sites Registrar
State Historic Preservation Office
April 2014

Idaho Historic Sites Inventory
Meridian Area of Impact

IHSI#	NR REF #	PROPERTYNAME	STREET	ADDRESS	CITY
01-13591		114 E. State	State	114 E.	Meridian
01-13590	96001506	Harry & Della Tolleth House	State	134 E.	Meridian
01-13605		135 E. State	State	135 E.	Meridian
01-13607		Frank Neurse House	State	211 E.	Meridian
01-13611		303 E. State	State	303 E.	Meridian
01-13612		307 E. State	State	307 E.	Meridian
01-13593		312 E. State	State	312 E.	Meridian
01-13613		313 E. State	State	313 E.	Meridian
01-13618		435 E. State	State	435 E.	Meridian
01-13594		438 E. State	State	438 E.	Meridian
01-13596		Daly House	State	524 E.	Meridian
01-13595		Daly House	State	532 E.	Meridian
01-19800		Stoddard Rd. farmstead - 2035/2045	Stoddard	2035/2045	Meridian
01-22032		Newcomb House	Tasa	1320 N	Meridian
01-22031		Medley House	Tasa	3354 W	Meridian
01-22026		Hitt House	Tasa	3379 W	Meridian
01-22027		Kile House	Tasa	3451 W	Meridian
01-22068		Marvin Lateral Crosses I-84, 1/2 mile west of S. Ten Mile Road overpass	Ten Mi		Meridian
01-22035		Smith Foundation Clearing north of Kennedy Lateral, east of South Ten Mile Road	Ten Mile		Meridian
01-22023		Carney Property	Ten Mile	75 S	Meridian
01-22034		Brandt Property	Ten Mile	1085 S	Meridian
01-22029		Luback Property	Ten Mile	1155 S	Meridian
01-19790		Houghton Farmstead/Steward/Eggars Farmstead	Ten Mile	1505 S	Meridian
01-19789		Sleepy Hollow Farm	Ten Mile	1520 S	Meridian
01-22036		S. Ten Mile Road house - 1620	Ten Mile	1620 S	Meridian
01-19764		King barn	Ten Mile	4065	Meridian
01-15282		Ten Mile Road house - 5160	Ten Mile	5160	Meridian
01-19820		S. Ten Mile farmstead - 5220	Ten Mile	5220 S.	Meridian
01-23111		Ten Mile Rd., S., 6020--Farmstead	Ten Mile	6020 S.	Meridian
01-19738		Jerry Stevenson/Simpson Farmstead	Ten Mile	6040	Meridian
01-13677		732 E Third	Third	732 E.	Meridian
01-22001		Mason Creek - Pioneer Irrigation District Drainage System Generally N and E of Caldwell; NW, N and SE of Nampa at US 20/26	US 20/26		Meridian
27-20291		Hwy. 20/26 house-7070	US 20/26	7070	Meridian
01-19754		George Leighton/Tom Davis Farmhouse and Icehouse	Ustick	2740 (2742) E.	Meridian
01-19750		Verna Davis & Ray Blades farmstead	Ustick	540 E.	Meridian
01-19749		Ed Davis farmstead	Ustick	745 E.	Meridian
01-19751		Tyler/William & Leni Snider barn (1948)	Ustick	840 E.	Meridian
01-19752		Borup/Rivera house and barn 1135 & 1131	Ustick	1135	Meridian
01-19748		W. Ustick barn - 1515	Ustick	1515 W.	Meridian
01-19753		Johnson farmstead	Ustick	1570 E.	Meridian
01-22062		W. Ustick house - 1680	Ustick	1680 W.	Meridian
01-19747		Ustick farmstead - 2875	Ustick	2875	Meridian
01-15268		Schmitzger/States Realty	Ustick	3580	Meridian
01-15267		Harry Yost, Jr./Chris Hitt house	Ustick	4400 E.	Meridian

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Sites Registrar
State Historic Preservation Office
April 2014

Idaho Historic Sites Inventory
Meridian Area of Impact

IHSI#	NR REF #	PROPERTYNAME	STREET	ADDRESS	CITY
01-19746		Seberns/Angus McDonald/Morris Rambo farmstead	Ustick	5220 W.	Meridian
01-19744		Thomas McDermott/George Wise/Claude Groves/Ron Rice Farm	Ustick	6295 W.	Meridian
01-22086		W. Ustick Rd., 6330--Farmstead	Ustick	6330 W.	Meridian
01-15303		Dairy Operation	Ustick	7020 W.	Meridian
01-22085		W. Ustick Rd., 7280--Farmstead	Ustick	7280 W.	Meridian
01-18070		First Bank of Ustick	Ustick	11365	Meridian
01-15952		Sundell Lateral Lava Rock Check At Sundell Lateral, just S and E of Victory and Linder rds., S of Meridian	Victory		Meridian
01-15924		Ridenbaugh Canal Check Dam #1 Victory Rd., north of at Ridenbaugh Canal	Victory		Meridian
01-19795		W. Victory Rd. farmstead - 835	Victory	835 W.	Meridian
01-19797		Stanley Jackson/Harold Stanford farmstead	Victory	2365 W.	Meridian
01-23112		Victory Rd., W., 3030--Farmstead	Victory	3030 W.	Meridian
01-21847		Moxie Java	Williams	106 E.	Meridian

Boise City Historic Preservation Plan 2010

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Mission Statement

This plan aims to help the City engage in a Historic Preservation program to promote, preserve, and protect Boise's historic buildings, sites, neighborhoods and structures that provide visual markers for the City's cultural, archeological, and architectural heritage. It also aims to integrate Historic Preservation with the City's environmental stewardship and other goals set out in Boise's recently adopted Comprehensive Plan.

Introduction

Boise City Council passed the Historic Preservation Ordinance on April 19, 1976. As in many other American cities during the 1960s and 1970s, urban renewal had claimed much of the historic fabric of this frontier town through the process of redevelopment and other nation-wide efforts to breathe life back into cities that had been deserted by the widespread move to suburbia. The wholesale demolition of many of Boise's architecturally and culturally significant landmarks prompted a widespread demand for a program of historic preservation to save remaining structures and neighborhoods of importance. The new ordinance set out to begin a program of historic preservation for the City of Boise. It created the City's Historic Preservation Commission, which just a few years later in 1979 adopted the City's first Historic Preservation Plan,¹ a document that has served the City well in the ensuing 30 years as its foundation of historic preservation.

The existence of the 1979 Historic Preservation Plan provided support for the City to pass numerous ordinances designed to give the newly created Commission tools for preservation. Today in 2010, the Commission has multiple tools at its disposal to protect historic properties, including local Historic and Conservation Districts, façade easements, and landmark designations. City Council has used these tools wisely over the years, designating nine (9) neighborhoods as local Historic Districts since that time, 2 as Historic Conservation Districts, (Big Sky Neighborhood is another one but not for historic reasons) 32 structures as city landmarks, and accepting eight (8) historic façade easements. In addition, the City has adopted and regularly updates Design Guidelines for both its residential and commercial historic districts that guide the alteration of historic structures as well as construction of new buildings inside those districts.

As a local commissioner once said during public hearings about the creation of a new district, there are only two times that the creation of Historic Districts can obtain widespread support: either when the neighborhoods are on their way up, or when they are on their way down. Some areas of Boise with a high percentage of qualifying buildings were set aside as local Historic Districts soon after the passage of the 1979 plan, a time when older urban neighborhoods were in serious decline in the face of suburban sprawl. The first Commissioners set out to preserve Boise's aging downtown commercial districts first. Following those actions, preservation activists in Boise's North End neighborhood advocated the creation of historic districts in both the Hyde Park commercial area on 13th Street as well as on parts of Harrison Boulevard, both of which were given historic district protection in the 1980s.² The Commission also designated a portion of Warm Springs Avenue in the

City's East End as a local historic district in 1996. Before the City created the districts, many of these areas had lower home prices than Boise's average and were suffering from homeowner neglect. From the 1960s on, more affluent families increasingly deserted these "streetcar suburbs," so called because of their proximity to urban streetcar lines at the turn of the 20th century, and moved to the foothills or into new suburban subdivisions.³ Gradually, other historic districts were added, such as the residential part of the North End neighborhood which lies east of Harrison Boulevard. The City created many of these districts as part of a larger effort to stem the tide of suburbanization and to revitalize its older urban neighborhoods. The success of the early historic districts led to a major turnaround in these Boise neighborhoods.

In the early 2000s, the City created additional districts. It was during a time when older neighborhoods were surging in popularity and land values were increasing faster than home values. Boise's explosive population growth in the 1990s and early 2000s brought a desire to live closer to urban centers, bringing many residents back to Boise's historic North and East End neighborhoods and resulting in soaring property values. These urban landscapes enjoyed a new popularity because of the amenities they brought: wide streets, mature trees and landscaping, easy access to downtown, and proximity to the recreation-rich foothills. In those areas of the larger East and North Ends that were not yet protected by Historic overlays, a new round of demolition took place. Many historic homes were either remodeled insensitively or simply torn down to build larger homes that maximized lot coverage and were generally out of keeping with surrounding structures. This major upswing in popularity provoked a demand from residents for historic district protection. *[See image 1 and 2 (Image 1, 24th St., Image 2, Straughn St.)*

In addition to the many structures protected by the City's official historic districts, there have been other significant historic preservation successes over the last 30 years in Boise, and individuals who have been important in their own right for the efforts they have made to save Boise's historic structures. One example was the preservation of the Egyptian Theatre, built in 1927. This was one of myriad buildings designed by famous architectural firm Tourtellotte & Hummel (see Architecture in Boise on page 14 below) that was threatened with demolition in the 1970s. It had suffered some neglect; its original tan stucco walls had been whitewashed, and the adjacent buildings were also torn down. Thanks to a passionate community effort, it was placed on the National Register of Historic Places in 1972. Today the building continues to serve as a community gathering place for cultural events. *(See Image 3, Ada Theatre, and Image 3, Ada Theatre)*

Some individuals, as well, have been instrumental to preserving Boise's architectural history. Ken Howell, a local architect and developer, has taken advantage of federal tax incentives to renovate and preserve a number of very important buildings in Boise, including the Romanesque style Union Block Building, which lies on the 700 block of Idaho Street and was placed on the National Register of Historic Places in 1979, and the Idanha Hotel, Boise's only French Chateau style building that has undergone myriad changes in its 110 year history and stands today as a modern apartment building with restaurants on the main level and an art gallery and bar underground. Both of these are protected by a façade easement that Howell donated to the City. Others, such as Joan Carley, have

also spearheaded large area preservation efforts for which they have been awarded by the community. (See Image 5, Historic Idanha Hotel)

Another very important victory for the City was the preservation of Boise High School in the 1990s. Because this structure was outside the boundaries of any local historic district, the City had no regulatory overview of it. Instead, residents of Boise's North and East Ends fought to save the elegant building, which was slated for demolition and replacement by a high school five miles away from the neighborhood. The nearly 100-year old school, also built by Tourtellotte & Hummel, not only exhibited classic architecture with Ionic columns and a beautifully detailed auditorium, but also had status as a community icon. The school's auditorium hosted countless cultural events over the years, and Boise High's location on the edge of downtown and in close proximity to the residential neighborhoods from which it drew its students allowed biking and walking as central forms of transportation.⁴ The outcry from the City's residents and the advocacy work by the North End Neighborhood Association and many Boise High parents resulted in the preservation of the original school, and a tasteful, compatible addition that brought the school into the 21st century while also solving its overcrowding problem. (See Image 6, Boise High School)

Boise High, the Union Block, and the Egyptian Theater were only three of the many successful preservation efforts over the years. But in spite of the many historic preservation successes in Boise over the past 30+ years, there have been a number of significant losses that have occurred, as well. The history of Boise High's preservation provides an important lesson for preservation in the City of Boise and points both to the limits of Boise's official role as well as the power of grass-roots advocacy rooted in logical (and proven) economic reasoning. In many of the situations where historic buildings have been lost, the City's hands have been tied due to lack of regulatory oversight. This was true for many downtown buildings that were lost in the 1970s and 1980s due to the Boise Redevelopment Agency's (now Capital City Development Corporation or CCDC) charge to revitalize downtown Boise. The BRA, as it was formerly known, formed two project areas that included 16 blocks in downtown Boise. Many of the historic buildings which stood on these blocks were scheduled to be razed and replaced by a controversial downtown shopping mall. As a result, the Royal Block was demolished in 1989, as were many other buildings of significant architectural value. In a race against BRA in the 1970s, local entrepreneur Joan Carley successfully bought and preserved many remaining downtown structures in what is now known as Old Boise, but losses nevertheless abounded. And, while Boise High provides a school success story, more recent threats to Boise schools have not resulted in similar triumphs. Between 2002-2010, four National Register schools (three listed and one declared eligible) within the City limits have been demolished, despite efforts by local groups and the City's pleas to save them. As of the writing of this new plan, two of the lots sit vacant, while the site of a third, South Junior High, houses a newly constructed school which is void of most any reference to the original school's Art Deco heritage. The fourth is now the site of a condominium project. Thus, while the City's designated historic districts have preserved much, there is an urgent feeling that there is much left to accomplish.

Many buildings worthy of preservation remain outside the City's jurisdiction. However, the creation of the City's newest local historic districts in the western half of the North End as well as the East

End greatly increased the Commission and staff's workload. The number of requests for Certificates of Appropriateness for structural alterations in those districts continued to increase due to the neighborhoods' ever-growing popularity, and the addition of the newly protected areas doubled the number of structures under the Commission's regulatory umbrella. The Commission's increased regulatory workload made it difficult for the volunteer body and its staff to also engage in the cultural programs outlined by the enabling ordinance. With the City's increasing age and its growing significance to the country's frontier history, the City created the new Arts and History Department in 2008 that took over many of those functions on behalf of the City. The public outreach being done by this arm of the City government will continue to form a critical part of an overall historic preservation strategy aimed at preserving those parts of Boise history that remain unprotected.

The Arts and History Department's mission is to enhance the Boise community by providing leadership, advocacy, education, services, and support for arts and history. It has a full-time staff and a volunteer commission, as well as additional volunteers that serve on the Department's various committees. One of the Department's committees is focused exclusively on history, with the sole purpose of educating and engaging the public about Boise's rich heritage. The existence of this committee and this Department has helped shoulder some of the educational and community-building tasks that were previously the responsibility of the Historic Preservation Commission. With such closely related goals, it is imperative that these two organizations align their missions and work together more formally in the future. With both organizations doing important work toward historic preservation, a formalized partnership with unified goals and objectives would strengthen the overall efforts of historic preservation in Boise. A joint enterprise such as this could work closely to form official relationships with other organizations and agencies unaffiliated with the City, such as Preservation Idaho, the State Historic Preservation Office, and the National Trust for Historic Preservation to create a multi-pronged strategy for preservation.

