



CITY OF KETCHUM, IDAHO
HISTORIC PRESERVATION COMMISSION
Tuesday, July 07, 2026, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

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You will find this option on our website at www.ketchumidaho.org/meetings.

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

Join us via Zoom (*please mute your device until called upon*)

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Webinar ID: 871 3771 2475

Address the Commission in person at City Hall.

Submit your comments in writing to 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:

- [1.](#) Public comment from June 25, 2026 City Council Packet

CONSENT AGENDA:

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

- [2.](#) ACTION: Approval of the June 2, 2026 Meeting Minutes
- [3.](#) ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for Designation of a Historic Building/Site application P26-022 for the property at 491 E Sun Valley Rd.

PUBLIC HEARING:

4. ACTION: Recommendation to review and approve Historic Alteration application 26-KET-00159 for the Gold Mine at 331 Walnut Ave. - Genoa Beiser, Associate Planner

NEW BUSINESS:

5. City Website Update - Daniel Hansen, Community Engagement Director
6. Discussion on Historic Demo List
7. Survey Update
8. State Historic Preservation Office Update
9. Code Update Status

ADJOURNMENT:

Dawn Hofheimer

From: SUSAN PASSOVOY <sjpassovoy@icloud.com>
Sent: Tuesday, June 23, 2026 11:01 AM
To: Participate
Subject: Importance of Concepts of Health, Safety and Welfare in Design Review

Dear Commissioners, and Staff:

CC: City Council and Mayor

RE: Importance of Concepts of Health, Safety and Welfare in Design Review

Now that I am no longer on the Commission, I want to take the opportunity to highlight a tool that is available to you in design review. This is both for your current review activities (including appeals), but also for the revisions being considered for the zoning code.

One of the conundrums faced by the Department and the Commission when reviewing the design of a proposed project is the scope of that review.

Pursuant to KMC §16.07.030.C.2.d, the Commission must determine the following prior to granting Design Review approval:

1. The project does not jeopardize the health, safety, or welfare of the public.
2. The project generally conforms with the design-related goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in the Code, including §16.04.080, Design Review

Unfortunately, the staff and our Commission might not have looked closely enough at the first of these criteria -- **health, safety and welfare** -- as we might have, so I want to focus on that in this memo.

The bottom line is that the impact of a project design on must be evaluated in terms of its impact on community and neighborhood health, safety and welfare in a serious and thorough manner. To date it has been too easy to trivialize those terms and not give them the weight to which they are entitled in the balancing process.

Throughout Idaho land use law (Local Land Use Planning Act (LLUPA) and related judicial opinions), the terms health, safety and (general) welfare serve as the core constitutional justifications for regulating the use of **private property**. **The legislative intent, clearly stated in the law, is to promote the public health, safety and welfare.** Under the law regulators are required to consider private property rights, but this must be done in balance with deep considerations of the health, the safety and the welfare of the PUBLIC. **Idaho courts have historically deferred to the City's determination of the impact of a development on the community's sense of aesthetics, appropriateness and community values.**

The concept of "compatibility" encompasses these values—it should not just be whether the superficial design elements meet some architectural definition. The health and welfare of a community are highly influenced by and dependent upon the physical characteristics of a project. The respect and consideration shown by property developers for the community values as expressed in the Comprehensive Plan are important as a community assesses the impact-- on its aesthetics, appropriateness and community values especially as expressed in the Comprehensive Plan.

Of course, this is not a legal opinion, and I would encourage you to ask the City Attorney for a comprehensive review of relevant cases on the subject and advise you on the extent decisions can rely on the welfare concept as expressed in the community's sense of aesthetics, appropriateness and values.

I should also note that we hope that the scope of that review will be expanded under the revisions to the zoning ordinance.

Regards,

Susan Passovoy

June 23, 2026

Dawn Hofheimer

From: Scott Levy <redfishbluefishfilm@gmail.com>
Sent: Thursday, June 25, 2026 8:57 AM
To: Participate
Subject: Demolition of Historic Building

Follow Up Flag: Follow up
Flag Status: Completed

Ketchum City Councilmembers,

Thank you for taking the time to consider this brief comment.

As a long-time resident of Ketchum, now living in a construction zone -- waking today at 7:20 am to the pounding away of an embankment wall next to the Observatory Hotel -- I appreciate the Ketchum City Council hearing my concerns about a demolition project proposed across the creek from where I live.

In my PO Box (and in a Notice Box on River Street across from the Limelight Hotel) was a "Notice of Application for Demolition of a Historic Building". Comments are due in five days, but nobody seems to know which building is to be demolished.

Of the neighbors and business owners I spoke to who knew of the proposed demolition, it was assumed that it was the old Medical Building that was to come down.

Then by chance, I bumped into Carl Rixon who was awaiting the demolition permit, and I learned it was not the old Medical Building he would be demolishing. From what he knew, it was the corner building where Bruce Smith ran his office, at the high point of the property. Carl was under the impression that the demolition was necessary to complete the Idaho Power project AND to complete the highway project.

But I do not recall that demolition being discussed previously in the Highway project meetings or in the Idaho Power public engagement. Nor do I recall notice from PEG Hotel informing us of this proposal, aside from this brief postcard in my PO Box.

So, what is being proposed, and why? Do the PEG investors attempting to sell a hotel have an updated plan to show us what this property will look like? Do they have an interested buyer with plans in mind? Is there a schedule in place for when that property will be beautified?

Is there a reason to hurry in approving this demolition? Has the Historic Preservation Commission weighed in? Is the Traffic Authority informed of an intended schedule for the Historic Building Demolition?

Obviously, there are too many questions unaddressed, with far too little public engagement on what may become another decade long “hole” at the entrance to our once charming little mountain town.

As such, I ask the city council to hold off on approving this Application for Demolition of, Historic Building and require more thorough public engagement.

Might the PEG property owners please inform all citizens of Ketchum -- not just the neighbors who live “within three hundred feet”—of their plans? This is the gateway view that visitors first see when arriving.

More public engagement seems prudent to me. The When/How/What of their intentions needs to be further discussed -- as a community.

Sincerely,

Scott Levy

Ten-year resident of Andora Villa on Trail Creek



CALL TO ORDER:

Wendolyn Holland called the meeting to order at 4:30pm (00:01:17 in video)

ROLL CALL:

Wendolyn Holland – Chairperson

Jakub Galczynski – Vice Chairperson

Clyde Holt

Heidi Scherthanner

Melissa Ravelo - Absent

Introductions between sitting commissioners and new commissioner, Heidi Scherthanner (00:02:15 in video)

ALSO PRESENT:

Allison Kennedy – Senior Planner

Genoa Beiser – Associate Planner

CONSENT AGENDA: (00:05:00 in video)

1. ACTION ITEM: Approval of the May 13, 2026 Meeting Minutes

Motion to approve the consent agenda (00:05:15 in video)

MOVER: Clyde Holt

SECONDER: Jakub Galczynski

AYES: Clyde Holt, Heidi Scherthanner, Wendolyn Holland, & Jakub Galczynski

NAYS: None

RESULT: UNANIMOUSLY ADOPTED

COMMUNICATIONS FROM COMMISSIONERS: (00:06:14 in video)

Michel Rudigoz, long term resident and steward of an historic building, passed

PUBLIC HEARING:

2. ACTION ITEM: 491 E Sun Valley Road- Application to recommend adding to City Historic Building List
 - Presentation by Allison Kennedy (00:07:08 in video)
 - Commissioner comments (00:18:50 in video)
 - Public comment opened: (00:23:00 in video)
 - Jennifer Montgomery (00:23:40 in video)
 - Susan Desko (00:24:50 in video)
 - Randy Hall (00:27:08 in video)
 - Public comment opened: (00:32:35 in video)

- Commissioner deliberations (00:32:37 in video)

Motion to recommend to City Council adding the 491 E Sun Valley Road to Ketchum's Historic Building List 5:04pm. (00:34:46 in video)

MOVER: Clyde Holt

SECONDER: Heidi Schernthanner

AYES: Clyde Holt, Heidi Schernthanner, Wendolyn Holland, & Jakub Galczynski

NAYS: None

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: (00:36:15 in video)

3. Goebel Partners to get feedback and discuss historic adjacency
 - Presentation by Allison Kennedy *Matt Goebel unavailable (00:36:26 in video)
 - Commissioner discussions and questions for Staff (00:44:50 in video)
 - Public comment opened: (01:14:07 in video)
 - Susan Desko (01:14:29 in video)
 - Public comment closed: (01:18:30 in video)
4. Review GIS Historic Structure Layer (01:20:57 in video)
 - Presentation by Allison Kennedy & Commissioner Comments/Feedback (01:20:57 in video)
5. Report on Budget Discussion (01:44:10 in video)
 - Presentation by Allison Kennedy & Commissioner Comments/Feedback (01:44:34 in video)
6. Draft Timeline of Survey (July) (01:52:11 in video)
 - Presentation by Allison Kennedy & Commissioner Comments/Feedback (01:52:20 in video)
7. Other Topics of Discussion (01:52:54 in video)
 - Heidi S orientation (01:53:04 in video)
 - Public Comment opened: (01:53:20 in video)
 - Susan Desko (01:53:36 in video)
 - Public comment closed: (01:55:00 in video)

ADJOURNMENT: (01:55:10 in video)

Motion to adjourn the meeting at 6:29pm.

MOVER: Jakub Galczynski

SECONDER: Heidi Schernthanner

AYES: Clyde Holt, Heidi Schernthanner, Wendolyn Holland, & Jakub Galczynski

NAYS: None

RESULT: UNANIMOUSLY ADOPTED

Wendolyn Holland,
Historic Preservation Commission Chairperson

Jade Riley,
City Administrator, City of Ketchum



CITY OF KETCHUM

Planning & Building
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IN RE:)	
)	
491 E Sun Valley Road)	KETCHUM HISTORIC PRESERVATION COMMISSION
Ketchum Historic Listing)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: July 7, 2026)	DECISION
)	
File Number: P26-022)	

PROJECT: 491 E Sun Valley Road Ketchum Historic Listing

APPLICATION TYPE: Designation of a Historic Building/Site

FILE NUMBER: P26-022

PROPERTY OWNER: City of Ketchum

REPRESENTATIVE: Historic Preservation Commission

LOCATION: 491 E Sun Valley Road

ZONING: Community Core Subdistrict 1 – Retail Core (CC-1)

RECORD OF PROCEEDINGS

The Planning and Building Department received the application for Designation of a Historic Building/Site on May 8, 2026, and the application was deemed complete on May 8, 2026. City Departments reviewed the application, and the application was scheduled for a public hearing with the Historic Preservation Commission following one round of review. Public notice was published in the Idaho Mountain Express, sent to adjoining 300’ property owners, posted on site, and posted on the City’s website on May 13, 2026. A public hearing was conducted on June 2, 2026 where the Historic Preservation Commission reviewed the application and recommended approval of the application unanimously 4-0 (one seat was vacant).

BACKGROUND

The recommendation is to add the City-owned structure, which is currently leased to Starbucks, to the City of Ketchum Historic Building List. The building was identified as a strong candidate in the most recent Post-WWII Reconnaissance Survey because of its architectural integrity, alpine design, and association with prominent Idaho architect Neil Smull of Boise.

