



## AGENDA

### PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Commission Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

**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/83152422339>  
Webinar ID: 831 5242 2339
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at [participate@ketchumidaho.org](mailto: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. ACTION ITEM: Elect Chair and Vice Chair of the Historic Preservation Commission

### CONSENT AGENDA:

*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 commissioner asks to be removed from the Consent Agenda and considered separately.*

2. ACTION ITEM: Approval of December 6, 2022 Minutes

### PUBLIC HEARING:

3. ACTION ITEM: Review and approve the Request to Alter a Historic Structure for the proposed alteration to the structure located at 271 E Sun Valley Rd.

### NEW BUSINESS:

- [4.](#) Discussion and prioritization of pending information requests and HPC projects for development of a 2023 HPC workplan.

**ADJOURNMENT:**



CITY OF KETCHUM  
MEETING MINUTES OF THE  
HISTORIC PRESERVATION COMMISSION  
Tuesday December 6, 2022

---

\*\*\*Video recording and audio issues entire meeting.\*\*\*

**CALL TO ORDER:**

Wendolyn Holland called to order at 4:33 p.m.

**Roll Call:**

Wendolyn Holland  
Rick Reynolds  
Spencer Cordovano  
Tom Curl  
Jakub Galczynski

**Also Present:**

Adam Crutcher – Associate Planner  
Suzanne Frick – Director of Planning and Zoning – via Zoom  
Heather Nicolai – Planning Technician/Office Administrator

**COMMUNICATIONS FROM THE COMMISSIONERS:**

None

**CONSENT AGENDA:**

1. ACTION ITEM: **Approval of November 1, 2022 Minutes**  
Motion made by Rick Reynolds to approve the December 6, 2022 Minutes; Seconded by Spencer Cordovano  
**Ayes:** Wendolyn Holland, Jakob Galczynski, Tom Curl, Rick Reynolds, Spencer Cordovano  
**Nays:** None

**NEW BUSINESS:**

2. ACTION ITEM: **Review and provide direction on draft Historic Preservation Handbook**
3. ACTION ITEM: **Discuss and review of additional application material for Requests to Alter or Demolish a Historic Structure**
4. Discussion of future meetings and schedules
5. Commission put forth a request to staff for the City Attorney to provide a statement on Idaho State Constitution and HPC – what can and can't the HPC do in regard to the Idaho State Constitution.
6. Commission put forth a request to staff to investigate if the Idaho State Historic Preservation Office (ISHPO) has funding available for Ketchum Historic Preservation

Commission's Handbook. Commission also requested staff provide any information previously provided by the ISHPO.

7. Commission requested staff assist in review of American Planning Association (APA) Documents.
8. Commission requested staff provide neighborhood maps for neighborhoods surrounding the Community Core. Maps will identify properties deemed historic on previous survey work and will assist the commission in determining future survey work.
9. Commission requested staff investigate the feasibility of a stipend for HPC commissioners.

**ADJOURNMENT:**

Motion to adjourn at 6:07 pm

Motion made by Spencer Cordovano to adjourn the meeting; Seconded by Rick Reynolds

**Ayes:** Wendolyn Holland, Jakob Galczynski, Tom Curl, Rick Reynolds, Spencer Cordovano

**Nays:** None

---

Wendolyn Holland, Vice Chairperson  
Historic Preservation Commission

---

Morgan Landers, Director Planning and Building  
City of Ketchum



**City of Ketchum  
Planning & Building**

**STAFF REPORT  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING OF JANUARY 4<sup>th</sup>, 2023**

**PROJECT:** TNT Taproom Historic Building Alteration Request

**FILE NUMBER:** H22-065

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

**REPRESENTATIVE:** Joey Stevenson, Architect

**PROPERTY OWNER:** PM Lemman Investments LLC (Max Lemman)

**REQUEST:** Proposal to modify existing 2<sup>nd</sup> floor balcony to allow for patron use

**LOCATION:** 271 E Sun Valley Rd (Ketchum Townsite S W 23' x 30' of Lot 4 Blk 17)

**ZONING:** Retail Core Subdistrict of the Community Core (CC-1)

**NOTICE:** The public hearing notice was published in the Idaho Mountain Express on December 14<sup>th</sup>, 2022. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on December 14<sup>th</sup>, 2022. A public hearing notice was posted on the project site on December 14<sup>th</sup>, 2022. A public hearing notice was posted on the City website on December 14<sup>th</sup>, 2022.

**REVIEWER:** Adam Crutcher, Associate Planner

**EXECUTIVE SUMMARY**

The applicant, PM Lemman Investments LLC, has submitted a Request to Alter a Historic Structure located at 271 E Sun Valley Rd (Ketchum Townsite Lot S W 23' x 30' of 4 Blk 17) within the Retail Core Subdistrict of the Community Core (CC-1) Zone. The building is currently occupied and known as TNT Taproom, a bar establishment, but has been referred to historically as the Dynamite Shed. The request proposes to modify the existing second floor balcony by raising the height of the existing railing, adding a backsplash and two proposed light fixtures as shown in Attachment B.

The project is subject to Historic Preservation Commission (HPC) review pursuant to KMC 17.20.010.B. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.

## BACKGROUND/HISTORY

The Dynamite Shed was constructed in 1880 and was built of stone to store explosives and other mining supplies. After the Silver Crash of 1894, the building frequently changed ownership and was either vacant or housed small businesses. In the 1950's Glenn & Esther Mueller were owners and occupants of a gift shop which ran in the building. From the 1990's to 2011, Bobbie Burns owned and operated a business out of the building. Burns is well known in the community for his innovations to the skiing industry throughout the 1970's and 1980's. Throughout the years, the ground floor has been used for various businesses including gift shop, Jailhouse beauty shop, espresso bar, ski shop, real estate office, and currently as a bar.