Plan Objectives

Modern Historic Preservation has evolved since its start as a reaction to the urban renewal policies of the mid 20th century. As cities grow and develop, the threats posed to their historic structures change and evolve. In Boise, everyday threats rarely involve high-style architecture such as Boise's former City Hall anymore, although such fights could certainly still occur outside of locally designated districts. A decade into the 21st century, today's threats are most often to vernacular structures and stem from:

- Inappropriate infill development that threatens the congruity of historic neighborhoods;
- Proposed teardowns of individual buildings which lie outside of protected districts;
- Infill and demolition of neighborhoods composed of post-war architecture either unappreciated by the public as yet or just now approaching the 50-year old mark.

In addition to the basic changes in urban growth and development, the building industry is also evolving through constant updates to and changes in construction materials. Staff and Historic Preservation Commission members must remain abreast of the appropriateness of such new

materials in order to guide developers and remodelers. Likewise, technological innovations in energy and water conservation can impact historic structures when owners desire to “go green.”

Historic Preservation policy must be flexible and dynamic enough to deal with all such threats and changes. Because Boise’s stock of historic structures is small compared to older towns and cities in the East, its preservation holds even greater importance. Nevertheless, it is the blend of new and old that provides character to any given place and makes it unique, and thus it is not the goal of Boise’s Historic Preservation program to create a static city.

Yet continued threats to unprotected historic buildings have resulted in demands for a new, updated Historic Preservation Plan that takes into account the overall development goals of the City as well as the inventory of Boise’s structures that are meeting the 50-year mark and therefore are deemed historic. The City hopes that this new plan will bring historic preservation goals in line with Boise’s transportation, growth, and environmental stewardship efforts. As Boise updates its comprehensive plan through the Blueprint Boise planning process, the City’s Historic Preservation Plan needs also to evolve in order to align goals and visions. The City strives to encourage new growth that is congruous with and complementary to existing historic neighborhoods.

With the adoption of this new Historic Preservation Plan, the City hopes to meet the following objectives:

- Identify or make plans to identify existing historic resources that deserve protection but remain unprotected because of their location outside of existing local districts;
- Propose new tools that will allow owners of individually significant structures to obtain protection for said structures;
- Identify policies to preserve modern architecture, the stock of which is just beginning to meet the 50-year historic mark and much of which is currently classified as “non-contributing”;
- Align the City’s sustainability and environmental stewardship goals with its historic preservation goals;
- Work with other City departments, state and private organizations to create a public education and heritage tourism program; and
- Provide alternative tools for City residents and remodelers that will encourage preservation of the existing built environment in lieu of proposals for demolition and replacement.

Themes relating to unified partnership planning, new tools, public education, and a commitment to sustainability are found throughout the plan. These are the themes which tie the plan together and will foster historic preservation that is well integrated with the rest of Boise’s goals and objectives.

Chapter 1: Creating a Unified Vision for Historic Preservation

There are many entities working toward historic preservation goals in Boise. Some are government bodies, others are non-profit groups, and still others are loose coalitions of Boise residents organized at the neighborhood level. Each of these groups is critical to Boise's historic preservation strategy.

Additionally, there are groups and government bodies whose mission is not directly related to historic preservation, but whose actions nonetheless impact Boise's historic resources. For instance, when the Planning and Zoning Commission or the Design Review Commission tackles redevelopment projects in older sections of town, there is frequently a historic component to the proposal or historic resources to be considered. Likewise, when the Parks and Recreation Department undergoes planning efforts, they often deal with historic buildings, historic landscapes, or archaeological resources.

The losses of the past decade indicate that a more cohesive and collaborative program is needed throughout the Valley to execute on educational efforts and achieve the public awareness that will halt more insensitive alterations to Boise's cultural resources. This chapter will outline possible relationships that can be formed and programs that can be executed in a unified way. Two levels of cooperation will be useful in executing historic preservation goals. The first concerns Boise's own commissions, and is aimed at ensuring that they are collectively working toward complementary goals and are in regular communication. The second represents a more comprehensive, city wide effort toward advocacy, and involves agencies and entities outside of City government. Together, this unified vision of historic preservation will help prevent additional cultural losses.

Governmental Collaboration

Multiple government entities and programs exist in the Treasure Valley with missions focused on Historic Preservation. In many cases, federal, state, and local governments work together to implement these agendas.

The federal government has created multiple programs to help preserve community resources across the country. Many of these are administered at the state level, and are aimed at helping municipalities and counties maintain their cultural resources. First, there are tax incentive programs available to assist residents in the preservation of their historic resources. Owners who undertake substantial renovations on an income-producing historic property can claim 20% of the renovation costs as investment tax credits to be used on their federal tax liability. More than 70 buildings in Idaho have been preserved through this program over the last twenty years. Additionally, the federal program has provided limited matching grants to buy and rehabilitate historic properties, a program that Idaho Certified Local Governments (such as Boise) have used in the past to prepare architectural plans, do roof repairs, paint, and stabilize historic properties.⁵

The Certified Local Government (CLG) Program is jointly administered by individual State Historic Preservation Offices and the National Park Service. Boise, designated as a CLG in 1986, will celebrate 25 years of this status in 2011. Thanks to the designation, the City has obtained a great deal of grant money over the years to create Design Guidelines for Historic Districts, send staff and commissioners to

special training, conduct surveys on historic properties, and engage in educational outreach. It is critical for Boise to maintain this status as one arm of its comprehensive preservation strategy.

In addition to these incentives that are available to individuals and CLGs, Boise also became a designated Preserve America Community in 2006. This federal program, which is administered through the National Park Service, partners with other National Park Service programs and has its own pool of grant money. The designation made the City eligible for these funds, and two years after designation, Boise received a \$20,000 grant to document 30 unprotected local landmarks and focus public attention on these resources. The landmarks, most of which are in Boise's downtown core, have been identified and will form the basis of new walking tours and brochures.

Idaho's State Historic Preservation Office administers many of these national programs. The agency is located in the Old Assay Building, a downtown structure listed on the National Register of Historic Places. Idaho's SHPO was created in 1971 and functions on a grant from the National Park Service. It is charged with helping municipalities and counties throughout the state fulfill their historic preservation goals, and serves as the liaison between the local governments and the federal government. It also creates strategic plans for historic preservation throughout the state.

At the City level, Boise's Historic Preservation Commission and Department of Arts and History are the two entities most directly involved in historic preservation activities. However, there are others whose activities have an impact on cultural resources. The Planning and Zoning Commission and the Design Review Commission often deal with projects that feature a historic building or must demonstrate congruity with historic neighborhoods. In addition to these, the City also created a Neighborhood Association program in the 1994 which has been very successful at including citizens in the preservation of their respective neighborhoods. Boise's North and East Ends and the Central Bench area each have active neighborhood associations that have enthusiastically participated in creating neighborhood plans which address preservation issues. They have also partnered with the City for educational efforts and even contributed money to various programs conducted with the City. The City should continue partnering with these neighborhood associations and others in an effort to involve additional citizens and create a comprehensive, integrated preservation effort.

Finally, Ada County, in which Boise sits, also has a volunteer Historic Preservation Council. This group of volunteers does not have any regulatory oversight duties, but instead focuses exclusively on education and advocacy. Their goal is to preserve Ada County's heritage. They have conducted numerous surveys on various historic resources that lie outside of Boise but within the County over the past two decades. Their surveys have included historic resources in Star, pre-1920 homes in Ada County, and, together with the Boise City Historic Preservation Commission, a windshield survey of historic resources in the Boise Area of Impact. This final document – which was funded through a CLG grant – demonstrates that cross-jurisdictional cooperation has been successfully accomplished in the past.

As Boise approaches the challenges of growth in the next decade, continued cooperation with federal and state organizations is critical to maintaining a robust program of historic preservation. The City

must also make sure that all of Boise’s departments and commissions are acting in concert with regard to historic preservation goals and objectives. Additionally, cooperation with the county entity would be an excellent approach. Together, Boise’s Historic Preservation Commission and Boise’s Arts and History Department can align objectives with the County Council to ensure that they both are focused on the most threatened resources of the Valley.

Goal 1.1. Pursue funding for historic preservation activities available through various federal programs.

Policy 1.1a: Maintain Certified Local Government and Preserve America Status.

Action I Remain up to date on requirements to keep Boise’s status current.

Action II Apply for grants to pursue the goals listed in later sections of this plan.

Goal 1.2. Ensure historic preservation goals are being applied consistently across City Commissions and Departments.

Policy 1.2a: Increase understanding of historic preservation goals in non-historic related departments and commissions.

Action I Appoint liaison from Historic Preservation Commission to Planning and Zoning Commission.

This liaison would be an attendee of Planning and Zoning Commission work sessions at regular intervals, to be determined by Historic Preservation Commission. This Historic Preservation Commission member would serve to convey historic preservation strategies to the Planning Commission in order to align goals.

Action II Change application routing.

There are many historic buildings located outside of locally designated districts. Therefore, to increase understanding of historic preservation goals, change workflow routing so that City applications for buildings more than 50 years of age are also routed to Historic Preservation staff for input.

Policy 1.2b: Ensure consistency between the City’s Historic Preservation Plan and the City’s Comprehensive Plan.

Action I Allow Historic Preservation Commission the opportunity to comment on changes to the Comprehensive Plan when related to historic neighborhoods.

When changes are proposed to the City’s Comprehensive Plan, provide the Historic Preservation Commission the opportunity to comment. There are often changes made to various parts of the Comprehensive Plan that impact historic preservation goals, particularly when they relate to neighborhoods with historic resources. These include (but are not limited to) foothills neighborhoods, the North and East End neighborhoods, and the Central Bench.

Policy 1.2c: Regularly check consistency of historic preservation strategy with other City goals and strategies to ensure compatibility.

Action I Create a City Coordination Committee that will collaborate to ensure historic preservation goals are being implemented consistently throughout the City.

A City Coordination Committee will consist of staff members from various departments and agencies whose functions impact historic preservation goals. These include Arts and History, Historic Preservation, Planning and Zoning, Neighborhoods, Design Review, Capital City Development Corporation, and Parks and Recreation. The Committee will meet at least quarterly to create awareness of each department or agency’s activities, and to identify areas where coordination would be beneficial or where activities are at cross-purposes.

Action II Appoint a liaison from Historic Preservation Commission to sit on History Committee of the Arts and History Department and attend all meetings.

Change bylaws of Historic Preservation Commission to include a permanent liaison from the Commission to attend the Arts and History Department’s History Committee meetings. This liaison should report regularly back to the Commission during monthly work sessions.

Action III Coordinate with Transportation Planning.

Assign a historic preservation planner to work with the City’s transportation planner to ensure all historic resources are maintained and protected.

Goal 1.3. Engage in county-wide efforts for historic preservation.

Policy 1.3a: Work with Ada County staff and/or Commission members to coordinate historic preservation efforts.

Action I Assign staff member to serve as a liaison with the Ada County Historic Preservation Council. Meet semi-annually at set intervals to determine potential joint projects and become aware of each entity's efforts.

Other Organizations

In addition to governmental entities and programs, there are many other groups – citizen-initiated and government-sponsored – advocating for historic concerns in Boise. The City should remain abreast of their efforts, encouraging activities that help implement historic preservation goals in Boise and working with these groups when possible.

The Idaho State Historical Society is a state agency devoted to preserving and promoting Idaho's heritage. The State of Idaho created the agency soon after statehood, in 1907. The Society works closely with the State Historic Preservation Office to ensure that Idaho's inventory of records is maintained. It has a full-time staff of 49 that is spread around its various branches, including the State Historical Museum, the State Archives, the Idaho History Center, and others.

There are also two important non-governmental organizations and an educational institution in Boise with whom the City should be collaborating. The first is the National Trust for Historic Preservation, which has a Boise program officer working on behalf of Idaho resources. Although once a federal government group, the National Trust now operates entirely as a 501(c)3 non-profit organization. The program officer's goals are to help the various entities in Idaho leverage the resources of the National Trust. (See Historic Preservation in Boise, The National Movement on page 16.) The resources of this organization are vast, and Boise should continue leveraging all it has to offer, including grant money and training opportunities. Preservation Idaho is another 501(c)3 located in Boise. Idaho residents founded the organization in 1972, and it retains the support of hundreds of Idaho residents today. Among other goals, Preservation Idaho aims to preserve Boise's architectural history. It has an active board and membership that could be leveraged for projects and educational outreach.

Finally, the City's relationship with Boise State University has resulted in some outstanding educational programs which the City should maintain. Through the Idaho State Board of Education, BSU formed a Center for Idaho History and Politics in 2004. The Center has worked collaboratively with the City to increase awareness of Boise and Idaho history. The Center worked with the City to create the new Arts and History Department, and together they continue to put on a monthly program called Fettuccine Forum. The Forum brings experts on various historic subjects to a civic forum monthly in conjunction with Boise's First Thursday community event throughout the winter months. Boise should maintain this working relationship with the University.

Goal 1.4. Lead efforts to create a city-wide consortium of Historic Preservation advocates.

Policy 1.1b: Create formal relationship between Historic Preservation Commission and Community and Educational Organizations.

- Action I Create a Boise History Consortium, composed of representatives from each organization noted above, including: Idaho State Historical Society, National Trust for Historic Preservation, neighborhood groups, the City of Boise, Preservation Idaho, Boise State, and the State Historic Preservation Office.

- Action II Identify a staff member or a commissioner from either the Arts and History Department or the Historic Preservation Commission to serve as a formal liaison for regular contact with the consortium via email or a newly established web site. Liaison should report regularly to full commission during work session time. This could be a special appointee called the “Community Ambassador” who would not serve any formal role on the Commission but which would report to the two Commissions (Historic Preservation and Arts and History) on Non Government Organizations’ goals and projects.

- Action III Host an annual strategy meeting with members from all groups to discuss initiatives, activities, and progress.

- Action IV Create structure for regular communication with these groups, potentially through a group email list by which City staff sends a brief bi-monthly update of City activities.

Goal 1.5. Include educational outreach and public awareness of cultural resources in all planning functions.

Policy 1.5a: Plan and execute educational outreach and advocacy through the Boise History Consortium.

- Action I Include education component into annual budget requests for Arts and History and Historic Preservation.

Chapter 2: Boise's Historic Character

The City of Boise represents America's frontier history and life in the Intermountain West. Because the City was founded in the middle of the 19th century, Boise's architectural inventory, while small, represents virtually all major national architectural movements since the latter half of that century, including Victorian/Queen Anne, Italianate, Romanesque, Colonial Revival, Craftsman Bungalow, Minimal Traditional, Ranch, Art Moderne, International Style, and even a Googie structure. Many of the best structures representing these styles have long disappeared from the architectural landscape, such as the old Idaho Soldier's Home, a Moorish-inspired building, and the former Boise City Hall, a Romanesque structure. But there are still a number of representative buildings that remain.

Unlike some western cities where there are large areas that represent a single architectural style, Boise's comparatively modest growth resulted in various neighborhoods throughout the City that include structures from multiple eras and architectural styles. Many of the homes in the East and North End neighborhoods have large numbers of Craftsman Bungalows, but even there, they are interspersed with Queen Anne Victorians, Minimal Traditionals, Colonial Revivals, and even Ranch style homes in the more geographically distant areas that developed the latest.