FINDINGS OF FACT

Pursuant to Ketchum Municipal Code (KMC) 16.07.060.F – Designation of a Historic Building/Site, an applicant seeking to designate a historic building/site must file an application with the City and receive

a recommendation from The Historic Preservation Commission (HPC) through a public hearing procedure subject to KMC 16.07.020.E. Per KMC 16.07.060.F.1.b, “The HPC shall have the authority to add or remove structures from the historic building/site list using the criteria below to determine if a structure should be added or removed from the historic building/site list.” Staff reviewed the alteration request for compliance with the criteria below and found the application in conformance with the standards.

The Ketchum Historic Preservation Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

16.07.060.F.2.c.(1) – General Criteria:

(A) Historic buildings must be at least 50 years old. A historic building may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

Commission Findings: The Ketchum - Sun Valley Branch of the Bank of Idaho was constructed in 1966 at 491 E. Sun Valley Road.

(B) All buildings and sites must retain their physical integrity as determined by the following criteria. However, a site need not meet all of the following criteria:

- i. Shows character, interest, or value as part of the development, heritage or cultural characteristics of Ketchum, the region, state, or nation;
- ii. Retains a significant amount of the original design features, materials, character or feeling of the past;
- iii. Is in the original location or same historic context after having been moved;
- iv. Has been accurately reconstructed or restored based on documentation.

Commission Findings: The Bank of Idaho (1966) is a custom-designed building that reflects a site-specific architectural response to Ketchum, ID. Its design embodies a regional architectural approach prevalent during that era, emphasizing community identity through alpine architecture characteristics, including steeply pitched roofs, dormers, and a natural material palette. Today the architectural language contributes to both the historic and contemporary identity of Ketchum as a small mountain town.

The building was designed by the distinguished architect Neil H. Smull of Boise, ID. Smull served as Principal Architect at CSHQA for 25 years, leading projects across the United States. He was a registered architect through the National Council of Architectural Registration Boards (NCARB) and also held licensure as a landscape architect with the American Society of Landscape Architects (ASLA) in Idaho. In recognition of his contributions to the profession, Smull was elevated to the College of Fellows of the American Institute of Architects (FAIA) in 1993 and was awarded the AIA Idaho Gold Medal in Architecture in 2001 during the Chapter’s 50th anniversary.

More recently, the building represents a successful example of adaptive reuse through a renovation led by Ketchum-based architect Susan Desko. In 2011, Desko led a local design-build team in transforming the former bank into a vibrant community space, incorporating a visitor center and coffee shop. The project introduced new programmatic life while maintaining the original alpine architectural concept

established by Smull. The redesign received national recognition with a Chicago Athenaeum Award in 2012. Architect Susan Desko is also a well prominent architect in the state of Idaho, who was the 2025 Silver Medal recipient through the AIA College of Fellows Western Mountain Region.

The structure is a good example of intact Contemporary architecture that is eligible for historic preservation. The building remains in its original location. It retains materials that reflect Ketchum's 1960s alpine character, including Idaho stone, a cedar shake roof, dark wood, and glass.

16.07.060.F.2.c.(2) – Additional Criteria:

In addition to a. above, historic buildings or sites shall meet one or more of the following criteria, (A), (B) or (C):

(A) Architectural

- i. Exemplifies specific elements of a recognized architectural style or period or a style particularly associated with Ketchum neighborhoods;
- ii. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
- iii. Demonstrates superior craftsmanship or high artistic value;
- iv. Represents an innovation in construction, materials, or design;
- v. Pattern or grouping of elements that enhance the identity of the community;
- vi. Significant historic remodel contributing to Ketchum's identity.

Commission Findings: The Bank of Idaho (1966) is a custom-designed building that reflects a site-specific architectural response to Ketchum, ID. Its design embodies a regional architectural approach prevalent during that era, emphasizing community identity through alpine architecture characteristics, including steeply pitched roofs, dormers, and a natural material palette. Today the architectural language contributes to both the historic and contemporary identity of Ketchum as a small mountain town.

The building was designed by the distinguished architect Neil H. Smull of Boise, ID. Smull served as Principal Architect at CSHQA for 25 years, leading projects across the United States. He was a registered architect through the National Council of Architectural Registration Boards (NCARB) and also held licensure as a landscape architect with the American Society of Landscape Architects (ASLA) in Idaho. In recognition of his contributions to the profession, Smull was elevated to the College of Fellows of the American Institute of Architects (FAIA) in 1993 and was awarded the AIA Idaho Gold Medal in Architecture in 2001 during the Chapter's 50th anniversary.

More recently, the building represents a successful example of adaptive reuse through a renovation led by Ketchum-based architect Susan Desko. In 2011, Desko led a local design-build team in transforming the former bank into a vibrant community space, incorporating a visitor center and coffee shop. The project introduced new programmatic life while maintaining the original alpine architectural concept established by Smull. The redesign received national recognition with a Chicago Athenaeum Award in 2012. Architect Susan Desko is also a well prominent architect in the state of Idaho, who was the 2025 Silver Medal recipient through the AIA College of Fellows Western Mountain Region.

The building meets the architectural criteria A through its design, its association with notable architects, and its continued contribution to Ketchum’s identity. Its cedar shakes, dark wood, glass, and pronounced roof forms reflect mid-1960s design and are intentionally selected to complement Ketchum’s alpine character. The original building was designed by Neil Smull, a regionally and nationally recognized architect. Later redesigns were completed by Susan Desko, a prominent local architect with regional and national recognition. The multiple roof configurations and custom design distinguish both the original building and the later renovations, and the remodel has helped anchor Ketchum Town Square.

(B) Social/Historic

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

Commission Findings: The Bank of Idaho (1966) is a recognizable building within Ketchum, ID, that functions as a visual and cultural landmark. Its current use as a Visitor Center and Starbucks coffee shop establishes the property as an active community / cultural hub, for both residents and visitors. This programmatic evolution was intentional per Architect Susan Desko's (2011) design concept and reinforces the buildings key role within Ketchum's Community Core. From a land use and urban design perspective, the building’s massing, scale, and architectural character (designed by architect Neil H. Smull) are distinctive and not replicated within recent development trends in Ketchum. These characteristics contribute meaningfully to the established 'small mountain town' streetscape and the broader character of the area. Given these considerations, removal of the building would constitute an irreversible loss to Ketchum’s built environment, diminishing both visual and cultural identity of the Community Core.

The structure also meets Social/Historic Criteria B because it reflects mid-1960s mountain-town architecture, retains a historic building scale, and is located beside the City Town Square, an important community gathering place.

(C) Geographic/Natural Features

- i. Enhances sense of identity of the community;
- ii. Is an established and familiar natural setting or visual feature of the community

Commission Findings: The Bank of Idaho (1966) is located at the prominent intersection of Sun Valley Road and East Avenue. The building shares its block with the active Ketchum Town Square, establishing a strong connection to the surrounding community. Its placement and design within Ketchum’s Community Core contributes to a highly recognizable and iconic perspective, particularly in relation to the Baldy Mountain backdrop, which is frequently captured to represent the identity of the City of Ketchum.

Criteria C is also met. The structure occupies a prominent downtown location, and its scale and materials contribute to the character of the main square. Together, these features make it an iconic and historic wayfinding landmark for residents and visitors.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum City Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which city ordinances govern the applicant’s application.
2. The Ketchum Historic Commission has authority to hear the applicant’s Historic Alteration per Ketchum Municipal Code 16.07.060.F.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code 16.07.020.E.6
4. The Designation of a Historic Building/Site Application is governed under Ketchum Municipal 16.07.060.F

DECISION

THEREFORE, the Historic Preservation Commission **recommends approval** of designating 491 E Sun Valley Road to Ketchum’s Historic Building Site list, Application File No. P26-022, this Tuesday, July 7, 2026.

Findings of Fact **adopted** this 7th day of July 2026.

Wendolyn Holland, Chair
City of Ketchum Historic Preservation Commission

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum Municipal Code 16.07.020.H to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.



STAFF REPORT
KETCHUM HISTORIC PRESERVATION COMMISSION
REGULAR MEETING OF JULY 7, 2026

PROJECT: Goldmine Historic Alteration

FILE NUMBER: 26-KET-00159

APPLICATION: Historic Alteration

REPRESENTATIVE: The Community Library

PROPERTY OWNER: The Community Library

LOCATION: 331 Walnut Ave

ZONING: Community Core Subdistrict 1 - Retail Core (CC-1)

REVIEWER: Genoa Beiser, Associate Planner

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site, mailed to all political subdivisions, and published in the Idaho Mountain Express on June 17, 2026. A public hearing notice was posted on the city website on June 22, 2026. A public hearing notice was posted on the project site on June 29, 2026.

EXECUTIVE SUMMARY

The Community Library submitted an application for a Historic Alteration at 331 Walnut Avenue (subject property), commonly known as the Gold Mine. The project proposes installing a centerline, 3-foot grated system on a portion of the northwest wall of the building and a fence like art feature extending from the northwest wall towards Walnut Avenue (see Figure 1 on Page 2). The grated system will provide a base for informational timeline plaques that are one part of the Community Library's Winter Sports Hall of Fame project. The proposal will be installed in the exterior walkway between the Gold Mine and the neighboring building at 580 E 4th Street (The Carr Building), where the Wood River Museum of History and Culture is currently located.



Figure 1: Proposal for the NW wall of the Gold Mine. See more details in Attachment A: Application Materials.

BACKGROUND

After multiple staff meetings prior to application submittal, the Planning and Building Department received the Historic Alteration application on June 6, 2026. Following receipt, staff conducted one round of review and confirmed that staff comments were addressed through subsequent discussions with the applicant. The application was then scheduled for a public hearing.

ANALYSIS

Staff reviewed the Historic Alteration for conformance with Ketchum Municipal Code (KMC) 16.07.060.D. In reviewing a request for alteration of a historic structure, the Historic Preservation Commission (HPC) shall determine if the application complies with the following review criteria:

- a. The proposed work preserves, enhances or restores and does not damage or destroy the exterior architectural features of the historic structure;
- b. The historic property remains recognizable as a physical record of its time and place. The alteration will not create a false sense of historical development by adding conjectural features or elements from other historic properties or time periods;
- c. Changes to the property that have acquired historic significance in their own right are retained and preserved to the extent possible; and
- d. In the case of partial demolition, the applicant must establish that the partial demolition is required for the renovation, restoration, or rehabilitation of the structure.

After review by staff, the project was found to satisfy the above criteria for Historic Alterations. The staff analysis below evaluates the proposal against the four criteria.

Criteria a.

The proposed work preserves, enhances or restores and does not damage or destroy the exterior architectural features of the historic structure

The subject property was donated by Union Pacific in 1955 to provide a site for the construction of a privately funded public library. In 1957, The Community Library opened its doors with a library in the front and the Gold Mine in the back. While the proposed cultural exhibition design does not speak directly to the building, staff feel the overall nature of celebrating our valley's winter sports legacy reinforces the original role of the building as a place to connect and seek knowledge. The scope of this project is minimal in nature and does not alter exterior architectural features. As the applicant aptly describes, the building's design, shape, materiality, rhythm, and public perception



Figure 2: Exhibition view from the alley way entrance

are retained. As a whole, staff feel the installation works to enhance the legacy of this historical building.

The gridded system comprising the main component of the installation under review is designed to minimize the amount of installation points for the timeline plaques. The system would be installed using fasteners into the mortar and connected to wood joints/framing whenever possible.

Initially, staff had concerns about this proposal and whether it would be strong enough to hold the weight of the metal grid system and phenolic resin plaques without deteriorating the mortar. Staff consulted with the State Historic Preservation Office (SHPO) who concurred and suggested that other supports be added from above or below. However, SPHO also stated that if other options were not viable, the best option is to install fasteners into the mortar and not directly into

the brick. The applicant still intends to have some points of contact installed into the mortar but has been exploring additional means of support with their contractor, not attached to the building, along with discussions about using a different material for the plaques to reduce the weight of the installation.