In addition to already protected areas, there are multiple neighborhoods in Boise still in need of study or survey which may in fact qualify to become theme-based historic districts based on their quantity or uniformity of a single style. Any such potential districts are likely to be made up of postwar structures that have only recently begun to reach the 50-year threshold as well as public appreciation.

Architecture in Boise

After the City's founding in 1863 and its subsequent evolution into more than just a fort and frontier town, prominent town residents began building ornate structures to house their families. Many of these structures from the first decade of the 20th century were designed by the firm of Tourtellotte & Hummel, which was founded in 1903. John E. Tourtellotte had moved to Boise in 1890, the year Idaho was admitted to the Union, and Charles F. Hummel arrived just five years later. Tourtellotte was well known as a promoter and savvy designer, while Hummel was a classically trained civil engineer and architect. Soon after forming their firm in 1903, the two designed and built many of Boise's most well-known architectural gems.

Tourtellotte & Hummel's earliest structures were located close to the center of town. Some Victorian-era homes, such as C.W. Moore's first home (later known as the DeLamar house), were located on Grove Street, what one historian has called the City's "first fashionable residential area."⁶ Others, belonging to people such as entrepreneur Hosea Eastman and C.W. Moore's subsequent home, were located on Warm Springs Avenue, and still others were scattered on random lots in the still predominantly rural North and East Ends. The homes were defined by highly ornate woodwork, wraparound porches, detailed shingles, and other typical Queen Anne finishes. The North and East End neighborhoods contain a wide selection of Queen Anne homes based both on the style's characteristic shapes – hipped roofs with lower cross gables, cross-gabled roofs, or front-gabled roofs – as well as its distinctive detailing – spindlework or free classic details such as dentils. Boise's original City Hall had

many of these features, as well. There are other parts of town – as yet unprotected by a historic district overlay – that also contain some of this firm’s designs. (See Image 7, 16th Street Queen Anne, Courtesy of Boise Architecture Project, Image 8, Boise City Hall, Courtesy of Boise Architecture Project.)

The City expanded north and east of the downtown area in the late 19th and early 20th centuries, thanks in part to the arrival of the street car in Boise in the 1890s. Some streets continued to develop with ornate Queen Anne structures, particularly along the North End’s Harrison Boulevard and the East End’s Warm Springs Avenue. Harrison Boulevard was platted in 1891 as a 100-foot boulevard by developer W.E. Pierce, and was later improved with a center median in 1916, creating a tree-lined, grand boulevard in the tradition of the City Beautiful movement.⁷ Although Harrison Boulevard’s structures were not themselves uniformly mansions, the flanking streets on either side of the Boulevard developed with more consistently modest architecture, as did the areas developed on the north side of Warm Springs Avenue. As more average families moved away from the commercial hub of town thanks to the access afforded by the streetcar lines, these areas saw a change in the architecture and size of homes. (See Image 9, Harrison Boulevard Queen Anne, Courtesy of Boise Architecture Project)

Small Craftsman bungalows became popular architectural choices during this era. Craftsman bungalows often represent influences from the English Arts and Crafts movement and oriental wooden architecture.⁸ They commonly have gabled roofs, exposed wood rafters, and intricate woodwork. Many of them – reflecting the various iterations of the style – still stand proudly today throughout the North and East Ends, with the protection of local historic district overlays. These historic neighborhoods also boast variations of Tudor Revival, Colonial Revival, and Spanish style homes. (See Image 10, 24th Street Bungalow, Image 11, 18th Street Mission Revival)

Various developers platted these streetcar suburbs out as the town’s population increased in the late 19th century. They created relatively small lots, approximately 120 feet deep and 25 feet wide. Most people selected two or three of these lots upon which to build their homes, creating frontages 50 or 75 feet wide.⁹ Some lots close to Front Street and others near the far northwest corner of the North End are irregularly shaped, but the pattern persists throughout most of these neighborhoods.

Architecturally, many things changed with the Depression and the coming of World War II. During the 1930s, supplies became harder and harder to come by while people had fewer resources to spend on building homes. Builders began to construct much simpler structures that reflected the times. Gone was the woodwork of the Craftsman tradition, and in its place came modest shingled structures with fewer windows, porches, and decorative details. These Minimal Traditional homes often mimicked the shapes and styles of earlier eras, but with significantly less of the traditional detailing.

As in the rest of the country, the postwar era brought some of the most significant changes to Boise both in terms of architectural style, building materials, and the way people lived. By the late 1940s, the automobile had become a fixture of American life, and its ubiquitous ownership made it possible to live even further from the city center. Additionally, the arrival of bulldozer technology made living in ecologically delicate environments like the foothills more feasible. Thus, the 1950s and 1960s saw

greater numbers of people moving even further away from Boise’s urban core onto the Boise Bench and the Boise Foothills, driving cars, and building homes that reflected new postwar lifestyles.

The Ranch style home dominated 1950s construction. Low-slung rooflines, single stories, and garage doors that fronted the street characterized typical Ranch style homes. Ranch home interiors also reflected domestic trends of the decade: a turn back toward the nuclear family that meant a focus on the kitchen and hearth. Additionally, builders experimented with new, synthetic materials on many Ranch style homes, resulting in style that was less consistent across the board. Many parts of Boise evolved with a large number of Ranch style homes. Numerous blocks on the Boise Bench continue to display high percentages of these homes, as do many early foothills subdivisions, including the Highlands, Boise Heights, and parts of lower Foothills East, all of which lie in northeast Boise. (See Image 12, 24th Street Ranch, Image 13, Randolph Robertson Clinker, Courtesy of Boise Architecture Project)

As Boise grew into these “suburban” neighborhoods, they deserted the urban core in even greater numbers. By the 1970s, older homes in the North and East Ends were run-down and poorly maintained. Prices began to fall as the allure of bigger lots and bigger homes rendered these streetcar suburbs less popular. Simultaneously, commercial businesses increasingly moved to “suburban” malls, a trend that was equally devastating to Boise’s urban core. Together, these changes in the way Boiseans lived greatly altered the neighborhoods that had once formed the core of the city. And to address the problem, local, state, and federal governments stepped in with laws that were designed to turn the problem of decaying cities around across the country.

Historic Preservation in Boise

The National Movement

Historic Preservation came to Boise long after the nationwide movement to preserve historic sites began. The larger movement’s genesis came near the turn of the 20th century, when the 1906 Antiquities Act became the first federal policy to embrace the preservation of historic sites by granting presidents the authority to designate national monuments on public lands. Soon after, Congress created the National Park Service in 1916 to administer these designated sites (as well as others). The agency was given greater powers with Congressional passage of the 1935 Historic Sites Act which enabled the Service to acquire property, build museums, create signage, and conduct programs of educational value. Franklin Roosevelt’s New Deal also included another law designed to put people back to work: the 1933 Historic American Buildings Survey (HAER).¹⁰ These various federal policies caused greater public appreciation of America’s past and strengthened policy alternatives to industrial progress and unrestrained growth. They also encouraged a partnership between the federal, state, local governments and the private sector that continues to this day.

The cooperation between these entities was embodied in the 1947 birth of the National Trust for Historic Preservation, which began as a private, non-profit organization built around the fear that America’s future would be “without roots, without a sense of identity, with nothing to lose.”¹¹ Congress chartered the organization two years later, and the National Trust received federal funds as part of its

operating budget for more than 30 years. In 1995, however, the Trust decided to cease reliance on these funds and revert to a privately funded group.¹² Throughout these changes, the organization has provided and continues to provide guidance to local and state preservation groups across the country and is widely considered the experts on historic preservation issues. The organization's goal today is to "help people protect, enhance, and enjoy the places that matter to them."¹³

The National Historic Preservation Act, initiated by the National Trust's director and passed by Congress in 1966, was a direct response to decaying urban centers across the nation and the loss of thousands of locally important structures to urban renewal programs. Prior to the passage of the 1966 law, the National Register had included only buildings and sites of national importance or those which were part of the National Park system. The new law recognized that the criteria for Register placement were too strict and often left out structures or places that were highly significant, particularly to newer communities in the West. But the law allowed new criteria to be adopted that would allow the inclusion of buildings and sites with local or state significance. The law also enabled the creation of State Historic Preservation offices in each state, whose officer would act as the nominator for properties in each State to be included on the National Register. Finally, the law created a grant program for preservation through the Department of Interior, in which grants are allocated to individual states, dependent on annual budgets authorized by Congress.¹⁴ Idaho's Legislature in fact created the State Historic Preservation Office (SHPO) in 1966 following the passage of this federal law.¹⁵

As noted in Chapter 1, the Certified Local Governments Program has been particularly successful at creating partnerships between federal, state, local governments, coordinating local communities with the federal Historic Preservation Program. The State Historic Preservation Office receives funds to distribute to certified communities throughout the state of Idaho, including Boise, which has been certified since 1986.

Historic Preservation and the State of Idaho

In addition to the federal laws that set the stage for preservation work, the State of Idaho has passed its own laws that concern historic preservation issues specific to Idaho. The Idaho Legislature passed the Historic Preservation Law in 1975, enabling municipalities around the state to create historic districts and individual historic properties, as well as to acquire ownership or easements for conservation purposes. (Title 67, Chapter 46 – Preservation of Historic Sites.) The same title in the Idaho Code also includes protection for historic sites in Chapter 41. This chapter declares state policy to be the encouragement of Idaho's cultural and historic resources.

In addition to these important chapters, the Idaho Legislature has also codified protection of the state's archaeological and grave sites. Title 18, Chapter 70-35 of the state code makes it a misdemeanor to "mar or harm any archaeological artifacts found within a cave or cavern," and Title 27, Chapter 5, prohibits the destruction of any grave site. Finally, state law (codified in Title 31, Chapter 8) enables counties to raise money for the support of historical societies and other historical activities through the levy of a property tax, limited to .012% on each dollar of market value.

Boise's Historic Preservation Commission: Work and Accomplishments

Since the Boise Commission's founding in 1976, it has created and maintained a remarkable program of historic preservation, created through regular revision of the Boise City Historic Preservation Ordinance, chapter 2-18 of the Boise City Code. Between 1980 and 2006, the Commission designated nine local historic districts, composed of three commercial and six residential districts. To contend with changes that might be made to structures within these districts, City staff and the Commission passed an ordinance in the late 1980s that created a Certificate of Appropriateness program, requiring structure owners in a historic district to get City permission prior to alterations on the exterior of their buildings. The ordinance and process have undergone changes and refinement since they were first created, as the City government has gauged what was acceptable to the public in terms of regulation.

The process by which an owner is required to obtain permission is a fairly simple one. Basic changes, such as paint color, are not regulated. However, the Commission reviews any structural changes, demolitions, or additions unless minor. A decision matrix is available through the Boise City website explaining which changes can be approved at the staff level and which require Commission review.

In an effort to ease the process further, the City has commissioned a set of residential and commercial guidelines for Boise's districts, both of which have been updated recently. The guidelines provide assistance to building owners with regard to materials, lot coverage, landscaping, and architectural style. As part of the well-laid out and newly streamlined process, applicants are now required to meet with City staff prior to submitting an application.

With regard to specific structural changes, the Commission is guided by the Secretary of Interior Standards for the Treatment of Historic Properties, as well as the locally adopted guidelines and two books on historic architecture, *A Field Guide to American Houses*,¹⁶ and *American Vernacular Design, 1870-1940*.¹⁷

Historic Districts

The Historic Preservation Commission's greatest accomplishments are undoubtedly its historic districts. Through the creation of the City's nine locally designated historic districts, the City has inventoried the vast number and variety of structures in historic neighborhoods throughout Boise, making a great contribution to the preservation of the City's frontier and architectural heritage. Through the process of creating these districts, a great deal of history was collected and recorded, so that there is a rich repository of information about the City's earliest areas. Commercial districts were created first, followed by a number of residential districts. The first residential district, proposed for an area called the Near East End in 1985, actually failed, requiring subsequent proposals to meet strict guidelines and garner a great deal of public support.¹⁸ Additionally, the historic district ordinance was refined to permit the Historic Preservation Commission to regulate only exterior changes through the granting of Certificates of Appropriateness. The Commission has no authority over interior alterations.

What follows is a brief introduction to each district, in the order that they were created, with references for the reader to existing documents that provide more detailed descriptions.

Hyde Park

Boise designated the commercial Hyde Park area as a local Historic District in 1980, immediately following the adoption of the City's Historic Preservation Plan. The same area was placed on the National Register of Historic Places in 1982. The district covers a two block area along both sides of 13th Street in Boise's North End, between Alturas and Brumback Streets.

Hyde Park was Boise's first suburban shopping district. 13th Street was built in the 1890s as a road to connect the City to Hill Road at the base of the foothills. Hyde Park developed on the four plats added to the City between 1891-1893: Hyde Park, Brumback, Byron, and Lemp.¹⁹ Residents accessed it on the streetcar line financed by Walter E. Pierce, who was the exclusive real estate agent for the Hyde Park Addition.²⁰ There, visitors were able to find barbers, a dairy, a meat market, a post office, and a pharmacy. Even an Odd Fellows Meeting Hall was built there in 1903, a building whose façade easement the City now holds.²¹

Old Boise

Old Boise was placed on the National Register of Historic Places in 1978. The City of Boise designated it as a local Historic District two years later in 1980. The local District stretches east to west between Capitol Boulevard and 5th Street, and north to south between Idaho and Grove Streets.

Old Boise lies within Boise's original town site, where miners, military men, and settlers came to conduct business. Although many of the original buildings that stood on these blocks are now gone, the replacements were built between 1890-1920. Consequently, those buildings have gained their own historical significance. There are a number of architectural styles represented within this district, among them Romanesque Revival, but most of the buildings have a fairly uniform size and scale. The district was originally surveyed in 1979. Despite the Historic District designation, many of the buildings changed significantly over the next 30 years. Thus, the City had the area re-surveyed in 2007. Despite the overwhelming amount of surface parking within the District today, the area contains the largest number of architecturally important commercial structures of historic importance in the larger downtown area. Upon re-survey, 25 of the remaining 43 structures retained their contributing status.

South Eighth Street

Like the Old Boise District, the South Eighth Street District was placed on the National Register of Historic Places in 1978 and the City designated it a local district in 1982. This area of Boise, which lies along 8th and 9th Streets between Broad and Fulton, developed as a warehouse district in the late 19th century.

As Boise's commercial significance grew, this area developed along the railroad spurs extending south from Front Street, allowing goods to be transported both into and out of the City. The district contained light industrial and large warehousing uses. The area thrived until trucking took over as the preferred transportation option for goods in the 1950s, at which time the commercial neighborhood faltered, since few of the buildings contained enough space to accommodate trucks.²²

The area underwent a renaissance of sorts in the late 1970s, as commercial developers re-imagined the neighborhood into a retail district. At the time, many of the buildings were altered in such a way that the design integrity was lost, although the dominance of brick still held the district together. In part to maintain the integrity of the rest of the area, the City created the local District. Even with the local designation, however, the buildings in the area have continued to change rather dramatically. Loading docks have been enclosed or removed in many cases, and multiple businesses exist within a single structure.

Today in 2010, the BODO – or **Boise Downtown** – development has reconfigured the street layout and added new buildings that are larger in scale than the historic warehouse structures, which themselves were large for their time. The new buildings dwarf some of the old and architecturally significant buildings in the area. Additionally, residential units have even been created where a warehouse previously stood at 8th and Myrtle Streets. With the commercial neighborhood continuing to evolve and the feeling and architecture being diluted, the City re-surveyed the area in 2007, with a view toward the possibility of extending the district to the south and including three additional historic warehouses. Although those structures were found to be contributing, the City ultimately declined to add them to the district.

Harrison Boulevard

Harrison Boulevard was placed on the National Register of Historic Places in 1980. The City followed up with a local Historic District designation in 1989. The Boulevard runs north to south through the middle of Boise's North End and connects the City to northern foothills neighborhoods which were developed in the post World War II era.

President Benjamin Harrison – after whom the Boulevard is named – visited Boise in 1891, a year after he signed the Act which admitted Idaho to the Union. Beloved by Idahoans for this act, they welcomed him with great fanfare that spring, and many wanted to honor him. A month after his visit, landowners north of Fort Street began to work with City Council to create a street with his name, and in May 1891, the Brumback Addition's 17th Street was re-named Harrison Boulevard.²³

It was around this same time that Grove Street declined in fashionability, as downtown's commercial uses encroached upon this formerly residential and rural area. Grove Street residents such as C.W. Moore and Hosea Eastman began moving to Warm Springs Avenue on the City's eastern flank, while others began to build on the newly named Harrison Boulevard after the turn of the century.²⁴

In 1916, in response to property owner requests, the City paved the first eight blocks of Harrison Boulevard and installed a median down the center of the road, creating a beautified boulevard in the manner of the time.²⁵ By then, the lots had begun to fill in with homes representing many different architectural styles. The first home on the Boulevard was a 1901 Queen Anne, and today you can see Bungalows, Tudors, Colonials, and Art Modernes. The State Historic Preservation Office's 1979 survey of the Boulevard's homes found 427 of them to be older than 50 years.²⁶ Additionally, many of the homes are individually listed on the National Register of Historic Homes.

Warm Springs

The National Register of Historic Places added the Warm Springs neighborhood to its list in 1979. The City provided local protection by making it a Historic District in 1996.

The Warm Springs District is well-known for its collection of geothermally-heated, stately homes along a wide, tree-lined street. Residents began moving to what was formerly known as Hot Springs Road in the 1890s, following the discovery of hot water by a number of Boise's leading families. The new street car also extended a line from downtown up Warm Springs Avenue. C.W. Moore, a banker and the president of Boise Artesian Hot & Cold Water Company, Inc., built a home at 1109 Warm Springs Avenue in 1892 that still stands today. Other structures, built by Tourtellotte and Hummel, also grace this beautiful boulevard. Many were constructed in the following years, as citizens took advantage of the street car and the geothermal heat. In 1892, the Geothermal Water Company built the Natatorium, a hot water resort that drew even more people to the east end of town. Homes along the Avenue include many Queen Anne Victorians, Colonial Revivals, Tudor Revivals, Mission Revivals, and Bungalows.

North End

The City of Boise created the North End Historic District in two phases. The City first provided protection to the area lying east of Harrison Boulevard and north of Fort Street in the late 1990s and early 2000s. Then, in 2002, the North End Neighborhood Association requested that the Commission pursue an expanded North End Historic District. Thus, the area lying west of Harrison Boulevard to 28th Street was added to the North End District in 2004. Although many individual homes have been placed on the National Register of Historic Homes, the neighborhood as a whole does not have a federal designation. It now exists locally as a united residential historic district.

The North End's first subdivision was platted north of Fort Street in 1878 by Dwight Arnold. His addition was slow to be built, and Arnold himself did not build a home there until 1891, when a great many Boise residents began to eye the area north of downtown for homes.²⁷ Developers such as Walter E. Pierce and John M. Haines platted many other additions in Boise's North End starting in the 1890s, as streetcar lines made living so far outside the City's core feasible. Queen Anne homes dominated early building trends in the 1890s, and there are numerous examples of these throughout the North End, many of them lying in the eastern portion of the District. While many of these early homes were being designed by architects and built for the City's prominent residents, vernacular homes were being built as well, usually with clapboard siding and little ornamentation and housing less well-off residents.²⁸ Colonial revival and bungalows replaced the Queen Anne style as Boise marched into the 20th century. The District's westernmost areas contain homes representing more modern styles, as well, including Minimal Traditional and Tudor Revivals.

East End

The City of Boise created the East End Historic District in 2004. Redevelopment pressure in the late 1990s and early 2000s prompted neighborhood residents to petition for the district's creation. Although many of its individual homes are on the National Register, the district as a whole is not.

The East End neighborhood developed geographically along the north side of Warm Springs Avenue in the late 19th and early 20th centuries. The first East End subdivision was platted in 1890 on the north side of Warm Springs Avenue between Bruce and Locust Streets,²⁹ with four more additions added before 1905. Together, they extended as far east as Coston Street and as far north as McKinley. The streetcar extensions made the possibility of moving out of the City and into the suburbs a reality for many families. Thus, there were many residents who moved to the area who belonged more to the middle and working classes than those on Warm Springs Avenue. Their homes, of course, reflected their status. Unlike the mansions on Warm Springs, residents on surrounding streets built numerous bungalows, typified by one or one-and-a-half story structures with wide, shallow-pitched roofs and overhanging eaves. Most of these homes also boasted wide front porches.³⁰ While bungalows dominate the neighborhood, other styles can be found as well, including Mission Revival, Queen Anne, and American foursquare. Because leapfrog development left many lots vacant over the years, more recent styles such as Minimal Traditional, Tudor, and Colonial Revival are scattered among the bungalows from the area's second building boom in the 1930s, when Federal laws provided new financing options for the purchase of owner-occupied homes.³¹

Hays Street Historic District

The Hayes Street Historic District, also frequently called the Near North End, was designated as a Conservation District in 2001. The area comprises 22 blocks of the original Boise town site between downtown Boise and the residential North End. It serves as a buffer between the intensive commercial uses of the downtown area and the residential zoning of the North End.

When the area came under threat during the late 1990s, the City opted to create a conservation district there. It was called the Near North End Conservation District, and encompassed the area from the north side of W. Franklin Street, north to the south side of Fort Street, and from the east side of 17th Street to the west side of 4th Street. The Conservation District's objective was to protect the architectural and historical character of the neighborhood using adaptive reuse methods. The intent was to encourage continued residential uses, encourage redevelopment and/or renovation of established historic institutional uses, and minimize demolition of structures for parking lots or new office developments, maintaining the Near North End as a transitional area between the predominant single-family residential neighborhoods of the north end and the commercial intensity of downtown. However, the conservation district was ineffective at preventing demolitions of historic buildings. Many were razed to make way for parking lots, while many others were converted to commercial space.

Controversy over property conversion and demolition in the early 2000s provoked residents to ask for a local historic district overlay. At the time, more than 50% of the remaining structures in the district had been constructed prior to 1912, and the neighborhood – called the Fort Street Historic District – had been placed on the National Register in 1982. Following controversial hearings, the area was in fact made a local historic district in 2004. (See Image 14, Hays Street District)

Spaulding Ranch

Spaulding Ranch represents Boise's long agricultural history. Now surrounded by urban uses and housing developments, the property that lies on Cole Road between Ustick Road and Mountain View Drive harkens Boise back to its irrigation dependent roots. The district, which contains only this one property, was nominated to the National Register in 1994 and became a locally protected district in 1995. The property contains a farm house, a chicken coop, an outhouse built by the WPA, and a granary. The property represents Boise's settlement and irrigation history. Although the property owner attempted to have the district designation removed in 2006, the City denied the request, and the Spaulding Ranch remains protected by a historic district overlay.

Conclusion

By creating the Historic District as a tool for historic preservation, the City provided protection for many different types of historic resources. Many of the 2500 homes and commercial structures built in these districts represent work by prominent local architects Tourtellotte & Hummell, as well as vernacular buildings that represent more common styles. The districts also afford protection to the City's streetcar suburbs, which form an important part of Boise's history and demonstrate how the City fit in with national trends, and even protect a historically important piece of Boise's agricultural history. Finally, the districts protect many structures that represent the varied architectural styles found across Boise.

Residential and Commercial Guidelines

To assist with administering the City's Historic Districts, the Historic Commission realized that the public needed a set of expectations. To maintain good will among the districts' residents, the City wanted to provide guidance to them regarding appropriate and inappropriate alterations to historic structures. The City also wanted to ensure that the districts remained dynamic, and that the neighborhoods did not become frozen in time.

Residential Guidelines

The Residential Design Guidelines, first adopted in 1994 and revised most recently in 2006, help to prevent overlooking the value of the City's historic inventory. They encourage quality development in Boise's older neighborhoods through alterations and new construction which are harmonious with the character of the existing neighborhood.

The purpose of the design guidelines for residential historic districts in Boise is to provide guidance and design parameters to property owners, architects, builders, developers, designers, City staff, and the Historic Preservation Commission and City Council. The guidelines provide design policies for each specific neighborhood and give direction on preserving the integrity of the community's historic resources through congruous new construction and alteration. The guidelines also specify an approach to design that will help sustain the character of each district so that it remains appealing to residents who already live there. Property owners are encouraged from these guidelines to make design decisions which promote an environment that is scaled to the pedestrian, maintains cohesive neighborhood identity, and respects the unique natural setting of old Boise neighborhoods. When the guidelines are followed carefully, they provide uniform review and increased predictability, while serving

as a means to prevent delays and minimize added costs to developers and builders. The guidelines work best when used as the benchmark during early stages of project conception and design.

There are a few general overriding goals for new construction within Boise residential historic districts. New construction should be contemporary, but congruous with existing buildings in their setting and within the historic district as a whole. New additions to existing buildings should not overwhelm the original structure nor cover too great a percentage of the lot. The immediate block face is viewed as the starting point for the site design of new buildings as well as additions, and building site design is directed at reinforcing the established character of the historic district and the visual continuity of the streetscape.

These guidelines help determine the congruity of proposed exterior changes in residential historic districts. They are updated as needed and when new technologies and techniques arise.

Commercial Guidelines

The City recognized that commercial structures were quite different from residential both in terms of scale, architecture and materials, and therefore created a separate set of guidelines for its commercial districts. Buildings in the three districts – Old Boise, Hyde Park, and South 8th Street – offer distinctive wood, brick, stone and concrete materials and contribute immeasurably to Boise’s identity, history, unique sense of place, and the quality of life in the neighborhoods around them. Boise’s commercial historic districts create walkable streets supporting urban living and counteracting sprawl. The commercial design guidelines are used to preserve the districts’ important historic qualities while allowing changes and new construction that accommodate 21st century lifestyles.

The guidelines allow for sustaining or increasing a major source of value for property owners, businesses, and residents, and encourage creative solutions to enhance the special character of the districts, reinforce property values, and spur economic development. The guidelines provide a basis for making informed, consistent decisions about proposed new construction and building or site alterations. When the guidelines are used in conjunction with City Staff consultation, they benchmark early stages of design and project conception, as well as minimize added costs and prevent delays to builders and developers.

Like the residential guidelines, the commercial ones are also geared toward creating an environment that is scaled to the pedestrian while respecting each district’s unique setting. The goal of the guidelines is to maintain cohesive neighborhood identity and to provide a decision-making framework for the Historic Preservation Commission. Finally, they identify additional resources to accomplish appropriate rehabilitation, additions and new construction within the districts

Façade Easements

The City of Boise uses many different tools to preserve historic structures located in and out of the designated historic districts. Façade easements are one way of preserving a building, and Boise holds eight such easements. The program enables a tax-exempt, public agency or a charitable organization to protect land or buildings from potential development or changes by acquiring partial interests in such

properties. The purpose of the program is to provide an alternative to purchasing a building in order to preserve it. The cost of an easement program is considerably lower than buying the property to protect its valuable resources because easements can be acquired by donations, making it a win for the building owner, as well.

The City of Boise uses its easement program to help protect architecturally and historically significant buildings, and has façade easements on the following buildings:

- **The Odd Fellows Building:** Located at 1603 N. 13th Street in the Hyde Park Historic District, this two-story stone and brick building was constructed in 1902 and housed shops on the ground floor and meeting rooms above. The structure has undergone extensive restoration to return it to its original appearance and façade. It was donated by Kurt Donner, Thomas Chalberg, and J. Robert Skovgaard.
- **The Idanha Building:** Built in 1900, the Idanha is located at 928 W. Main Street. The building was the grandest hotel in the state and echoed the chateau style hotels in Quebec. It was Boise's first six-story building, marking the start of the "skyscraper" era for the city. This building façade was donated by Ken Howell.
- **The Eichelberger Apartments:** These apartments were built on North 9th Street in 1910. Their significance lies in their representation of an unusual example of the classical revival taste of numerous contemporary buildings rendered at mid-scale in a multi-unit dwelling. The apartment building is also the first to be composed entirely of single-story flats.
- **Union Block:** Constructed in 1900, the Union Block is located on Idaho Street between Capital Boulevard and 8th Street. The building is constructed of massive sandstone and has Romanesque characteristics including arches in its façade. This facade was donated by Ken Howell. (See Image 15, Union Block Building, Courtesy of Boise Architecture Project.)
- **Alaska Center Building:** Located at 1016 Main Street, the Alaska building was built in 1906 and originally had two stories and a basement. Two additional stories were added in 1911. The brick on the building is laid in imitation of Renaissance stone rustication. In 1953, the interior and the ground floor storefront were completely remodeled.
- **Carnegie Library:** The Carnegie Library, located at 815 W. Washington Street, was built in 1905 using only local labor and sandstone that was locally quarried. Carnegie Libraries were repositories built with money donated by Andrew Carnegie, a Scottish-American businessman and philanthropist. This façade was donated by Fredric V. Shoemaker. (See Image 16, Carnegie Library, Courtesy of Boise Architecture Project.)
- **Quarles House:** Located at 1211 W. Washington, was built by Idaho State Supreme Court Justice Ralph Perry Quarles. This building was constructed in the Renaissance Revival style and still maintains great integrity. Mr. & Mrs. Herbold gave the façade easement to the Independent School District of Boise who transferred it to the City of Boise in August 2007.

Conservation Districts

Conservation Districts are another tool that the City of Boise has implemented to preserve certain neighborhood's characteristics. Such neighborhoods are identifiable by certain attributes that embody architecture, urban design, geography or history. The tool can be used to protect neighborhoods from changes that would otherwise be allowed by the underlying zoning. A conservation district serves as an overlay zone which augments the standards of the base zone for new construction, additions to existing buildings, and structures or lands. Typically the tool is utilized when a neighborhood has historical and/or architectural merit but does not qualify as a historic district or does not have enough support for historic preservation controls. Nevertheless, these areas are still eligible for protection and that is when a conservation district is favored over historic designation.