Staff feel The Community Library has been working diligently to find a solution for connecting the gridded system. As both the applicant and longtime steward & owner of the property, The Community Library has a vested interest in maintaining the integrity of the façade along with making sure the exhibition is secure for visitors. Zooming out, staff feel that the general proposal conforms with the criteria to not damage or destroy the exterior architectural features of the building. This criteria covers projects with wildly varying scopes so while there are some minor details to be solidified, the intent is met.

If the Commission disagrees, staff suggest that a condition be considered detailing that the applicant continue to work with staff (who will consult with SHPO as needed) to approve of the final installation solution.

Criteria b.

The historic property remains recognizable as a physical record of its time and place. The alteration will not create a false sense of historical development by adding conjectural features or elements from other historic properties or time periods.

The scope of this project is minimal in nature. The proposal does not alter the subject property as to obscure time and place. While the proposal is not of the building's time period, the alteration is an exhibition/art installation verses an addition and designed to be removable. It does not include features or elements that create a



Figure 3: Gold Mine circa 1957

false sense of history regarding the building as a whole. In fact, due to the topic of the installation (Sun Valley winter sports history), the proposal brings a greater appreciation of and engagement with the buildings' historic place in Ketchum.

Criteria c.

Changes to the property that have acquired historic significance in their own right are retained and preserved to the extent possible.

The applicant is not proposing significant changes to the building - only minor additions to an unadorned, exterior brick wall situated towards an interior side lot line. Historically significant features are retained and preserved without adjustments.

Criteria d.

In the case of partial demolition, the applicant must establish that the partial demolition is required for the renovation, restoration, or rehabilitation of the structure.

The applicant is not proposing any demolition of the building. Staff find this criteria is not applicable.

While not explicitly in the review criteria and therefore not under purview of staff or the Commission to review under this application, staff wants to highlight that there is a lighting feature proposed. An Administrative Design Review will be required for the remaining components of the Sun Valley Winter Sports Hall of Fame. Staff has added a condition to reinforce that the lighting feature will be reviewed for Dark Sky Compliance through that future application.

STAFF RECOMMENDATION

The Commission has the following options for the Historic Alteration application:

- Continue the application, to a date certain or uncertain, with a request for revisions or more information.
- Approval
- Approval with conditions

- Denial

Staff recommend the Commission review the Historic Alteration Application (File No. 26-KET-00159) for the Goldmine Historic Alteration and **approve** the application with the conditions outlined below. The Commission may delete, revise, or add to the conditions based on the discussion.

1. The applicant shall submit an Administrative Design Review under which the lighting feature in Historic Alteration application 26-KET-00159 shall be reviewed for Dark Sky compliance.

ATTACHMENTS:

- A. Application Materials



City of Ketchum

ATTACHMENT A

Application Materials

Narrative – Alterations

- a. The proposed work preserves, enhances or restores and does not damage or destroy the exterior architectural features of the historic structure:**

The Community Library aims to honor the historic Gold Mine building while celebrating the legacy of winter sports that has shaped the character of Ketchum, Sun Valley, and the Wood River Valley for nearly a century. The Community Library's Sun Valley Winter Sports Hall of Fame commemorates stories of individual achievement and collective effort in the winter sports arena. The outdoor cultural exhibit will highlight history in the heart of downtown Ketchum, alongside one of the most beloved historical institutions in town. We hope that locals and visitors alike will feel a sense of place, civic pride, and inspiration when they stroll this cultural exhibit to get a glimpse into the valley's rich winter sports history and the remarkable stories that shaped it.

The proposed work does not alter the exterior architectural features of the Gold Mine building. The project does not change the building's design, shape, materiality, rhythm, or public perception. It does not alter how the structure sits within the downtown urban fabric. In fact, we hope that, by drawing residents and visitors through the pedestrian passageway, the project will enhance public appreciation of the building's masonry pattern, scale, construction, and overall presence.

The main exhibit structure is designed to minimize impact on the building by using a grid with minimal attachment points. All or nearly all exhibit will be installed using fasteners placed in mortar joints or connected to existing wood joists and framing wherever possible, minimizing impacts to historic brick and limiting the size and number of attachment points while maintaining the integrity of the exhibit and visitor safety.

- b. The historic property remains recognizable as a physical record of its time and place. The alteration will not create a false sense of historical development by adding conjectural features or elements from other historic properties or time periods:**

We want people to notice the historic nature of the Gold Mine! The proposed alterations will allow the historic property to remain clearly recognizable as a physical record of its time and place. The project does not introduce conjectural

architectural features, replica historic elements, or design components drawn from other historic properties or time periods. Rather, the exhibit elements are contemporary, interpretive additions that are clearly distinguishable from the original historic structure and do not alter the building's fundamental character, form, materiality, or historic presence within the downtown streetscape. Because the installations are designed to be removable and will be attached in a minimally invasive manner, the integrity and authenticity of the historic building will remain intact while enhancing public engagement with the site and its history.

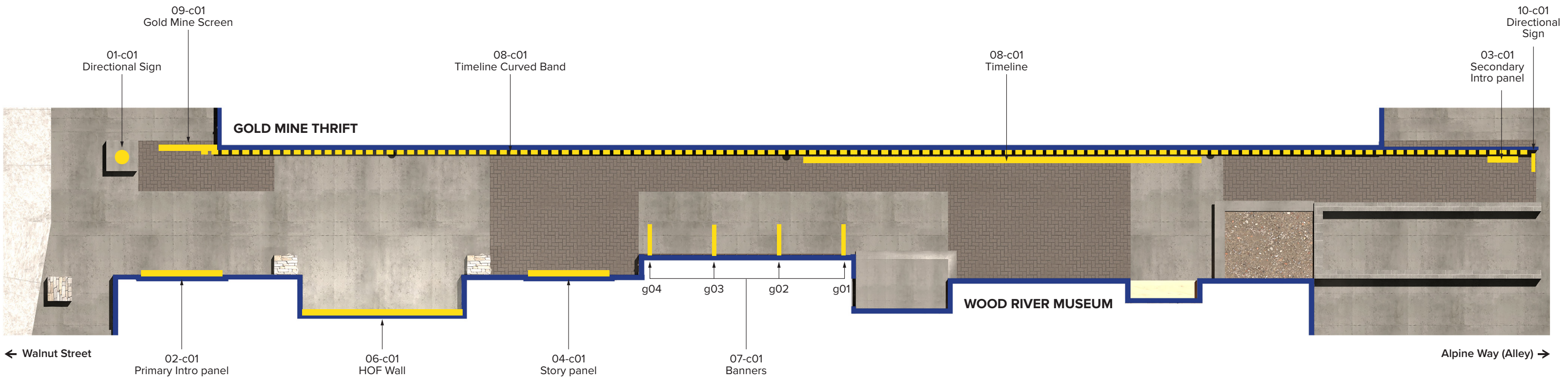
c. Changes to the property that have acquired historic significance in their own right are retained and preserved to the extent possible:

The proposed project retains and preserves the existing character-defining features of the historic property, including those changes and materials that have acquired significance over time. The project does not alter the building's established form.

d. In the case of partial demolition, the applicant must establish that the partial demolition is required for the renovation, restoration, or rehabilitation of the structure:

The current building will remain fully intact. There is no demolition.

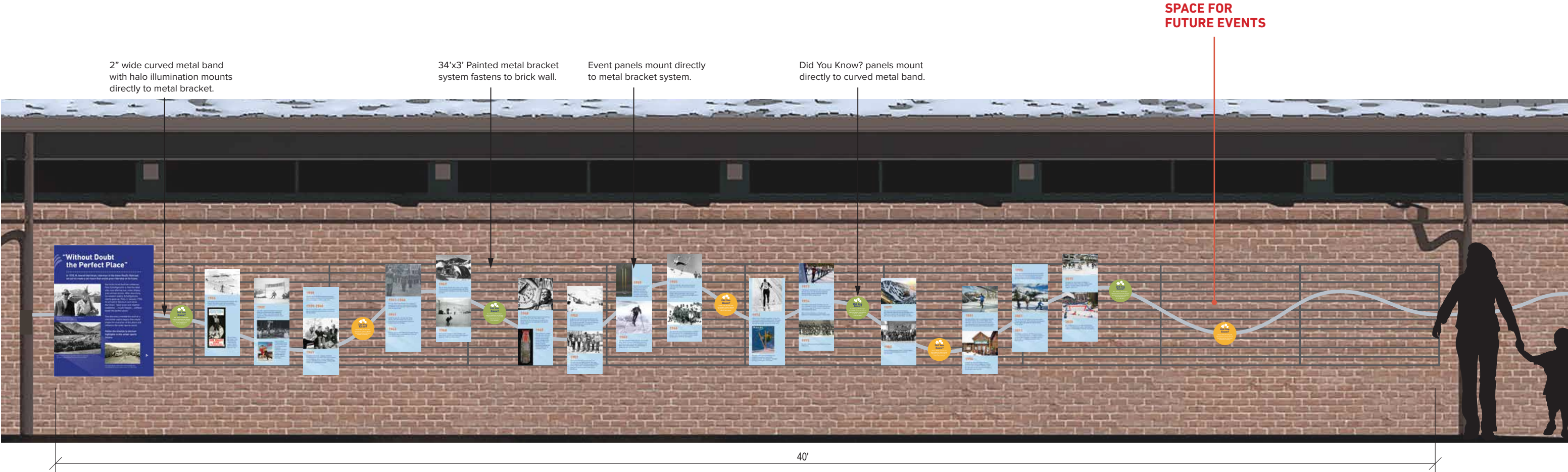
EXHIBIT LOCATION PLAN



1 EXHIBIT LOCATION PLAN
NTS

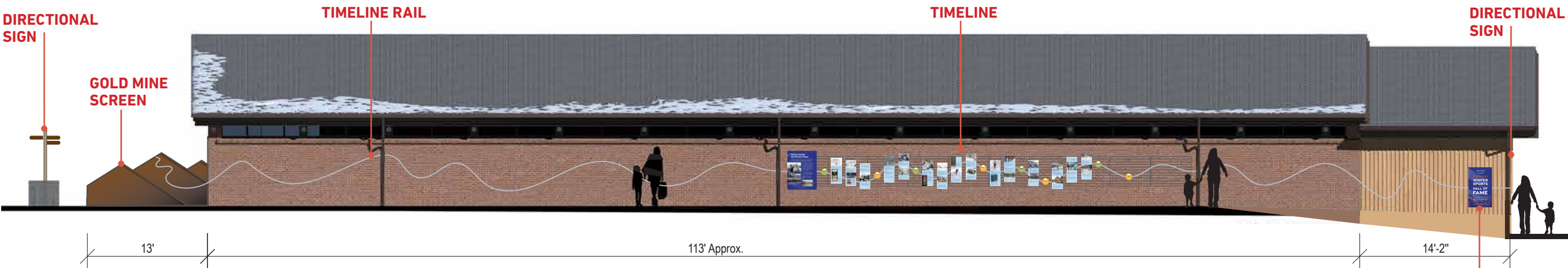


08-C01: TIMELINE



1 08-c01TIMELINE
Scale: 1/2"=1'-0"