Neighborhoods or areas should meet one of the following criteria to be selected for consideration for a Conservation District:

1. The neighborhood or area needs to have a distinctive character with identifiable attributes embodied in architecture, use, urban design or history that make it a unique and integral part of the city's identity.
2. The neighborhood or area has an identity and a definable physical character that may have a high artistic value or may have a relationship to urban centers or historic districts which makes the area's conservation essential to the city's history or function.

City Council must create each new area by ordinance. The ordinance may include provisions that modify any portion of the underlying base zone regulations. Such provisions may apply additional requirements or allow exceptions to the standard regulations of the base zone. As the enabling ordinance is currently written, proposals for new development or redevelopment on properties or structures within conservation districts may be reviewed by the Planning & Zoning Commission, the Design Review Committee, the Historic Preservation Commission, or other board or commission as may be appropriate and will be designated within the specific Conservation District Ordinance.

In 2010, there are two adopted conservation districts in the City of Boise. These include the Near North End Conservation District and the Hyde Park Conservation District. Both areas are also now historic districts, which carry stricter controls. (See Hays Street Historic District on page 22.)

Landmarks

The Boise Historic Preservation Commission also utilizes a Landmark Ordinance that was passed pursuant to State Law. The law is another tool used by the Commission to preserve local resources. The Commission, either upon the request of the City Council, its own initiative, or the request of a property owner, may recommend the designation of a historic landmark. For such designation, a building must meet the criteria set out for nomination to the National Register of Historic Places. The Commission is required to conduct studies prior to designating a property as a landmark, and then to submit a report to City Council with recommendations for either preservation or restoration. Any suggestions for adaptive reuse or alternative use also would be included in the report, as well as information regarding the financial and administrative responsibility of the person or organization proposing to undertake all

or a portion of the cost of acquisition, maintenance, operation, or restoration. In a case where the property owner has not consented to landmark designation, the report would also include the appraised value of the property.

Following public hearings, City Council makes the final decision on whether to designate a building a landmark. Once so designated, a building owner requesting alterations is required to wait 180 days before demolition, material alteration, removal or remodeling. In situations where a landmark is located within a local historic district, parts of the ordinance which pertain to the districts take precedence over the 180 day waiting period for structural demolition. And, as the law stands today, any landmark designation made for a state-owned property is strictly honorary.

Although there is currently only one designated landmark, Washington School, a recent Preserve America grant for \$20,000 allowed the City of Boise to work on the designation of 31 additional properties as landmarks. The subject properties include seventeen (17) structures that have been listed on the National Register of Historic Places, either individually or as part of the larger district. None of them are in local historic districts and therefore they have little protection from demolition. The landmarking of these properties – which is a work in progress – will help protect them and also aid in historic preservation within the community. The City hopes that the project will lead to increased heritage tourism through the publication and distribution of the books and brochures funded by the grant, bringing awareness to our historic resources. There will also be walking tours, both guided and self-guided.

Chapter 3: Sustainable Boise

Boise's reputation as a western city offering an outstanding quality of life grows each year. That reputation keeps dollars flowing into the City and keeps Boise's residents employed. Sustaining the City's quality of life is critical as Boise grows and develops. Boise's new comprehensive plan, Blueprint Boise, designates Environmental Stewardship its #1 Theme. The City's objectives therein include waste reduction, promotion of energy and water conservation, and alternative energy production. In addition to these laudable goals, Mayor David Bieter signed the U.S. Mayors Climate Protection Agreement in 2006, thereby agreeing to join mayors across the nation to take steps to reduce Boise's greenhouse pollution. A robust historic preservation program can help the City achieve those objectives.

As the National Trust's Carl Elefante states, "The greenest building is...one that is already built." This chapter is focused on integrating historic preservation with the City's overall goal of creating a socially, culturally, environmentally and economically sustainable city. This section of the report will address waste reduction, energy and water conservation, and alternative energy production, focusing on policies that can blend the objectives of historic preservation with those of Environmental Stewardship.

Waste Reduction

Thanks to a variety of widespread trends, Boise's historic neighborhoods have enjoyed a renaissance in popularity that began in the 1990s and continues into the 21st century. Properties in these areas have maintained their values better than property in many other parts of the Treasure Valley, particularly during the recession that began in 2007. Nevertheless, the desirability of these neighborhoods is sometimes dampened by the challenges associated with the actual historic homes that still rest there. Many of the structures in these neighborhoods require maintenance, electric or other upgrades, and are often smaller in square footage than modern families desire. Therefore, the renewed desire to be closer to the urban core but occupy a larger home has led builders and homeowners to search for homes they can justify demolishing or severely altering.

The demolition of existing housing and commercial building stock and the construction of new housing and commercial building stock account for a large amount of waste going to the landfill each year. According to the U.S. Environmental Protection Agency, nationwide construction debris accounts for 25% of the waste in the municipal waste stream each year. Of the approximately 164 million tons of construction and demolition waste, 40% is reused, recycled or sent to waste-to-energy facilities, but builders and others in the construction industry send the other 60% to the landfill.³² That 60% waste is unacceptable and almost entirely preventable. According to the National Association of Home Builders, if 25 percent of the buildings demolished every year were deconstructed instead of demolished, approximately 20 million tons of debris could be diverted from landfills.³³

In addition to the demolition waste, remodeling and new construction processes add not only to the increased use of resources but also to the waste stream through scrap waste. The waste from building demolition constitutes nearly half of all building related construction and demolition debris; renovation and remodeling projects are estimated to generate an additional 40 percent of the total debris; and new construction makes up the rest.³⁴

To build a typical, new 2,085-square foot, single-family house – small by many modern families’ demands – requires the following:³⁵

13,127 board feet of lumber	6,212 square feet of sheathing	14 tons of concrete
2,325 square feet of exterior siding	3,100 square feet of roofing material	3,061 square feet of insulation
6,144 square feet of interior wall material	120 linear feet of ducting	15 windows
13 kitchen cabinets and 2 other cabinets	1 kitchen sink	12 interior doors
7 closet doors	2 exterior doors	1 patio door
2 garage doors	1 fireplace	3 toilets
2 bathtubs	1 shower stall	3 bathroom sinks
2,085 square feet of flooring material	68 gallons of paint and coatings	

One way to greatly reduce the amount of waste going to Boise’s landfills is to encourage re-use of Boise’s existing built environment in both its historic residential as well as commercial districts. Although historic structures often require updates, the City should encourage re-use instead of demolitions. The construction industry and individual homeowners often request demolitions because of problems that seem insurmountable but are things that can easily be fixed. For instance, although some historic structures are energy-inefficient, many were built by developers who recognized and worked with the site’s constraints and who used materials that have a very long life. Other historic structures are rotting in some places. Still other historic structures need new siding. And the potential exists for a host of other problems, as there is in any structure. But problems such as these can be tackled in a remodel, eliminating the waste that would ensue from a tear-down, employing more people for a longer period of time, contributing to economic sustainability, and maintaining the historic character of the City.

There are of course times in which saving a structure just cannot be justified. In such situations, the City should provide education on alternatives to demolition for owners who provide a good justification for a tear-down. Deconstruction, the selective dismantling or removal of materials from buildings for reuse or recycling, is one such viable alternative. It is being used across the country as an economic development tool because of its demand for skilled labor and the local markets it creates. Non-

structural deconstruction involves the resale of windows, doors, and appliances, and is a fairly mature market, with organizations such as Second Chance Building Center providing the local retail center. Structural deconstruction, which has a less mature market, can involve used bricks and specialized wood products. Boise's policies should encourage growth in this market as part of its efforts toward environmental stewardship.

Finally, Boise should encourage green building practices on new construction and remodels in historic districts, providing incentives for developers and individual homeowners to build sustainably in the City's most treasured neighborhoods. In collaboration with the Congress for New Urbanism and the Natural Resources Defense Council, the U.S. Green Building Council adopted the Neighborhood Development Rating System through its LEED (Leadership in Energy and Environmental Design) program in 2009. Additionally, the National Association of Homebuilders offers a green home building certification as well as remodel guidelines. Whenever applicable, these standards should be promoted and encouraged by applicants for a certificate of appropriateness.

Goal 3.1. Improve public understanding of the benefits of structural re-use and the available alternatives to demolition.

Policy 3.1a: Educate the public on the role of structural reuse and remodel in the City's larger program of sustainability and environmental stewardship.

Action I Work with neighborhood associations and other partners including the Arts & History Department to conduct workshops and other educational sessions on:

- a) How to prevent waste during a remodel or demolition;
- b) Windows re-sealing in lieu of window replacement;
- c) How to prevent roof waste and the use of sustainable, long lasting roofing materials.

Action II Create printed and web-enabled educational materials on deconstruction in lieu of demolition in historic districts.

- a) A pamphlet should be created and handed out to anyone requesting demolition in a historic district. The pamphlet should be created keeping in mind its potential to be used or altered for a City-wide handout for any demolition permit request. The pamphlet should include information on how to recycle building materials and how to market those materials that are available for sale or re-use. Work with local partners such as Second Chance to create.
- b) The City should create a pamphlet on local resources, including contractors, materials purveyors, and brokers to be utilized for deconstruction.

Policy 3.1b: Discourage the demolition of historic structures both within and outside of local historic districts.

Action I Enact a Demolition Review Ordinance. Such an ordinance could provide the City with oversight of demolition requests for structures more than 50 years old that maintained historic integrity.

Policy 3.1c: Help facilitate the growth of deconstruction industries throughout the City in order to create an economically and environmentally sustainable model of demolition.

Action I Create a list of both private and non-profit Used Building Materials Retail Operations (UBMROs) and building material reuse outlets in the metropolitan area. This list could be posted on a publicly available website. Contractors and non-profit organizations could be encouraged to support these businesses.

Action II Consider the development of a local resource recovery park, a place where companies and organizations involved in building material reuse and deconstruction-related activities can receive tax or other financial incentives. A park such as this could lie on City property near the rail lines in order to serve as a potential building material processing and distribution center for both national and international markets. Businesses and organizations specializing in the reuse of used building materials in furniture, panelized/manufactured housing systems, arts and crafts and other alternative uses could benefit from the establishment of a resource recovery park.

Action III Consider incentives to encourage demolition and renovation contractors to use non-structural and structural deconstruction. One example of an incentive would be to revise local demolition permit procedures to increase the time allowed for deconstruction-related activities or to waive permit fees for contractors utilizing deconstruction methods.

Goal 3.2. Encourage all new construction and additions in historic districts to utilize guidelines outlined by LEED and the National Association of Homebuilders (NAHB), both of which include provisions for waste reduction.

Policy 3.2a: Work with the Idaho Department of Environmental Quality, the local Green Building Council chapter, and the National Association of Homebuilders to provide brochures and other literature about the long-term benefits of “green” construction.

- Action I Provide literature to each applicant for a Certificate of Appropriateness during the pre-hearing meeting with City staff. Hand out the appropriate one-pagers put together by the NAHB, and link to these from the City web site.

- Action II Appoint one or more staff member(s) to participate and stay abreast of the local green building industry. This staff member should review all Commission-level applications for potential to include sustainable or “green” changes.

Energy Conservation and Production

Blueprint Boise urges the City to reduce energy in municipal buildings and new construction. The same goals should exist throughout the City, and especially in the existing built environment.

Citizens often assume that older buildings are energy hogs and that it is more efficient to tear down the old and create a more energy efficient new structure. Likewise, there is a tendency to want to replace old pieces of homes with new to make a home more efficient. These are misguided approaches.³⁶ New studies suggest that it takes 35-50 years for an energy-efficient new building to save the amount of energy lost in demolishing an existing building and that buildings constructed prior to 1920 are the most energy efficient of any except those constructed after 2000.³⁷ The embodied energy that is lost by demolishing an existing structure together with the new energy it takes to construct new materials makes it clear that preservation is the way to go.

Nevertheless, most historic buildings are not as energy efficient as they should be, often needing window work and added insulation. Although windows are commonly named as the culprit of inefficient buildings and are a homeowner’s first step in an upgrade, the United States Department of Energy finds that only 10% of air leakage in homes is attributable to windows.³⁸ Old homes also often need additional insulation in the attic, through which more heat is lost than windows. Even so, homeowners frequently replace their original windows with modern windows made of modern materials such as vinyl and metal. Windows such as these offer a short life span compared to a structure’s original windows, and once they fail, they are difficult to recycle, usually ending up in the landfill. This environmentally insensitive lifecycle can be stopped with effective public education, and it is important to educate Boise residents on energy efficient options other than window replacement.

Many structures with original wood windows can be made more efficient with weather stripping and storm windows, actions that are significantly less expensive than replacement windows and which maintain a structure’s historic character as well as making it energy efficient. The National Institute of Building Sciences tells us the following:

A traditional single-glazed, double hung window has an R-value of 1, compared to R3 for a new double-glazed, low-e, double hung window. If the historic wall assembly has an R-value in the teens, taking a window from R1 to R3 will not provide sufficient energy savings to offset the cost of replacement windows and associated waste. The primary cause of infiltration can be addressed with jamb insulation, weather stripping, and trim repair. For an extra layer between

the occupant and the elements, a storm window can be mounted to the existing window—interior or exterior—with little change to the character of the original unit.³⁹

Windows that are more than 60 years old are likely made of old growth wood, which is dense and more durable than even new wood windows, which will not last as long as the originals.⁴⁰ The National Institute of Building Sciences notes that windows built from old growth wood can function indefinitely, with improved performance achieved through storm windows, caulk, and weather-stripping. Studies show that simple improvements such as these can produce efficiency similar to new insulated glass windows.⁴¹ Additionally, the wood in windows manufactured prior to 1940 is generally more warp and rot-resistant.

Finally, historic homes are equally good candidates for new energy-production and energy conservation technology as new homes, and solar panels and metal roofs need to be considered as options on certain structures. Preserving the character of Boise’s local historic districts is of the utmost importance. However, the City should recognize and encourage the growing demand for on-site solar energy production in historic districts. Although the placement of solar panels can present challenges on historic buildings, their use should be encouraged as long as placement is sensitive to the building’s character.

Goal 3.3. Encourage the maintenance and upgrading of existing historic structures instead of replacement.

Policy 3.3a: Working with partners, provide regular updates to research on historic home maintenance as it relates to energy efficiency.

Action I Work with local partners to put on an annual workshop and training for local window contractors, bringing in expertise from outside the area if necessary. Those attending will be placed on a list of City-certified contractors capable of upgrading and maintaining historic windows and other wood features. List of contractors should be updated annually and posted on the City’s web site.

Action II Update design guidelines regularly for both residential and commercial districts. Guidelines should be updated when new materials are under scrutiny by local contractors or residents and are regularly being reviewed by the Commission.