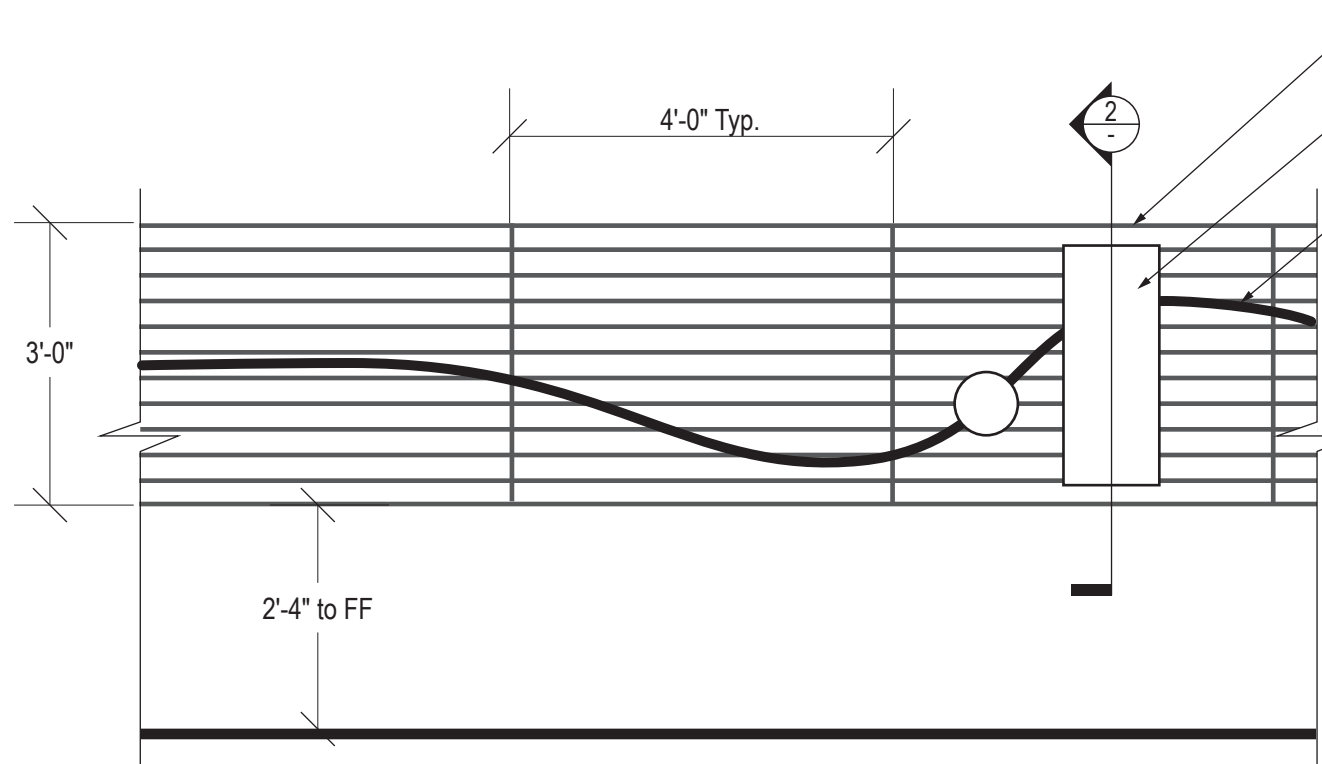
ELEVATION



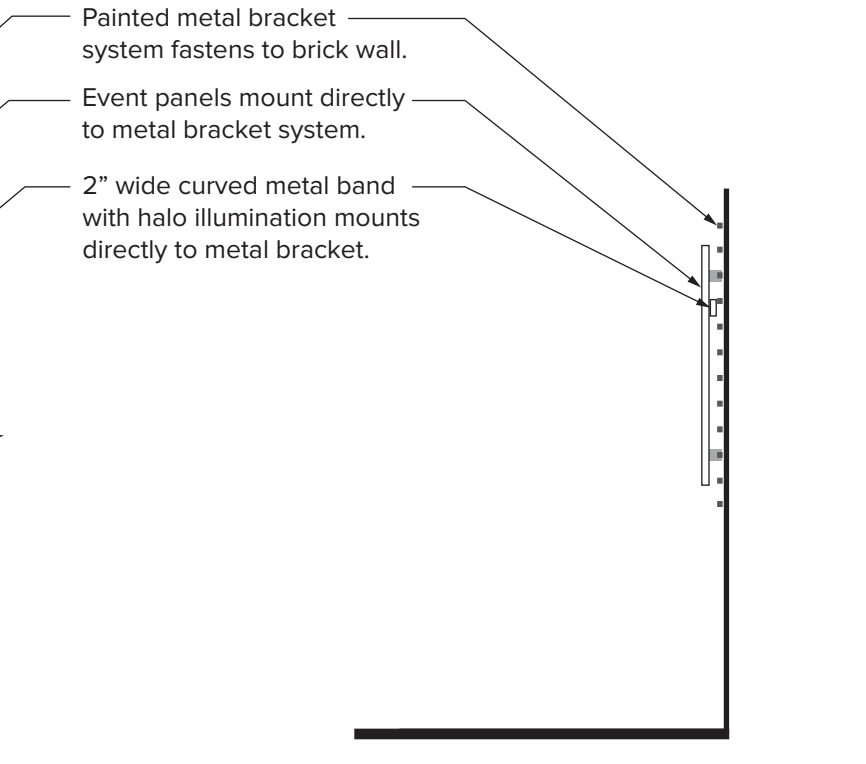
2 08-c01 TIMELINE
Scale: 1/8"=1'-0"

ELEVATION

08-C01: TIMELINE - DETAILS

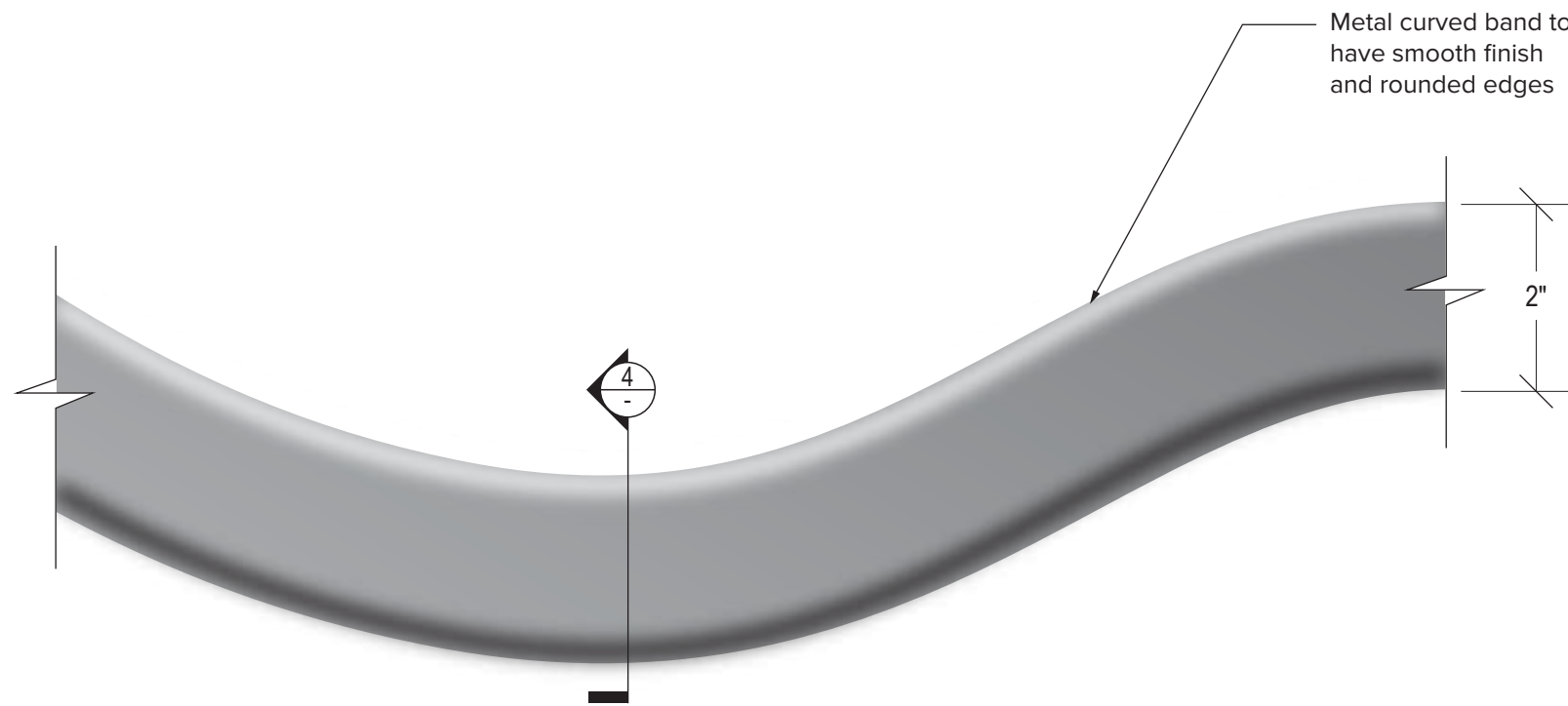


1 08-c01-o01 TIMELINE BRACKET
Scale: 1/2"=1'-0"
ELEVATION

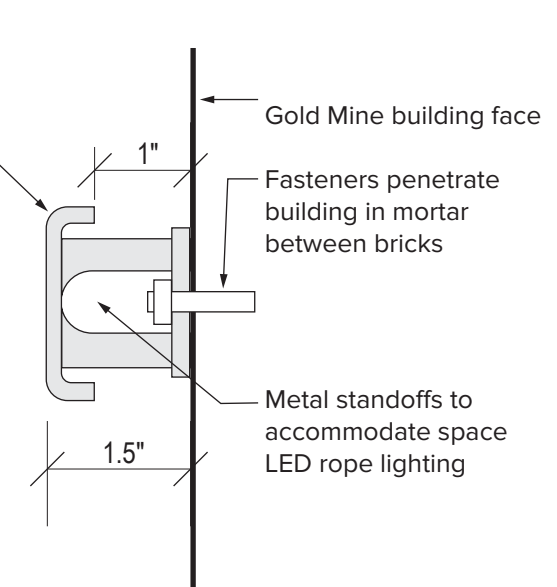


2 08-c01 TIMELINE BRACKET
Scale: 1/2"=1'-0"
SECTION

- Painted metal bracket system fastens to brick wall.
- Event panels mount directly to metal bracket system.
- 2" wide curved metal band with halo illumination mounts directly to metal bracket.



3 08-c01-o02 TIMELINE CURVED BAND
Scale: 6"=1'-0"
ELEVATION



4 08-c01-o02 TIMELINE CURVED BAND (NO BRACKET AREA)
Scale: 6"=1'-0"
SECTION

- Gold Mine building face
- Fasteners penetrate building in mortar between bricks
- Metal standoffs to accommodate space LED rope lighting

08-c01-g01 TIMELINE INTRO PANEL

Size: 34"x45"

Substrate: 1/2" Phenolic Resin

NOTES FOR CLIENT:

Hi Res Photos needed

Photo credit needed

“Without Doubt the Perfect Place”

In 1935, W. Averell Harriman, chairman of the Union Pacific Railroad, set out to create a ski resort that would grow ridership on its trains.



Harriman (right), with Count Felix Schaffgotsch outside the Sun Valley Lodge, 1936

Harriman hired Austrian nobleman Felix Schaffgotsche to find the ideal site—one offering sun, snow, slopes, and railroad access. After searching six western states, Schaffgotsche nearly gave up. Then, in January 1936, he arrived in Ketchum and wired Harriman: “ideal snow and weather conditions ... it’s ski heaven ... without doubt the perfect place.”

This discovery marked the start of a rich winter sports legacy that would shape the character of this place and influence the wider sports world.

Follow the timeline to discover highlights in this winter sports history.

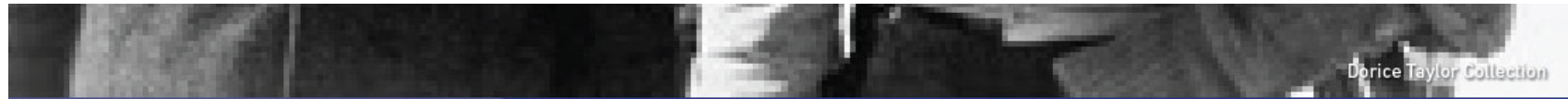


When the resort began operations, Ketchum had about 200 year-round residents and only two small hotels.



The lodge opened in December 1936 to guests who had traveled 48 hours by special train from New York!

08-c01-g01 TIMELINE INTRO PANEL



Harriman (right), with Count Felix Schaffgotsch outside the Sun Valley Lodge, 1936



When the resort began operations, Ketchum had about 200 year-round residents and only two small hotels.



The lodge opened in December 1936 to guests who had traveled 48 hours by special train from New York!

NOTES FOR CLIENT:
Photo credit needed

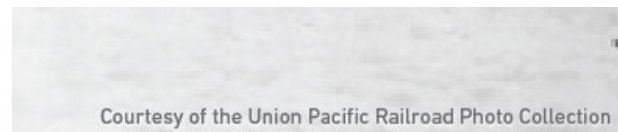
08-c01-g02 TIMELINE EVENT PANELS

Size: 12"x30"

Substrate: 1/2" Phenolic Resin

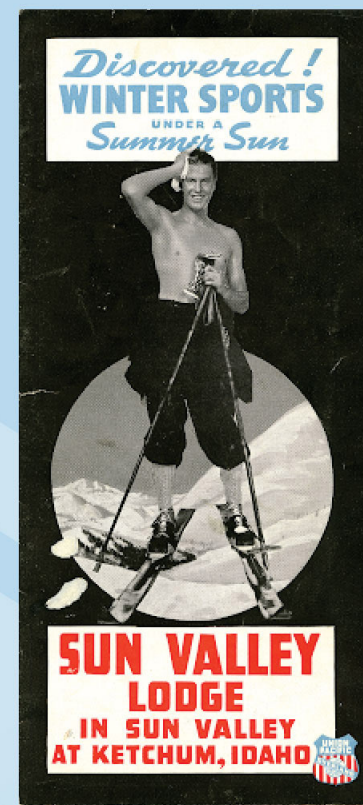
NOTES FOR CLIENT:

- Hi Res Photos needed
- Photo credit needed



1936

The world's first chairlifts debut on Dollar and Proctor Mountains, inspired by a conveyor system used for loading bananas onto ships!



PR man Steve Hannagan coins the name Sun Valley and the tagline "Winter Sports Under a Summer Sun."

08-c01-g02a



1937

The first major international race at Sun Valley is the Harriman Cup, combining downhill, slalom, and alpine events. Ski legend and 1936 Olympian Dick Durrance takes the title.



The Sun Valley Skating Club forms, and Saturday night ice shows become a popular attraction. In 1939, Olympian Audrey Peppe is hired to run the resort's skating program and shows.

08-c01-g02b

1939

The Sun Valley Ski Patrol begins operating, with members trained in first aid, avalanche rescue, toboggan handling, and more.

1939-1940

The first chairlifts open on Baldy. The Round House restaurant serves skiers at the top of the second lift.



1941

Sun Valley Serenade, a popular romantic comedy, puts the ski resort into movie houses across America. Other movies filmed here include *I Met Him in Paris* (1937) and *Bus Stop* (1956), starring Marilyn Monroe.

08-c01-g02c

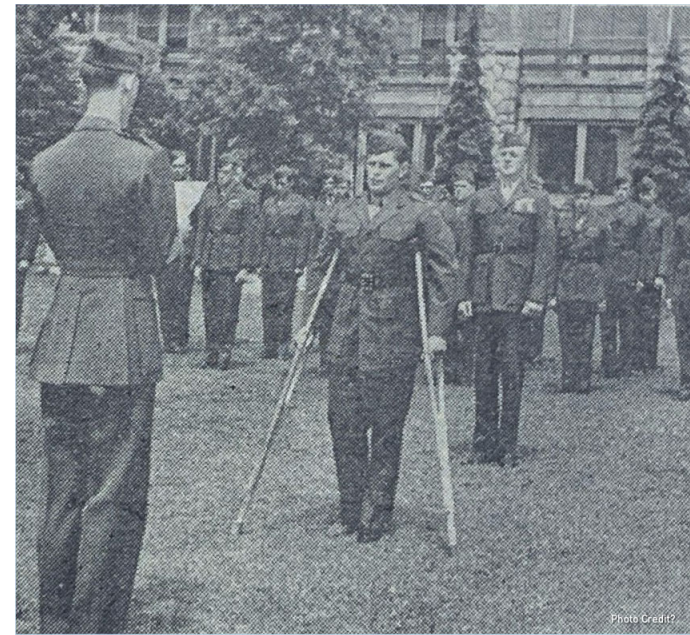
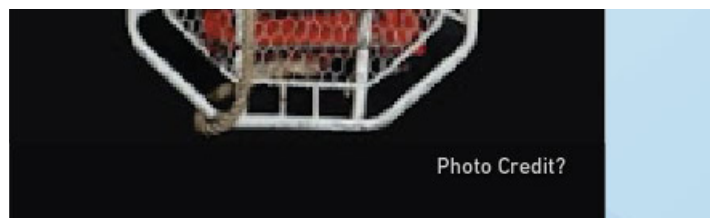
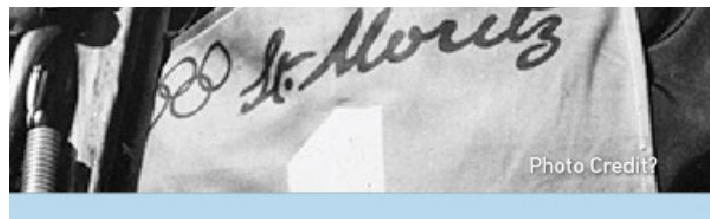
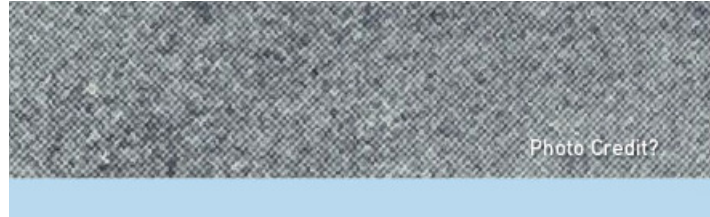
08-c01-g02 TIMELINE EVENT PANELS

Size: 12"x30"

Substrate: 1/2" Phenolic Resin

NOTES FOR CLIENT:

- Hi Res Photos needed
- Photo credit needed



1941-1946

The U.S. Navy commissions Sun Valley as a convalescent hospital. More than 6,500 Navy and Marine Corps patients receive treatment here during the war.

1941

On December 8th, one day after Pearl Harbor, the FBI arrests three local ski instructors as suspected Nazi spies due to their Austrian heritage.

1943

The U.S. Army's 10th Mountain Division forms. Over 40 Sun Valley employees join, from ski instructors to patrolmen.

08-c01-g02d



1947

Warren Miller spends the winter in Sun Valley "ski bumming" in his teardrop trailer. His films of alpine skiers introduce a new way of seeing the sport.



1948

Rotarun ski hill opens west of Hailey, soon becoming a hub for local skiers and a popular place for children to learn to ski.

08-c01-g02e



1948

Sun Valley hosts Olympic tryouts and training for the U.S. Ski Team. Gretchen Fraser becomes the first American to medal at the Winter Olympics, winning gold in St. Moritz, Switzerland.



1949

Nelson Bennett, a WWII 10th Mountain Division veteran and ski patrol leader, reinvents the rescue toboggan with his brother, Ed. Their design includes controlled braking and a removable litter to transport victims.

08-c01-g02f

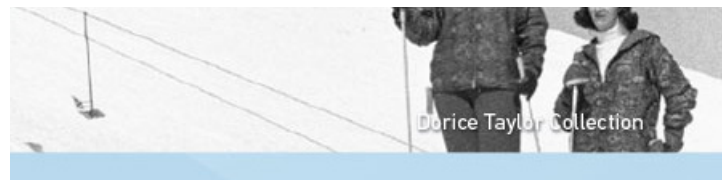
08-c01-g02 TIMELINE EVENT PANELS

Size: 12"x30"

Substrate: 1/2" Phenolic Resin

NOTES FOR CLIENT:

- Hi Res Photos needed
- Photo credit needed



1952

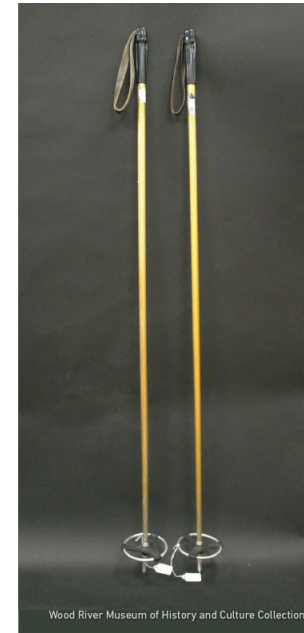
A big snow year causes two avalanches. On Baldy, one kills four people and changes how the ski patrol operates. The second destroys Owl Creek Cabin, one of Sun Valley's backcountry ski lodges.



1957

The first Kindercup races for three- to 10-year-olds are held on Dollar Mountain. Local legends Picabo Street, Langley McNeal, Graham Watanabe, and Wyatt Caldwell are among the future ski stars who win the Kindercup.

08-c01-g02g



1959

Ed Scott invents tapered aluminum ski poles in his Ketchum repair shop. His innovation becomes a worldwide sensation and makes bamboo poles obsolete.



1963

The last legendary Diamond Sun race is held after safety concerns override the thrills of running an open course top to bottom of the River Run side of Baldy. The time to beat is three minutes and 10 seconds!

08-c01-g02h



1965

Olympic skier Bill Janss (pictured above) purchases the resort from Union Pacific Railroad.

Bob Smith invents the first double-lens ski goggle with a breathable foam venting system. In 1971, he moves Smith Optics from Colorado to Ketchum.



1966

Sun Valley Ski Education Foundation (SVSEF) forms to provide ski racing opportunities for juniors. Over the course of its history, SVSEF has produced 25 Winter Olympians.