Action III Encourage homeowners to obtain free energy audits from local service providers to determine alternative methods of saving energy besides window replacement. Maintain list of service providers who offer said services.

Goal 3.4. Encourage energy conservation and use of new materials or technologies when appropriate to the site and structure.

Policy 3.4a: Amend Boise’s residential design guidelines, and add ordinance language to better guide the placement of solar and other alternative energy technology on historic structures within protected districts and on designated landmarks.

Action I Currently, Boise’s Design Guidelines for Residential Historic Districts guide homeowners to place solar collectors on rear and side elevations. Examine placing new language in the Guidelines that would provide more specific guidance regarding non-character defining façade placement and would address any differences between placements on contributing vs. non-contributing structures. Use Ypsilanti, Michigan and Breckenridge, Colorado for guidance.

Action II After examining changes to Residential Guidelines, amend Historic Preservation ordinance to encourage greater use and placement of solar collectors on historic structures consistent with said guidelines. The solar policy should be codified.

Policy 3.4b: Revise residential and commercial guidelines to address the issue of metal roofs in historic districts and on landmarks.

Action I Although the current resident guidelines discourage the use of metal roofing materials in a corrugated or standing seam manner, they should be revised to acknowledge the appropriate use of metal roofs in certain circumstances. Metal roofs reflect heat away from structures and make them more energy efficient, and can help with waste reduction. Widely used asphalt shingles absorb heat, are rarely recycled, and add considerably to the waste stream going to the landfill.⁴² Metal roofs offer homeowners the ability to use a large percentage of recycled materials and to recycle the roof itself if replacement becomes necessary. LEED and NAHB both award points toward certification for the use of metal roofs.

Historic Landscapes

Boise’s historic neighborhoods are, for the most part, covered with varieties of Kentucky bluegrass. Lawn grasses are not native to the high desert region of which Boise is a part, and are known to consume vast amounts of water and fertilizer. Because Boise is water-scarce, receiving only approximately 11-12 inches of rain each year, it is important for the City to strike a balance between appropriate landscaping and preserving the historic landscapes of these neighborhoods. Boise’s existing historic residential guidelines steer residents away from using hardened materials for parking areas that can be seen from the right of way, and provide for a balance between hardscape and open space by providing a rough percentage of each that should exist on any given parcel. However, the language is focused more on ensuring that homeowners do not install excessive impervious surface, not on preserving historic landscapes.

Blueprint Boise 10' identifies key policies to protect the City's tree canopy, preserve water quality, and promote water efficiency. Those same policies are applicable in Boise's historic districts. In fact, protection of the tree canopy is perhaps most significant and relevant to Boise's historic districts, which represent some of the oldest neighborhoods in the City and therefore contain some of its most mature trees. Department of Parks and Recreation have policies on which trees are permitted in the public right of way, and also maintain a list of water-wise plantings. In addition to lists of allowable and encouraged plants, it would be useful to identify rough percentages of live plants and hardscape allowable within City historic districts.

Despite these excellent policies already in place, Boise needs to address the ongoing relationship between landscaping in a desert climate and the protection of historic landscapes, which can often be at odds. New guidelines would need to address the growing urban agriculture movement which is leading many residents to plant large garden plots in their front and back yards, as well as the need to cultivate plants that demand less water and fewer chemicals to grow. Encouraging urban agriculture is a way to further increase Boise's quality of life, since it is a way to foster greater community. Urban gardens also mitigate storm water runoff, give new life to toxic soils, block the transmission of urban noise, produce oxygen and absorb carbon dioxide, and provide shade for controlling temperatures.⁴³ They also provide long-term habitats for insects such as bees which are critical to the ecosystem, and can put underutilized or vacant land into productive use. Such land uses within a city are well accepted tenets of sustainable city policies. Boise's agricultural heritage makes policies such as these a natural choice, and the City should allow such landscape restoration where landowners desire it.

Nationwide, there is a general lack of landscaping guidelines that specifically relate to historic sites and structures and therefore no model to follow. The National Trust for Historic Preservation is excited to identify a town or city that could serve as a pilot to create such guidelines. Boise would be an excellent candidate to receive such a grant. These guidelines can be small in nature and do not have to represent a major policy initiative for the City.

Goal 3.5. Preserve historic landscapes, including residential green spaces, while recognizing Boise's water constraints and encouraging the use of water-wise landscaping.

Policy 3.5a: Enact landscape guidelines that address landscape issues in a desert climate together with preservation of historic landscapes in neighborhoods, historic parks, medians, and open space areas.

Action I Survey historic landscapes in the City to determine which landscapes need special protection or plans outside of existing historic districts.

Action II Once survey is complete, apply for grant money to create landscape guidelines for the necessary landscapes.

Goal 3.6. Encourage urban agriculture as a way to decrease car trips to stores, improve local economic relationships, and restore urban gardens as part of Boise's suburban landscape.

Policy 3.6a: Examine amending current code to allow for agriculture in planting strips and other parts of properties not currently allowed.

Action I Amend City Code to allow and encourage urban agriculture in historic districts.

Goal 3.7. Minimize pesticide use and fertilizers, which will reduce water use as well as reduce polluted runoff which impacts water quality in our aquifer and our surface water.

Policy 3.7a: Integrate Boise Parks and Recreation plant guidelines into the current residential guidelines.

Action I Provide links to the Parks and Recreation Department plant list on the Historic Preservation website in appropriate places.

Action II Maintain water-wise plant list/brochure at Planning and Development Services to hand out to each applicant for a Certificate of Appropriateness where landscaping is involved in remodel plans.

Conclusion

By implementing these changes, the City will have made great progress toward policies that encourage *both* a sustainable city and the preservation of Boise's historic neighborhoods.

Chapter 4: Unprotected Resources and Sites: Creating a Comprehensive Set of Tools

As Boise stands today looking out at its historic landscape, there are key historic preservation challenges remaining for which solutions are necessary.

1. First, there are a number of structures within historic districts that were originally inventoried as non-contributing but which have, since the first survey, reached the 50-year mark and may now be contributing;
2. Second, Boise contains significant historic resources that remain outside of designated districts; and
3. Third, there are many neighborhoods in Boise that were built in the postwar period which may be eligible for either Historic or Conservation District designation.

This chapter will guide the Commission in its continued implementation of existing tools, as well as suggesting new tools that may prove useful in solving the challenges outlined above.

Existing Tools

Boise City maintains a good variety of regulatory tools at its disposal for the advancement of historic preservation. Many of the existing tools have been used to protect structures important to Boise's unique architectural and historical heritage; some have been used more intensively than others.

Existing tools include:

- conservation districts
- historic districts;
- façade easements;
- landmark designation;
- design guidelines for both commercial and residential districts.

However, in spite of this rich toolbox, there are many historic Boise buildings that have yet to be protected, and it is widely agreed upon that additional tools are needed. A look forward toward the future of historic preservation in Boise will keep the City on the forefront of national trends and in keeping with other cities in the West. Additional tools in the hands of the both the Historic Preservation Commission as well as Arts and History Commission will provide those bodies with the opportunity to approach modern concerns with more than simply the creation of a historic district based in geographical boundaries. As the program of Historic Preservation ages, new challenges require the inclusion of policies that will help preserve more modern architecture.

Historic Resource Surveys

Boise's Historic Preservation ordinance gives the Commission the ability to conduct resource surveys. Many surveys have been done during the course of the past 30 years, but there are additional surveys that remain to be completed in order for Boise to gain a thorough grasp on its historic inventory. There are homes within existing districts whose non-contributing status may need to be re-examined in light of the 50-year limit. Additionally, there are entire neighborhoods whose postwar architecture also now meets the National Register's age criteria to be considered historic. For Boise to maintain a robust program of historic preservation, these areas need to be considered.

In surveying and exploring the protection of some of Boise's postwar neighborhoods and architecture, the City would be joining a much larger trend. Nationwide, there is a movement underway in the historic preservation community to protect the country's more recent past. The National Trust for Historic Preservation has written papers and booklets on the subject, and Preservation Idaho, a local non-profit organization, has hosted a local conference regarding the matter. Other western cities, such as Los Angeles, have devoted a large amount of resources to a program of protection and education for its postwar architectural inventory. Because the National Register of Historic Places has set a 50-year age limit for a building to be eligible for consideration, that means that structures built in the 1950s and soon, the 1960s, are eligible to at least be inspected.

Buildings constructed during our recent past are sometimes decried as not worthy of preservation, because they lack the public appreciation of older structures. Often, the buildings that fall under the "recent past" discussion were built to replace older structures that were torn down during the era of urban renewal. Ironically, it was often the buildings torn down to make room for the more modern ones that sparked the original Historic Preservation movement, yet those "new" structures are approaching the 50-year mark and will soon be deemed historic by that one benchmark at least. Buildings such as Boise's current City Hall are but one example.

As noted in Chapter 2 of this plan, the 1950s represented an unprecedented era of homebuilding. The end of World War II, the baby boom, the application of assembly-line techniques to the homebuilding industry, and the Federal Government's implementation of home-buying incentives all contributed to the boom. In terms of architectural style, the ubiquity of automobiles caused builders to adorn homes with attached garages or carports to accommodate the postwar, car-oriented American lifestyle. This era of Cold War isolationism manifested itself in homes that were entered from inside of a garage and which emphasized the openness of the interior floor plan while closing itself off from the front door and thus, the rest of the world. This was also a period when architects experimented with many new materials on homes, including vinyl and aluminum siding, particularly in later years of the style. While the Ranch style home went out of fashion in the 1960s, it has, in recent years, undergone a renaissance. Young families are purchasing these dated homes and renovating them in urban, hip ways that align with modern, 21st century lives.

Ranch homes and other modern architecture began to appear throughout the West in the post-World War II era. Boise, in addition to being home to Tourtellotte & Hummell in the early 20th Century, was also home to an important mid-century architect whose homes and other structures are scattered

throughout Boise and Idaho. Architect Art Troutner was a significant figure in postwar Boise history. A native Idahoan, he was born in 1922 in eastern Idaho. Following service in World War II, he moved to Boise where he finished his architecture degree. By the mid-1950s, he had a long list of clients and boasted a distinct architectural style influenced by Frank Lloyd Wright but quintessentially modern. His designs worked with a site's natural features, but utilized geometric shapes and integrated natural materials such as Oakley quartzite stone. His buildings represent some of the best of Boise's modern architecture, and can be seen on Warm Springs Avenue and the Boise Foothills, as well as on Fort Street in the form of the Boise Little Theater. In the course of his work, Troutner designed the Truss-deck in the late 1950s, which combined metal and wood products to form a lightweight building material that could serve as floor joists or roof beams. He went on to found the Truss-Joist Corporation to great success. In 2008, the Department of Interior created a National Register Historic District containing three of his homes in Idaho Falls, demonstrating the significance of his work.⁴⁴

With regard to Troutner's work, his significance to the architecture as well as the history of Boise makes a study of his buildings worthwhile. The existing ordinance provides for designating historic districts that contain structures representing the work of a "designer, architect or craftsman whose individual work has significantly influenced the development of the city, state, or nation." There is nothing in the code that limits such districts to a contiguous area. Designation of a Troutner historic district might be an excellent opportunity for partnership with other historic preservation groups to design driving tours and literature about this well-known Boise architect, thereby improving public appreciation for postwar architecture.

In addition to Troutner's designs, there are a great number of Boise neighborhoods that represent these important trends in the postwar era and include large clusters of vernacular postwar architecture. These neighborhoods represent Americans' desire to leave the central city and obtain more land, and can be found in what were newly accessible areas such as the Boise Foothills and the Boise Bench. Once seen as too far from town, they were now easily reached with cars, which a great majority of residents owned by mid-century. Some of these neighborhoods may be eligible for conservation district or historic district designation and are worthy of survey. Those include the Randolph Robertson neighborhood near Cole and Overland, the homes near Vista Village, and the Sargent City neighborhood, constructed during World War II for officers and funded by the Federal Government. The latter was one of the first tract housing developments in Boise and one which opened the Bench area to further development. It is important to note that the Owyhee-Kootenai area, also on the Central Bench, was the subject of a 2007 dashboard survey prompted by area residents who were interested in a conservation district for the area.⁴⁵ An official proposal is still pending.

In addition to the Bench neighborhoods noted above, other areas to examine would be those in the Boise Foothills, including early phases of the Highlands, Boise Heights and Foothills East.

Some of these neighborhoods might qualify for either a historic preservation based or a neighborhood planning conservation district. Boise City code requires that applicants for these designations prove that the proposed area have either "a distinctive character with identifiable attributes, embodied in architecture, use, urban design, or history," or, that the area has a "recognized neighborhood identity

and a definable physical character.” Such character can take the form of relatively uniform setbacks, architectural style, or any other number of attributes.

Because Boise’s Historic Preservation Code provides authority for the Commission to undertake survey work of City historic properties, this plan proposes that the Commission work with its partners in historic preservation to determine the neighborhoods most in need of recognition.

The following goals are geared toward formalizing use of existing tools in order to maintain the high-functioning status of the current Commission, as well as utilizing those same tools in order to solve some of the challenges outlines above.

Goal 4.1. Retain a Staff and Commission that remains up to date on new construction materials.

Policy 4.1a: Provide at least one (1) workshop per year on new construction materials, including windows, as relevant.

Action I Create and maintain list of local vendors who can provide presentations for the Commission and Staff.

Action II Create predictable schedule such that presentations happen around the same time each year, either during Preservation Month (May), or during a time when applications are slower (winter).

Goal 4.2. Maintain updated information on City’s inventory of historic resources.

Policy 4.2a: Launch a process to re-examine properties already surveyed within historic districts.

Action I Compile a list of structures from current inventory in historic districts that are 1) now more than 50 years old, and 2) currently listed as non-contributing.

Action II Obtain grants or other funds to re-survey this list.

Action III Where appropriate, begin process to re-classify structures which now qualify for contributing status.

Goal 4.3. Begin a program of postwar architecture appreciation.

Policy 4.3a: Work with historic preservation partners throughout the Treasure Valley to begin an educational program related to postwar architecture.

Action I Form a postwar architecture consortium to identify especially interesting properties. These might include some Troutner buildings and some particularly outstanding vernacular structures.

Action II Work with consortium to design a brochure and driving tour of said properties.

Action III With consortium partners, host another postwar architecture program.

Policy 4.3b: Inventory the City's postwar historic resources to determine need or eligibility for protection.

Action I Staff and Commission identify highest potential neighborhoods for survey.

Action II Obtain grants through Certified Local Government, National Trust, and Idaho Heritage Trust funds and City budget process for survey work.

Action III Survey neighborhoods, and determine most appropriate designation – if any.

Goal 4.4. Identify Additional Candidates for Landmark Status

Policy 4.4a: Pursue the listing of additional properties for landmark status which have architectural, historical, or cultural value to Boise.

Action I Work with regional preservation partners to identify threatened buildings or sites for listing. Examples might include Boise's only Google style building, the Tepanyaki Steak House on Garden St. at the entrance to the Connector.