08-c01-g02i

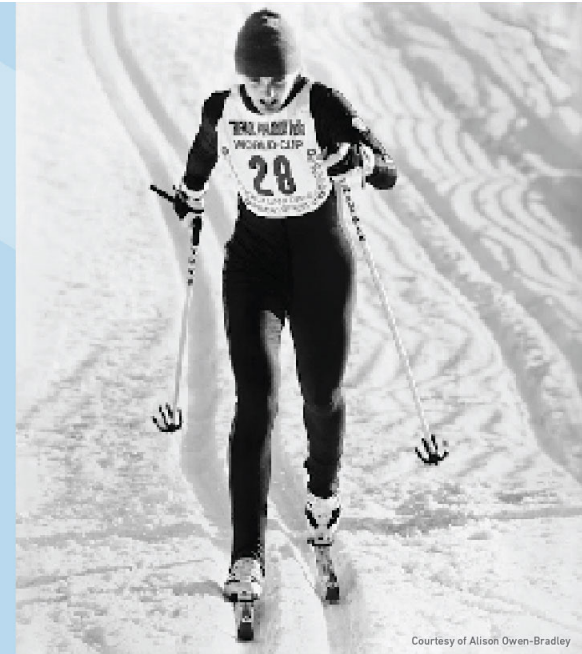
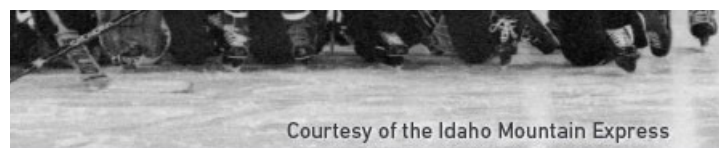
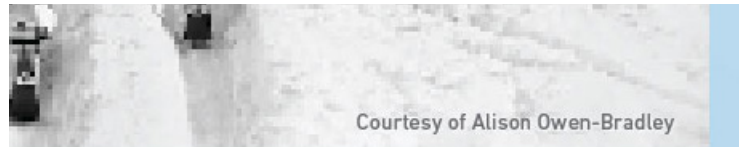
08-c01-g02 TIMELINE EVENT PANELS

Size: 12"x30"

Substrate: 1/2" Phenolic Resin

NOTES FOR CLIENT:

Hi Res Photos needed
Photo credit needed



1972

Alison Owen-Bradley competes on the first U.S. Olympic women's Nordic team. U.S. men have been racing in the Games since 1924, and women outside of the U.S. since 1952.



Brothers Jake and Dave Moe launch *POWDER* magazine in Ketchum, highlighting the "hot dogging" freestyle skiing popularized in Sun Valley.

08-c01-g02j



1973

The Boulder Mountain Tour ski race is held for the first time over 34 kilometers between Galena Lodge and the Sawtooth National Recreation Area headquarters.

1974

Sun Valley resort opens an indoor ice rink, after decades of using a refrigerated ice sheet behind the lodge for ice shows, competitions, and skating instruction.

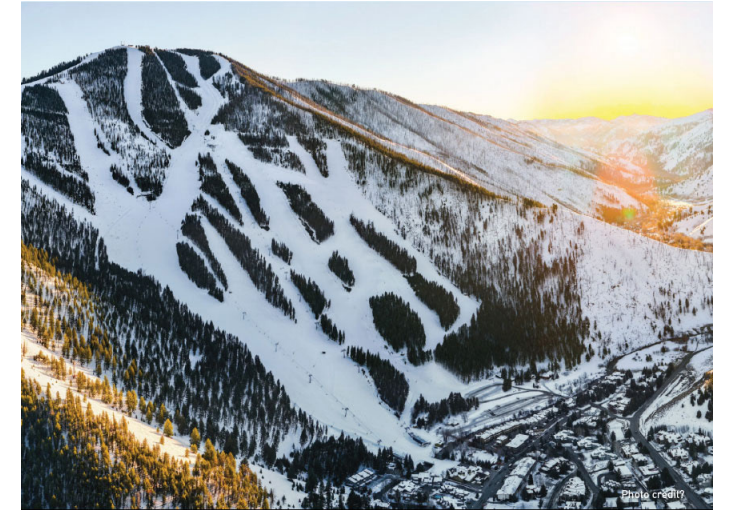
Rail service to Ketchum—including the glamorous "Snowball Express"—finally ends.



1975

The Sun Valley Suns semi-professional hockey team forms.

08-c01-g02k



1977

Entrepreneurs Earl and Carol Holding purchase the resort. In the coming years, Sun Valley will expand with day lodges at River Run, Warm Springs, Seattle Ridge, and Dollar.



1982

A new women's hockey team, The Sun Valley Sunsets, begins traveling to regional tournaments.

08-c01-g02l

08-c01-g02 TIMELINE EVENT PANELS

Size: 12"x30"

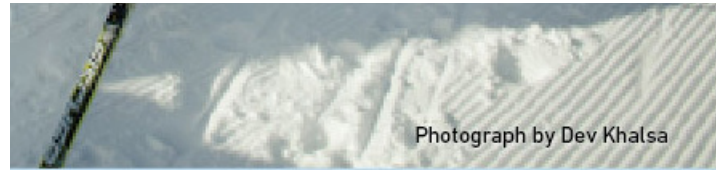
Substrate: 1/2" Phenolic Resin

NOTES FOR CLIENT:

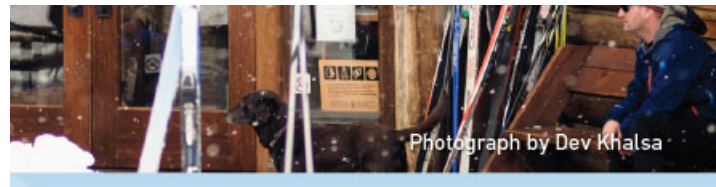
Hi Res Photos needed

Photo credit needed

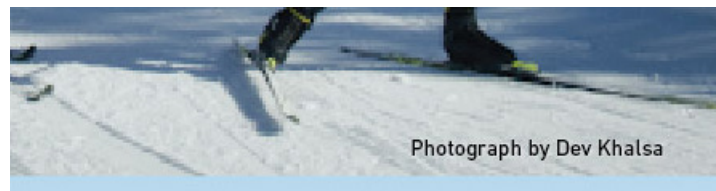
Content numbers needed for 2011



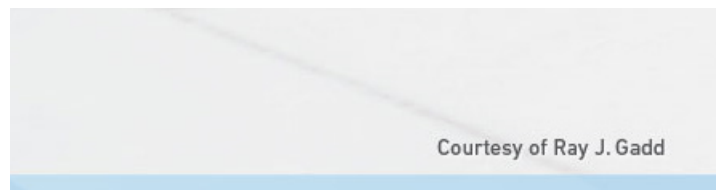
Photograph by Dev Khalsa



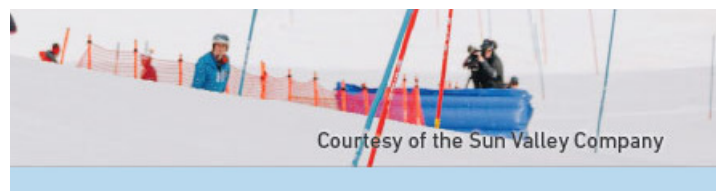
Photograph by Dev Khalsa



Photograph by Dev Khalsa



Courtesy of Ray J. Gadd



Courtesy of the Sun Valley Company



Photograph by Dev Khalsa

1991

The Wood River Trail is completed along the old Union Pacific rail line from Bellevue to Ketchum. This 20-mile paved trail is free to use and groomed by Blaine County Recreation District for cross-country skiing each winter.



Photograph by Dev Khalsa

1994

A Nordic ski area and restaurant are established at Galena Lodge, an historic structure and waystation dating to 1879. It's operated for the community by Blaine County Recreation District.

08-c01-g02m

1995

Sawtooth Avalanche Center opens, providing lifesaving information to backcountry skiers, snowboarders, and the broader population for more than two million acres of terrain.



Photograph by Dev Khalsa

2001

The Harriman Trail north of Ketchum opens. This 14-foot-wide, 18.9-mile long multiseason gravel path is groomed for Nordic skiing every winter.

2011

Sun Valley celebrates its 75th anniversary. In this year, it welcomes xx number of skiers to its slopes, xx number of people to its ice shows, and xx number of people to the Round House.

08-c01-g02n



Courtesy of Ray J. Gadd

2015

Campion Ice House opens in Hailey. It becomes the home of the Sun Valley Suns games, curling leagues, youth hockey leagues, and more.



Courtesy of the Sun Valley Company

2025

Sun Valley hosts the FIS Alpine World Cup Finals. Mikaela Shiffrin and Lindsey Vonn set records on Baldy's Warm Springs race course.

08-c01-g02o

08-c01-g03 TIMELINE "DID YOU KNOW?" PANELS

Size: 8" dia.

Substrate: 1/2" Phenolic Resin



NOTES FOR CLIENT:
Content numbers needed

03-C01: SECONDARY INTRO PANEL (ALLEY ENTRY)

Size: 28"x48"

Substrate: 1/2" Phenolic Resin

Phenolic resin graphic panel mounts to brickwall with cleat system, proud of curved rail.

28"



48"



Curved metal rail.

1 03-c01-g01 SECONDARY INTRO PANEL
Scale: 1 1/2"=1'-0" ELEVATION

2 03-c010g01 SECONDARY INTRO PANEL
Scale: 1/2"=1'-0" ELEVATION

10-C01: DIRECTIONAL SIGN (ALLEY ENTRY)

Size: 19"x25"

Substrate: 1/2" Phenolic Resin

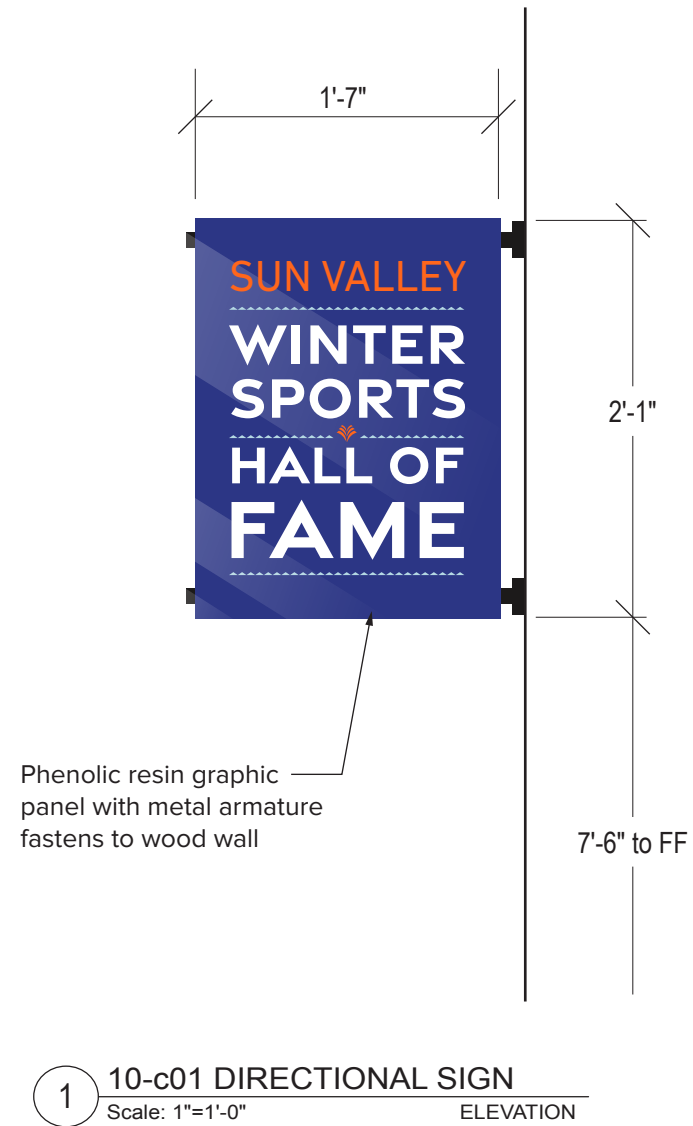


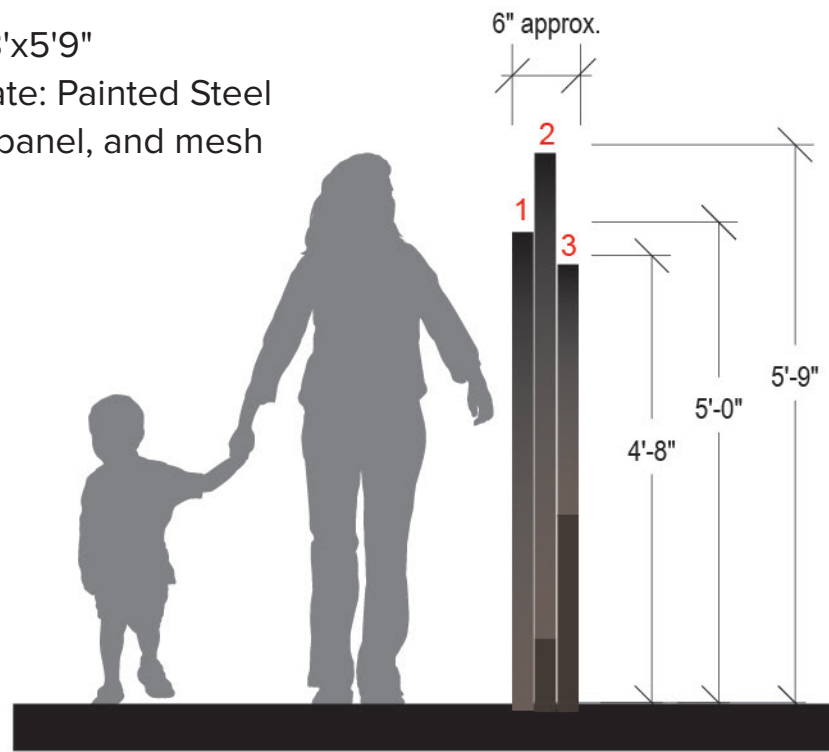
Photo rendering 1



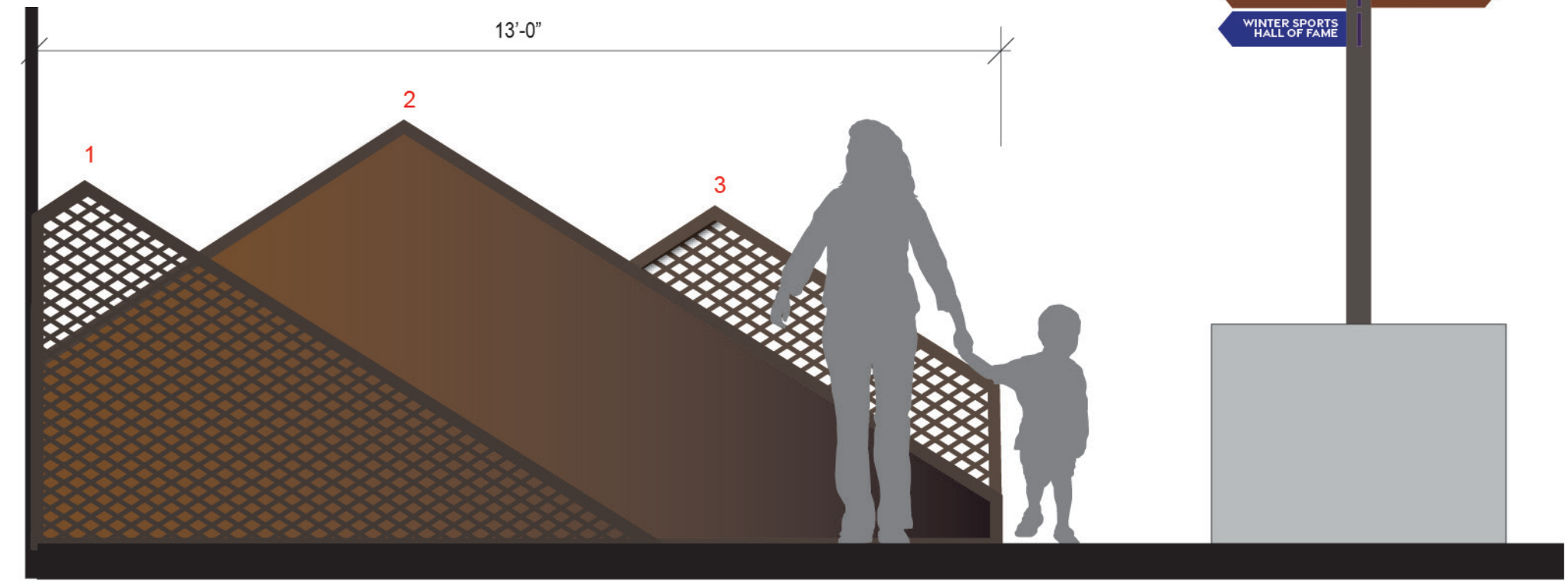
Photo rendering 2

09-C01: GOLD MINE SCREEN

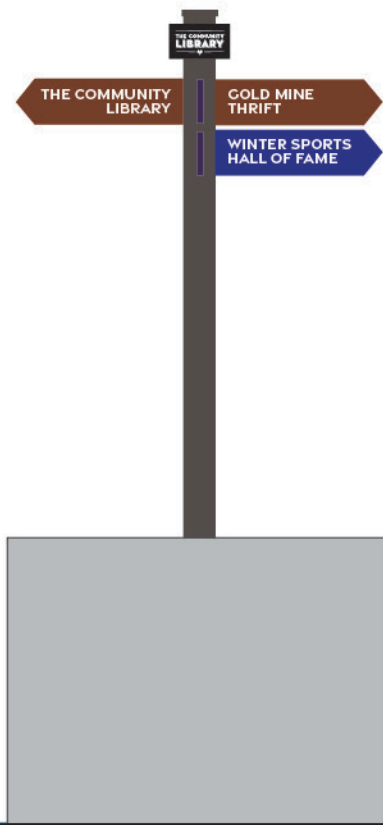
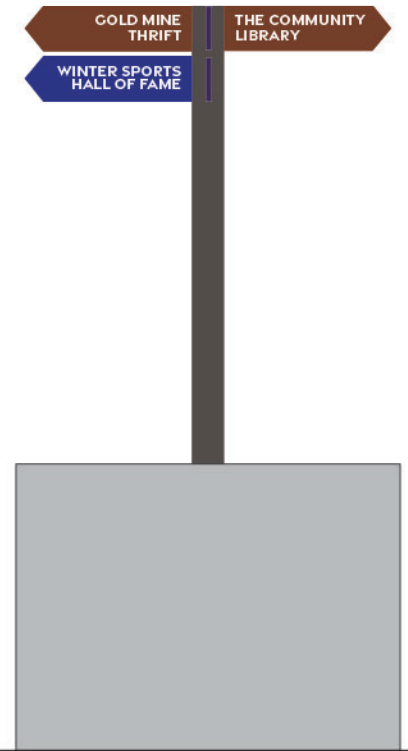
Size: 13'x5'9"
 Substrate: Painted Steel frame, panel, and mesh



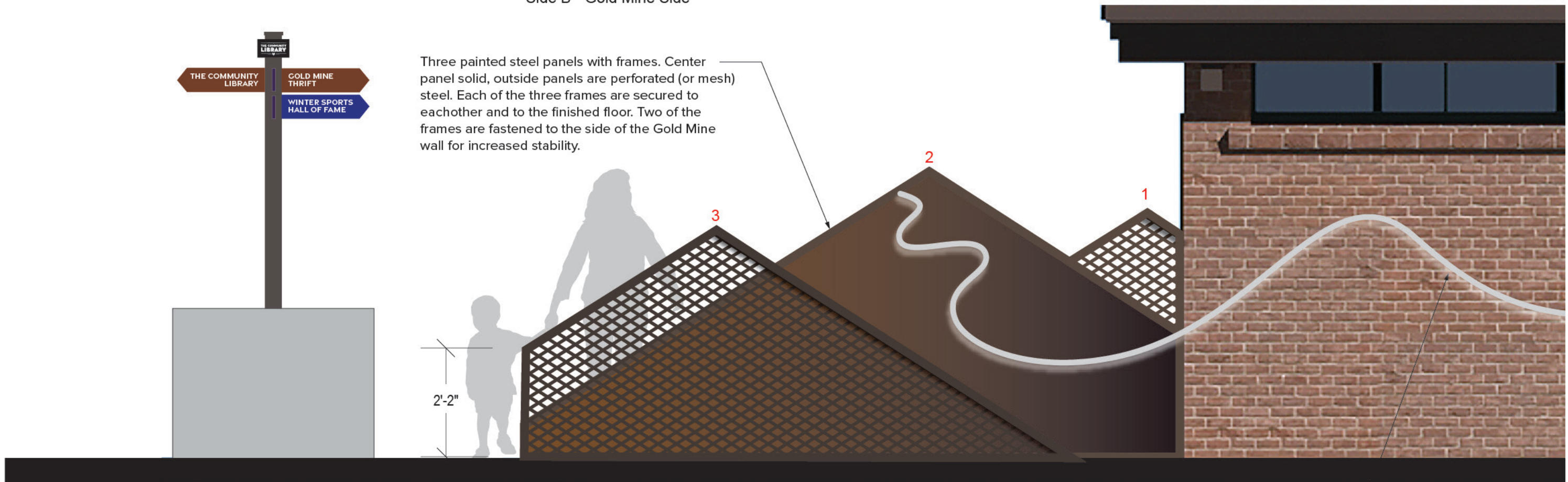
Side View



Side B - Gold Mine Side



Three painted steel panels with frames. Center panel solid, outside panels are perforated (or mesh) steel. Each of the three frames are secured to each other and to the finished floor. Two of the frames are fastened to the side of the Gold Mine wall for increased stability.