Action II Obtain grant money to survey and landmark identified properties.

Guidelines

The Historic Preservation Guidelines have been a very useful tool for residents as well as for City Staff and Commissioners. It is imperative that the City keep this tool up to date so that changes in materials and styles can be managed efficiently in Boise's historic districts.

Goal 4.5. Continue to update guidelines for both residential and commercial structures as styles and materials evolve and neighborhoods change.

Policy 4.5a: Review commercial and residential guidelines annually with Commission to identify areas of potential change.

Action I Include review in annual planning schedule to determine any need for updates.

New Tools

In addition to the tools noted above, community input suggests that Boise needs additional tools. The losses of the previous decade have left citizens asking the City to implement new tools that might help them preserve structures of importance to Boise's heritage. Like the schools that were lost, there are numerous other buildings – both state-owned and otherwise – that need an additional option for protection. While the landmark designation is a good start, it provides only a delay in demolition and nothing to actually prevent demolition after the time has passed.

The following goals will go far toward helping Boise preserve its heritage.

Goal 4.6. Improve local coordination with others over historic and cultural resources within City limits.

Policy 4.6a: Work with Boise History Consortium to devise strategy to improve local oversight for historic resources through an amendment to state law.

Action I Hold a meeting or series of meetings with representatives from various groups, including Preservation Idaho, SHPO, County and other municipal Historical Commissions, etc. to discuss potential options for amending state law.

Action II Research historic preservation laws in other states regarding state or quasi-state buildings.

Action III Engage in joint lobbying effort to change state law to improve local control.

Goal 4.7: Provide building owners with additional incentives for historic preservation.

Policy 4.7a: Develop Transfer of Development Rights program.

Action I Explore best practices for a policy of Transfer of Development Rights (TDR) in Boise through formation of a committee. A TDR program can accomplish many land use goals within a city. It can be an especially effective tool in accomplishing preservation goals, particularly for buildings that lie outside historic district boundaries. Committee should be composed of City leaders as well as interested community landowners to explore these programs used nationally in cities such as New York City, San Francisco, and Salt Lake City. Committee should intend to make a recommendation for adoption.

Action II Implement a TDR program, enabled by State Code 67-4619.

Thanks to Barbara Perry Bauer, Sarah Schafer, Matt Halitsky, Sheri Fremuth, Dan Everhart, Zoe Davis, and all the members of the Boise Historic Preservation Commission and the History Committee of the Boise Arts & History Department for their contributions to this plan.

¹ Boise City Historic Preservation Commission and Charles Hummel, *Boise City Historic Preservation Plan*, July 1979.

² *North End Plan*, North End Neighborhood Resident Recommendations, June 1981.

³ *North End Plan*, North End Neighborhood Resident Recommendations, June 1981, p. 7.

⁴ Constance Beaumont, *Historic Neighborhood Schools Deliver 21st Century Educations*, National Clearinghouse for Educational Facilities, May 2003.

⁵ *A View to the Future, A Comprehensive Historic Preservation Plan for the State of Idaho*, State Historic Preservation Office, 2008.

⁶ Todd Shallat and David Kennedy, eds. *Harrison Boulevard: Preserving the Past in Boise's North End* (Boise: Boise State University, 1989), 3.

⁷ *North End Plan*, p. 5; *Harrison Boulevard*, p. 2.

⁸ McAlester, Virginia and Lee. *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2004), 454.

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¹¹ Elizabeth D. Mulloy, *The History of the National Trust for Historic Preservation, 1963-1973* (Washington, D.C.: 1976), p. xi, as quoted in *Harrison Boulevard*, p. 98.

¹² <http://www.preservationnation.org/about-us/history.html>, accessed 5/26/2010.

¹³ <http://www.preservationnation.org/about-us/>, accessed 5/26/2010.

¹⁴ *Boise City Historic Preservation Plan*, p. 7

¹⁵ *A View to the Future: A Comprehensive Historic Preservation Plan for Idaho* (State Historic Preservation Office, 2008), p. 4.

¹⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2004).

¹⁷ Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940* (Iowa State Press, 1988).

¹⁸ Shallat, p. 101.

¹⁹ *The Boise Historic District Designation Proposal*, Boise City Historic Preservation Commission, August 1979, p. 4.

²⁰ Barbara Perry Bauer and Elizabeth Jacox, *Statement of Significance for the Proposed East End Historic District*, July 2003, p. 11.

²¹ Shallat, et al, p. 8.

²² *Inventory Reports, South Eighth Street Historic District*, Boise City Historic Preservation Commission, December 1979, p. 4.

²³ Shallat, et al, p. 5.

²⁴ Ibid.

²⁵ Shallat, et al, p. 15.

²⁶ Shallat, et al, p. 27.

²⁷ Hodges, et al., *Boise's North End*, p. 8-9.

²⁸ Hodges, et al, *Boise's North End*, p. 14.

²⁹ Perry Bauer, et al, *Statement...Proposed East End*, p. 4.

³⁰ Perry Bauer, et al, *Statement...Proposed East End*, p. 5.

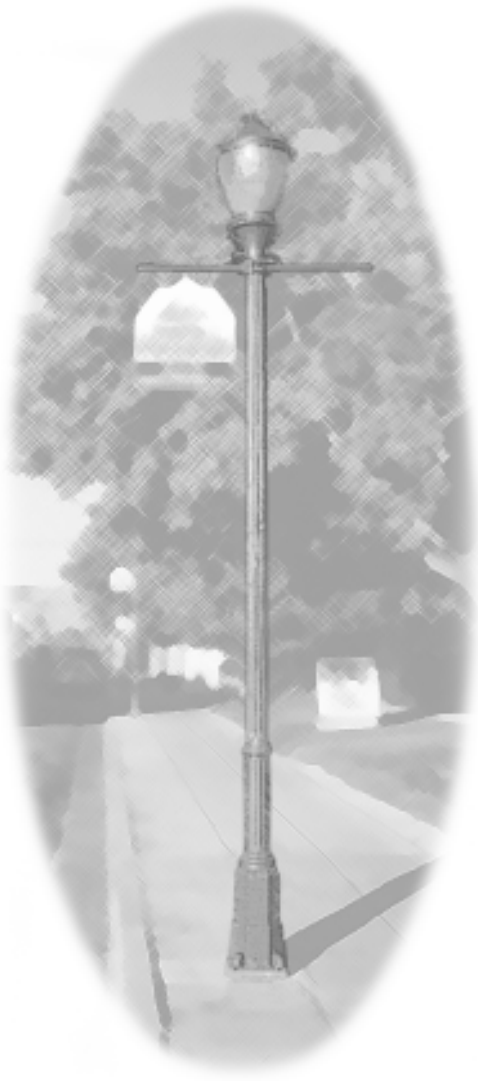
³¹ Perry Bauer, et al, *Statement...Proposed East End*, p. 7.

³² EPA, OSWER Innovation Project Success Story: Deconstruction, U.S. EPA, Office of Solid Waste and Emergency Response, November 2009.

³³ National Association of Home Builders, "Deconstruction: Building Disassembly and Material Salvage," 1998 [get a better citation as well as more specific information in this section.]

³⁴ Ken Sandler (Environmental Protection Agency), "Analyzing What's Recyclable in C&D Waste," *BioCycle*, November 2003 (<http://www.epa.gov/epaoswer/non-hw/debris-new/basic.htm>), p. 52.

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- ³⁶ National Trust for Historic Preservation, "Sustainability by the Numbers," <http://www.preservationnation.org/issues/sustainability/sustainability-numbers.html>, accessed May 3, 2010.
- ³⁷ National Trust for Historic Preservation, "Sustainability by the Numbers," <http://www.preservationnation.org/issues/sustainability/sustainability-numbers.html>, accessed May 3, 2010.
- ³⁸ Position Statement: Weatherizing Existing Windows, National Trust for Historic Preservation, at www.preservationnation.org/issues/sustainability/position-statement-windows.htm, accessed May 4, 2010.
- ³⁹ http://www.wbdg.org/resources/sustainable_hp.php#rcas accessed 4/30/2010.
- ⁴⁰ Historic Wood Windows, National Trust for Historic Preservation, July 2008: <http://www.preservationnation.org/issues/sustainability/additional-resources/July2008WindowsTipSheet.pdf>, accessed May 3, 2010.
- ⁴¹ http://www.wbdg.org/resources/sustainable_hp.php#rcas accessed 4/30/2010.
- ⁴² An estimated 11 million tons of asphalt shingles are generated and disposed annually, equally 8% of the total building-related debris stream. Ken Sandler, EPA, "Analyzing What's Recyclable in C&D Debris," *Biocycle* (November 2003), 51-54 (roofing statistics at 53).
- ⁴³ <http://www.cityfarmer.org/alexandraUA.html>, Canada's Office of Urban Agriculture, accessed June 10, 2010.
- ⁴⁴ Art Troutner Houses Historic District, Registration Form, 2008.
- ⁴⁵ Information Packet, Proposed Owyhee-Kootenai Conservation District, c. 2007.



Pocatello Downtown Historic District



Walking Tour



Pocatello
Historic
Preservation
Commission



Pocatello Historic Preservation Committee
City of Pocatello Planning & Development
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Pocatello, ID 83201
(208) 234-6184

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Pocatello Downtown Historic District

Introduction and Guide to Pocatello Architecture

This guide has been developed in response to the interest shown in Pocatello's historic architecture. It provides a sampling of the architectural landmarks which give Pocatello its unique sense of place. Designed to provide an adventure into the past, this brochure will hopefully convince readers that such valuable "old friends" are worth keeping. Pocatello is a unique city, not only in the name it shares with no other, but because of its Downtown Historic District.

This district is architecturally and historically significant and is one of the region's most diverse and well-preserved urban streetscapes. Founded in 1882 and named for a chief of the Shoshone-Bannock Indian tribe, Pocatello began as a collection of boxcars and construction workers' tents on the Indian reservation where 40 acres had been

set aside for the railroad. A special act of Congress on September 1, 1888 created the original townsite and a temporary business district was developed.

Pocatello owes its foundation to the railroad industry. With the construction of the Utah

Northern route in 1878 and the Oregon Short Line in 1882, Pocatello's future as a north-south junction point became assured. The appellation "The Gate City" was acquired because of Pocatello's early importance as a junction point and rail route through the mountains.

This overview addresses the Downtown Historic District. Sixteen buildings are highlighted in this brochure, though there are many other historical structures. The Downtown Historic District is composed primarily of one and two-story commercial buildings. Many of the buildings are architecturally significant to the district

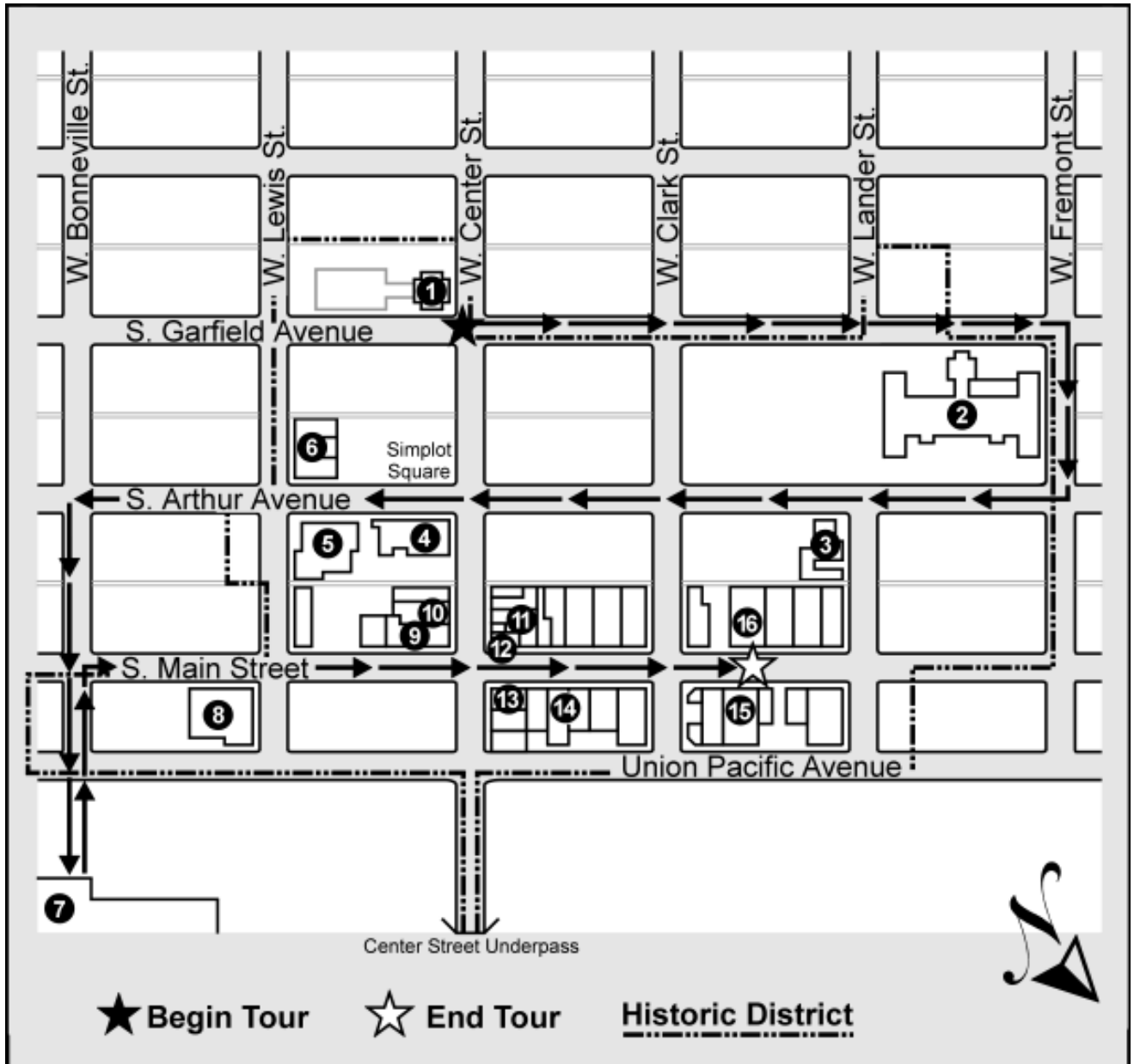


while others have undergone major facade changes which have altered their historic value. This brochure concentrates on those properties possessing the most intact architecture. The primary building material throughout the district is brick, although hand-hewn stone and terra cotta were also used. The predominant facade line on the top of many second floors is accentuated by a sheet metal cornice. A variety of architectural styles are represented in the district, including Gothic Revival, Romanesque Revival, Sullivanesque and Art Deco, as well as many adaptations of early 20th-century commercial styles with classical details rendered in either sheet metal or terra cotta.