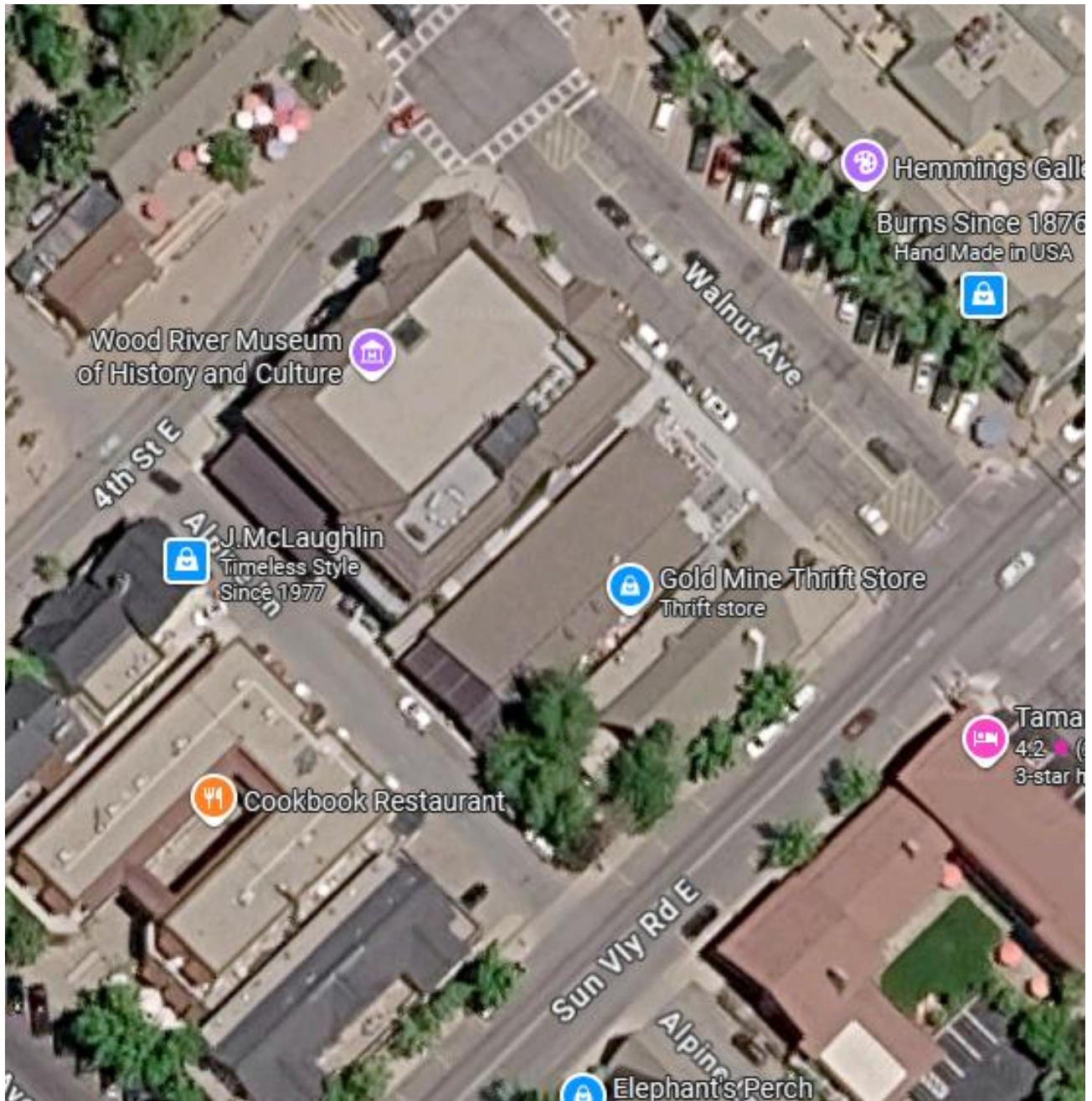


Side A - Museum side

2" wide metal band with halo illumination mounts directly to Gold Mine wall and screen panels with fasteners.

1 09-c01 GOLD MINE SCREEN
 Scale: 1/2"=1'-0"

ELEVATION



Vicinity Map

History of the Building

The property was donated by Union Pacific in 1955 to provide the site for the construction of a privately-funded public library. In 1957, The Community Library opened in the new building at that site, and it included the Gold Mine Thrift Store in the building: The Library occupied the front room, and the thrift store – which helps fund library operations – occupied the back room. In 1976, given the growth of both operations, a new building was constructed for the Library on Spruce Avenue, and the Gold Mine occupied all of the Walnut Avenue building. The Walnut Avenue building has expanded to the west (the back end of the building), and a covered drop-off area along Alpine Way was added in 2024.



The Community Library / Gold Mine Building, circa 1957

Courtesy of The Community Library's Jeanne Rodger Lane Center for Regional History



Wednesday, May 6, 2026 at 3:41 PM

Side of the Gold Mine Store where the Winter Sports Hall of Fame Timeline would be installed.



Wednesday, May 6, 2026 at 3:40 PM

Side of the Gold Mine Store where the Winter Sports Hall of Fame Timeline would be installed.



Wednesday, May 6, 2026 at 3:40 PM

Front of the Gold Mine Store.

DONATION WARRANTY DEED

THE UNION LAND COMPANY TO THE COMMUNITY LIBRARY ASSOCIATION, JNC.

DONATION WARRANTY DEED

C. D. No. 41761

from

THE UNION LAND COMPANY

to

THE COMMUNITY LIBRARY ASSOCIATION, INC.

Dated October 11, 1955.

9-14-55

Covering parcel of land in Blaine County, Idaho.

ORIGINAL

THIS INDENTURE, Made this 11th day of October, 1955 between THE UNION LAND COMPANY, a corporation of the State of Nebraska, Grantor, and THE COMMUNITY LIBRARY ASSOCIATION, INC., of Ketchum, Blaine County, Idaho, a non-profit corporation of the State of Idaho, Grantee:

WITNESSETH, That

WHEREAS, the Grantee desires to acquire the property hereinafter described for the purpose of constructing and maintaining thereon a building to be used as a community library; and

WHEREAS, the Grantor is willing to donate said property to the Grantee;

NOW THEREFORE, in consideration of the premises, the Grantor does by these presents donate, grant, convey and confirm unto the said Grantee, its successors and assigns forever, the following described real estate situate in the Town of Ketchum, Blaine County, Idaho, to wit:

All of Lot 6 in Block 44, of the Town of Ketchum, Blaine County, Idaho, according to the official plat thereof on file in the office of the County Recorder of said Blaine County, Idaho.

EXCEPTING from this grant and RESERVING unto the Grantor, its successors and assigns forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors or assigns.

SUBJECT to all taxes and all assessments, general and special, and all installments of assessments lawfully levied upon or assessed against the premises hereinbefore described which become due and payable subsequent to the date hereof, which taxes and assessments the Grantee hereby assumes and agrees to pay.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to said premises belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said property, as well in law as in equity, of the said Grantor, except as herein specifically excepted and reserved.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with the appurtenances, unto the said Grantee and its successors and assigns forever, subject to the foregoing exceptions, reservations and taxes.

AND, subject to the said exceptions, reservations and taxes, the said Grantor, its successors and assigns, the said premises in the quiet and peaceable possession of the said Grantee, its successors and assigns against the said Grantor, and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or the claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its President thereunto duly authorized and to be attested by its Assistant Secretary and has caused its corporate seal to be affixed the day and year first above written.

Witness:
M. E. Thomas

(SEAL)

THE UNION LAND COMPANY
By A. E. Stoddard
President

Attest:
L. J. Bachman (SEAL)
Assistant Secretary

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

On this 17th day of October, 1955, before me, a Notary Public in and for said county in the State aforesaid, personally appeared A. E. Stoddard to me personally known. and to me personally known to be President of THE UNION LAND COMPANY, and to be the same person whose name is subscribed to the foregoing instrument, and who, being by me duly sworn, did say that he is President of The Union Land Company, that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and the said A. E. Stoddard acknowledged said instrument to be his free and voluntary act and deed, and the free and voluntary act and deed of said corporation, by it voluntarily executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires MAY 10, 1960.

(SEAL)

Louis Scholnick
Notary Public

Filed for record at the request of G. R. Kneeland at 11:00 o'clock A. M. November 21, 1955.

George F. McCoy, Ex-Officio Recorder
By Goldie Rayborn, Deputy.



Lot Book Report – Full Search

File No.: 906247

Reference No.:

1. Effective Date: May 7, 2026 7:00AM
2. The estate or interest in the land described or referred to in this Lot Book Report is:

FEE SIMPLE

3. Title to the estate or interest in the land is at the Effective Date vested in:

The Community Library Association, Inc.

4. The land referred to in this Lot Book Report is described as follows:

Lot 6, Block 44 of the CITY OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof on file in the office of the County Recorder of Blaine County, Idaho.

File No.: 906247


Reference No.:

Special Exceptions:

1. First/Second Subsequent tax for the year 2025 are exempt.
Parcel No.: [RPK00000440060](#)
Amount: \$0.00
2. General taxes for the year 2026, which are liens and are not yet due and payable.
Parcel No.: RPK00000440060
3. Reservations in United States Patent or State Deeds.
4. Water rights, claims or title to water, whether or not the matters are shown by the public records.
5. Rights of way for ditches, tunnels and telephone and transmission lines constructed by Authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
6. Sewer charges and special assessments, if any, for the City of Ketchum.
No search made.
7. Covenants, conditions, restrictions and easements as set forth on the plat.
Name of Plat: [City of Ketchum](#)
8. Reservations contained in an instrument
Document: Donation Warranty Deed
Dated:
Executed by: The Union Land Company
Recorded: November 21, 1955
Instrument No.: 107021
As Follows: Excepting and reserving unto the Grantor, its successors and assigns forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to the Grantor, its successor and assigns, but without entering upon or using the surface of the land hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors or assigns.

End of Exceptions

No liability beyond the amount paid for this report is assumed hereunder, and Pioneer Title is not responsible beyond the amount paid for any errors and omissions contained herein. If you wish additional assurances, please contact Pioneer Title for further information as to the availability and cost of additional protection.

by: 
Nick Busdon

Demolition of Historic Structures (50 Years or Older)
City of Ketchum 2007 - 2026

Created 7.3.2026 for the Historic Preservation Commission

Year	Count	Address	File Number	Notes
2026	63	330 Topaz	26-KET-00058	
	62	280 E River	26-KET-00092	
2025	61	205 Jade	25-KET-00088	
	60	140 W 2nd	25-KET-00066	
	59	200 N Main	25-KET-00016	
	58	560 Wood River Drive	25-KET-00006	
	57	310 Georginia	25-KET-00053	*condemned - provides relief from Historic Demo noticing
2024	56	425 N Canyon Run		
	55	600 N East Ave	24-KET-00265	
	54	450 Wood River Dr	24-KET-00224	
2023	53	400 & 402 Sage	D23-003	
	52	406 Sage	D23-002	
2022	51	450 Wood River Dr	D22-013	
	50	780 N 4th	D22-012	
	49	380 N First Ave	D22-010	
	48	191 N 3rd	D22-009	
	47	100 Edelweiss	D22-008	
	46	131 E Sun Valley Rd	D22-007	
	45	460 N Main	D22-006	
	44	591 E 9th	D22-004	
2021	43	140 Edelweiss	D22-002	
	42	431 N Washington	D21-014	
	41	760 N Washington	D21-013	
	40	391 & 371 N Walnut	D21-008	
	39	140 N Leadville	D21-004	
2020	38	180 N Leadville	D21-003	
	37	391 N 1st	D20-016	
	36	200 N Leadville	D20-011	
2019	35	660 N 4th	D20-004	
	34	120 W River	D19-026	
2018	33	180 W Second	D19-014	
	32	510 E River	D18-016	
2017	31	235 Corrock	D18-008	
	30	260 N Main	17-020	
	29	820 N Walnut	17-019	
	28	131 S 2nd	17-015	
	27	311 Edelweiss	17-013	
	26	620 N Main	17-010	
2016	25	120 S Main	17-008	
	24	471 E River	D16-007B	
2015	23	731 N 3rd Ave	D16-001	
	22	331 W 6th Street	D15-016	
2014	21	200 S Main	D15-019	
	20	1301 Warm Springs	D14-011A	
	19	200 Leadville	D14-001	
2013	18	711 N Walnut	D14-004	
	17	203 Sabala	D13-001	
	16	220 E Canyon Run	D13-002	
	15	100 E 6th	D13-009	*condemned - provides relief from Historic Demo noticing
2012	14	420 1/2 E First	D12-001	
	13	215 Aspen	D12-002	
	12	560 N 1st	D12-004	
	11	702 S Main	D12-011	
	10	1801 Geezer	D12-013A	
2011	9	560 N 1st	D11-019	
	8	211 E First	D11-020	*condemned - provides relief from Historic Demo noticing
2009	7	105 Sage	09-006	
2008	6	570 Wood River Drive	08-001	
	5	220 Buss Elle	08-003	
2007	4	580 E Ave	07-021	
	3	100 Walnut Ave	07-006	
	2	680 N 4th	07-018	
	1	311 River Run	07-025	