Downtown Pocatello features a unique blend of the old and the new. Together these diverse elements combine to convey a strong sense of historical continuity. One of the oldest buildings in the district is the Idaho Furniture Block (The Paris) which was built in 1892. Built of rusticated sandstone, this building is in excellent condition. One of the newest buildings in the district is the Idaho First National Bank (now US Bank) which was completed in 1982. These newer buildings have a distinct place within the district as do those which have undergone remodeling or removal of some of the original fabric from the building. In recent years, many property owners have renovated their buildings in a manner sympathetic with the original architecture. The general trend in the area now seems to be toward rehabilitation rather than redesigning or disguising of the historic facade evidenced by recent restorations.



Downtown Historic District West Side Map





1. Carnegie Library
101 N. Garfield

Built with a \$12,000 grant from Andrew Carnegie (Pittsburgh, PA steel magnate and philanthropist), this was Pocatello's first library and an outstanding example of Palladian Villa architecture. The cornerstone was laid on October 16, 1907 and contains a letter from Carnegie, names of the mayor and city council members, coins of 1907, and copies of three local newspapers. A modern addition built in 1993 allows the historic library to continue serving the community.



2. Pocatello High School
300 N. Arthur

This building is an excellent example of the workmanship and attitude of the people who designed and constructed it. Originally the high school was constructed in 1892 of rusticated sandstone. Twenty-five years after a major fire in 1914, the building was essentially rebuilt in 1939 as a W.P.A. effort. Frank Paradice, a prominent Pocatello architect, re-designed the building in an Art Deco style featuring elaborate brick and terra cotta details. During the 1991-92 school year the school's centennial was observed. In the mid-90's an interior restoration modernized the building so it can continue to be used as one of the community's three high schools.



3. Trinity Episcopal Church
248 N. Arthur

Completed in 1898, this church in Gothic Revival Style was the first stone Episcopal church in Idaho. It is one of the few 19th-century stone churches remaining in the state. Buttresses, lancet windows and arched portals add grace to the structure.



4. Valentine Building
100 S. Arthur

Also designed by Frank Paradice and built in 1916, the Valentine Building is of Neoclassical Revival style. It is distinguished by the white terra cotta facades and fine details, and is one of the best examples in the state of a terra cotta facade. The Valentine Building was constructed to house the First National Bank. Carl Valentine was a sheep rancher who, through his banking and real estate activities, became one of the most prominent businessmen in Southeastern Idaho.



5. Federal Building 150 S. Arthur

This is the only building in the district which was built as a government facility. Constructed in 1916, the Federal Building is in excellent condition with the upper floors currently housing several professional offices. Originally this structure served as Pocatello's post office and federal office building.



6. North Building Northwest corner of Lewis & Arthur

Originally owned by George H. North, an early Pocatello clothier, the North Building on the northwest corner of Lewis and Arthur was built in 1916. Constructed of cream-colored brick, the structure has a sheet metal cornice. Commercial space is rented on the ground floor and apartments are located in the upper-story.



7. Union Pacific Depot

The first floor of the Oregon Short Line passenger depot is constructed of dressed grey ashlar; the remainder is of red brick. Three massive round arches mark the street-side entrance; the brick over the arches is laid in a decorative herringbone pattern. Unaltered on the exterior, the depot also retains a great deal of its early interior design. In addition to housing the passenger depot, the building contained the offices of the Montana and Idaho divisions of the Oregon Short Line. U.S. President William Howard Taft attended the station's dedication, held on August 20, 1915.



8. Fargo Building 200 S. Main (Station Square)

Designed by Pocatello architect Frank Paradice and built in 1916, this two-story cream-colored brick building is topped by a sheet-metal cornice on both street facades. The second floor windows are all double-hung sash, and an atrium provides light for the second floor apartments. An addition to the south side of the building was completed before 1937 and features the same design as the original structure. The building originally opened on October 7, 1916, and housed the Fargo-Wilson-Wells Mercantile Company.



**9. Central Building - 105 S. Main
(formerly Harrison's Jewelers)**

The Central Building was designed by Pocatello architect Frank Paradise and was completed in the summer of 1929. The two-story commercial building features gold-brown contrast with black, blue, ivory, and gold terra cotta trim. Except for minor storefront window and sign alterations, the building is unaltered.



**10. Kane Building
315 W. Center**

Built in 1914, this cream-colored brick building features a large, bracketed terra cotta cornice and a terra cotta parapet. It was designed by Pocatello architect Charles B. Onderdonk. The Kane Building was named after its original owner, James F. Kane, who came to Pocatello in 1890 and established the largest grocery store in the city. The building was the first in Pocatello to have a passenger elevator.



**11. Sonnenkalb Building
312 W. Center & 125 N. Main**

Designed by Pocatello architect Marcus Grundfor, this two-storied cream-colored brick building was constructed in 1914 and 1915. Inter-connected with a secondary storefront at 312 West Center, the first floor of this structure originally housed the People's Store (a dry goods and clothing establishment). The second floor was occupied by professional offices, including those of the building owner Oscar Sonnenkalb, a German-born civil engineer, who was very prominent in the early development of Southeastern Idaho.



**12. Seavers Building
101 N. Main
(Myers/Anderson Architects)**

This building was constructed in 1900 and is in the Romanesque Revival Style. A large second-floor turret with crenulation crowns the building's unique corner entrance. This building is a great example of a restoration/renovation project of a structure formerly classified as "intrusive." Named for Charles Seaver, the building is best remembered as the Temple Pharmacy.



**13. Idaho Furniture Co. Building -
102 N. Main (The Paris)**

This two-story rusticated sandstone building, built in 1892, is an example of the Richardson Romanesque style and was one of the first stone buildings in Pocatello. This structure, along with the Pioneer Block Building, represented a true commitment to Pocatello's new downtown.



**14. Franklin Building
120 N. Main (Molinelli's Jewelers)**

This two-story building was constructed in 1915 and was named for its first owner, N.G. Franklin. The first floor contained the Bannock National Bank while the second floor served as a Knights of Pythias Hall. In the words of architect Frank Paradise, this Italian Renaissance Revival style building was "the first real terra cotta job in Pocatello."



**15. Petersen's Furniture
224 N. Main (Scott's Ski & Sports)**

Built in 1914 and constructed of cream-colored brick, this structure's facade is graced by a massive denticulated cornice. Originally owned by T.C. Martin, this building housed Petersen Furniture from 1921 to the late 1990's. Although the store front and transom windows have been remodeled, the original leaded glass P ornamentation on the second and third floor windows is intact.

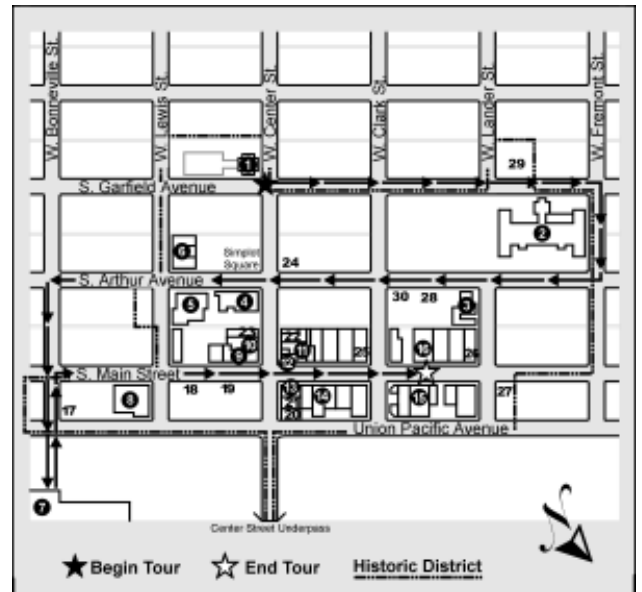


**16. "W.O.W." Building
233 N. Main**

Throughout the district you may find identification plaques at the top of buildings. These plates were often used to identify the year of construction, the owner, or the name of the establishment located within the structure. An interesting example of such a plaque is located on 233 North Main where the inscription of "W.O.W." can be seen. This building was constructed a lodge hall for the "Woodmen of the World."

Other Significant Downtown Buildings

17. Yellowstone Hotel - 230 W. Bonneville (1916)
18. Kress Building - 150 S. Main
19. Hotel Nicollet - 122 S. Main (Whitman Hotel)
20. Bannock National Bank Building - 232 W. Center (1st National Bar)
21. Monarch Building - 244 W. Center (1909)
22. Walton-Curl Building - 308 W. Center (1892)
23. Ross-Davis Building - 323 W. Center (Pre 1927)
24. Carlson Building - W. Center and Arthur (Key Bank) (1919)
25. Lewis Building - 165 N. Main (1914)
26. Odd Fellow Building - 257 N. Main (1892)
27. Reuss Building (Landpost Building) - 306 N. Main (Oasis) (Pre 1896)
28. Fire Station One - 226 N. Arthur (1902)
29. Congregational Church - 309 N. Garfield (1904)
30. Eagles Building - 206 N. Arthur



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California Square public park, late 1800s

A California Square

Located north of Marshall Street, between Hamilton and Winslow. California Square was dedicated to the town by Simon Mezes, as part of the original Mezesville townsite survey of 1854. The block was developed from 1950-70 as part of the San Mateo County Government court complex.

B Lathrop-Connor-Mansfield House



Built in 1863 in the Carpenter/Steamboat Gothic style by the first San Mateo County Clerk/Recorder and Assessor, B.G. Lathrop. The house was moved in 1905 from behind the Central Grammar SchOol on Broadway to its current location at 627 Hamilton. Other notable owners included Civil War General Patrick Connor, and Joel Mansfield, Sheriff of San Mateo County.



County Courthouse No. 4, 1920

C San Mateo County Courthouse

This grand structure is listed on the National Register of Historic Places. It is the fourth courthouse built on this property since 1858. The 1910 Neo-Classical facade was reconstructed in 2006.

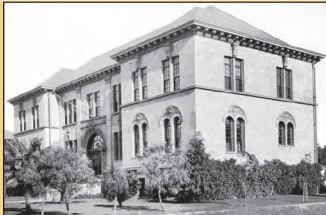
D New Sequoia/Fox Theater



Sequoia Theater, 1930

The Sequoia Theater first opened in 1917. A new and larger structure, the New Sequoia, was built here, up the street in 1928, replacing Central Grammar School. After closing for repairs, was re-opened as the Fox Theater in 1950.

E Sequoia High School

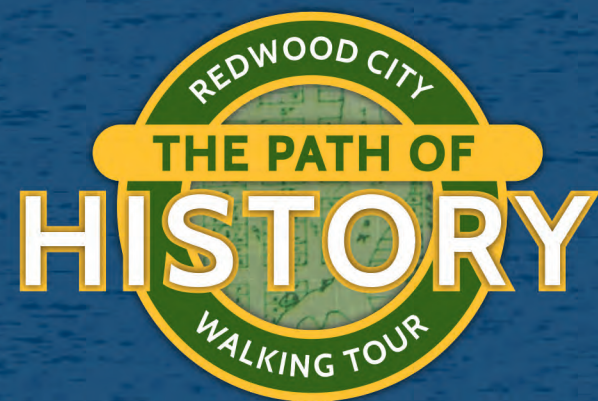


Sequoia High School, 1905

Founded in Redwood City in 1895. Classes were held in the Central Grammar School until the building on Broadway (right) was constructed in 1904. Students were moved to the El Camino campus in 1924. The site is currently home to a cinema and retail complex.

Historic Resources Advisory Committee

presents



FREE MAP & SELF-GUIDED WALKING TOUR

Step back in time, over 150 years, when much of Downtown Redwood City was made up of creeks and wharves. Discover Wyatt Earp's saloon, the oldest commercial building in San Mateo County, and why the town was originally called Mezesville. Start anywhere on the Path (see map on reverse) to discover the fascinating history of...
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TO THE REDWOOD CITY WALKING TOUR



Redwood Creek Turning Basin, 1892

F Embarcadero & Turning Basin Site/Redwood Creek

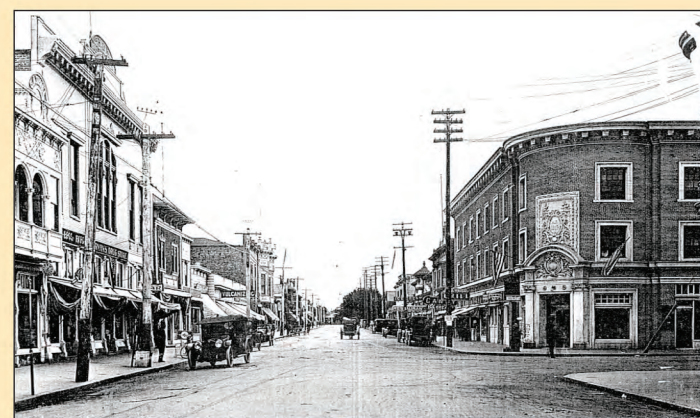
Looking north from Broadway/Wharf St. (facing Marshall Garage), you'll discover the site of the beginning of Redwood City. Logging operations started in 1850, providing the city its resource and its name.



Main Street and Broadway, 1906

G Bank of San Mateo County Building

The Bank of San Mateo County was incorporated in 1891. This building, constructed in 1900, was the first commercial bank on the Peninsula. Suffered major damage during the 1906 earthquake.



Looking south on Main St, 1915

H Sequoia Hotel

Constructed in 1912 at a then-costly sum of \$100,000 as a first-class hotel, the three-story brick building featured elaborately-decorated guest rooms, a restaurant, a barber shop, and a large banquet room. Note that Broadway terminated at Main Street until 1931.



P.P. Chamberlain Store, 1908

I Diller-Chamberlain Store (Quong Lee Laundry)

The Diller-Chamberlain Store, built in 1859 at 726 Main, is San Mateo County's oldest commercial building, and first brick structure. It also housed a Wells Fargo Express office from 1875-1911.

J American Hotel/American House Site



American House Hotel, c. 1870

The American Hotel was Redwood City's first hotel, built in 1853. After a fire in 1864, a new three-story structure was built in 1867, and named American House. This new hotel lasted until 1878, when it also burned down. Then came the Wahl Building, which was partially torn down in 1931 when Broadway was extended.



Alhambra Bar on Main Street, c. 1890s

K Historic Main Street District

Includes the Alhambra Theatre/Masonic Temple, and the Odd Fellows building. The strong concentration of historic structures testify to the importance of Redwood City's first and most active commercial street, with the Alhambra Bar proving to be popular with a well-known member of the Old West, Wyatt Earp. Main Street once paralleled and terminated at Redwood Creek, allowing convenient access to San Francisco Bay's shipping activities.



Fire Station #1, 1936

L Redwood City Fire Station No. 1

When the Redwood City Volunteer Fire Department was formed in 1861, it was the first non-profit organization in San Mateo County. The third firehouse was completed in 1921 (above), displaying a fine example of the Italian Renaissance style. The fire station was remodeled/expanded to house the Main Library in 1989.

THE PATH OF HISTORY WALKING TOUR



HISTORIC RESOURCES ADVISORY COMMITTEE
COMMUNITY DEVELOPMENT DEPARTMENT

Incorporated 1867



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