The original structure was a one-story stone building with a tin roof but has received numerous alterations since its construction. Based on staff research of City of Ketchum records, Sanborn maps, and research at the Community Library, exterior alterations to the structure have occurred in 1950, 1993, and 2012. The first known alteration in 1950 was for a second floor addition by the previously mentioned Glenn & Esther Mueller. The Muellers constructed the second floor to allow for themselves to live above the gift shop they ran on the ground floor. Other alterations were found through building permits in city records which are listed below as well as in Attachment D:

- 1991 Building Permit: Scope of work was entirely interior and did not affect the external appearance of the building.
- 1993 Building Permit: The 1993 alteration included painting of the window shutters blue, the addition of a window to the entry side of the building, and new stucco material. Due to minimal information in the building permit, staff was not able to identify where the proposed stucco material was to be used. This alteration was done when Bobbie Burns was the owner of the building and used the ground floor for a ski shop.
- 2012 Building Permit: The alteration in 2012 included the removal of the window shutters, 2<sup>nd</sup> floor wood siding and deck painted flat black, 2<sup>nd</sup> floor windows extended to floor, and entry side windows and doors expanded and relocated as shown in Figure 1 below. This is the last alteration to staff's knowledge and is how the building looks today.



Figure 1: Present day appearance of Dynamite Shed  
271 E Sun Valley Rd Alteration (H22-051)

## ANALYSIS

The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the four criteria specified in KMC 17.20.030.C & 17.20.030.D. The following analysis evaluates the proposed alteration to the TNT Taproom in relation to the review criteria for requests to alter structures on the Historic Building List. The project plans are attached as Exhibit A.

*17.20.030.C.1 - Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core?*

The Dynamite Shed is one of the 24 structures on the Historic Building List adopted by the HPC on October 19, 2021. The 2005 Walsworth Associates Windshield Survey identified the Dynamite Shed as a historic building due to its themes of commerce/trade and culture. As mentioned above, the existing structure was built in 1880 for the purpose of storing explosives sold by the Gillette & Evans hardware store on Main Street and is a rare example in Ketchum of a stone building from the 1800's.

The Dynamite Shed building has social and cultural value to the community and architectural significance within downtown Ketchum. The original structure is an example of Ketchum's mining history in the 1880's and early 1890's. The building was also occupied by Bobbie Burns who is a key figure of Ketchum's ski industry in the 1970's & 1980's. The use of stone is one of the few remaining examples of that style of architecture in the 1800's. Many of the other stone buildings constructed in the 1800's are no longer present within the community.

Due to the building being situated in its original location and the stone architecture still remaining on the ground floor, staff believes the structure is still of historic and architectural significance.

*17.20.030.C.2 - Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan?*

Historic integrity measures how effectively a building's materials, design, feeling, location, association, workmanship, and setting convey the property's historic significance. The Dynamite Shed has been heavily altered since its original construction in 1880. While the structure has remained in its same location and retained its original stone materiality, additions and alterations have changed the appearance of the building.

The proposed project includes the elevation of the existing guardrail, installation of a backsplash, as well as two exterior lighting fixtures. The alteration of the guardrail does not negatively impact the historic or architectural integrity of the structure as the deck was an addition to the original structure and has been altered multiple times over the past 60 years. The proposed deck alteration raises the height of the existing guardrail for patron safety and will keep the same architectural style which currently exists. The deck alteration follows standard #9 of the Secretary of the Interior Standards for Rehabilitations which states,

*"New additions, exterior alteration, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and*

*shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment”.*

The proposed alteration to the guardrail will be compatible with the existing building as it only raises the height of the railing and does not propose to redesign the guardrail system to a different architectural style. The proposal will keep the same coloration of the existing deck and the proposal is minor in nature. The alteration does not impact the historic stone elements of the building on the ground floor which is the primary historic and architecturally significant aspect of the structure.

One of the vision statements located within Chapter 4 of the 2014 Ketchum Comprehensive Plan states, “Protect and support our architectural heritage through appropriate historic preservation standards and guidelines”. This vision statement is being met as the HPC has identified the building as historic and is reviewing the proposed alteration against the criteria determined by the HPC.

As the proposed alteration does not impact the stone material on the ground floor, staff believes the project does not adversely affect the historic integrity of the structure, impact the significance of the structure or is in conflict with the Comprehensive Plan.

*17.20.030.C.3 - Does the structure retain the requisite integrity to convey its historic and/or architectural significance?*

Staff believes the Dynamite Shed retains its historic integrity through the feeling and association conveyed through the stone materials used to house mining supplies in the 1880’s. The building is in good condition and contains the same stone materials from the original construction. Many alterations have occurred after the original construction and have changed the architectural characteristics of the building, primarily on the second floor. As many of the alterations have occurred on the second floor, the buildings still retains the stone material on the ground floor which makes the building architecturally significant.

*17.20.030.C.4 - Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core?*

The proposed alteration/addition does not adversely affect the historic significance or architectural distinction of the structure. The alterations/additions won’t detract from the existing historical qualities which make the existing building significant (original stone structure being used for mining supplies). The architectural significance of the Dynamite Shed is it being one of the few remaining stone structures from the 1800’s. This architectural significance will not be negatively impacted due to the proposed additions/alterations as they are focused around the second-floor deck.

#### **STAFF RECOMMENDATION**

After considering the project plans, staff’s analysis, the applicant’s presentation, and public comment, staff recommends the Historic Preservation Commission deliberate and move to approve the Request to Alter a Historic Structure located at 271 E Sun Valley Road.

#### **RECOMMENDED MOTION**

“I move to approve the Request to Alter a Historic Structure for the proposed alteration to the structure located at 271 E Sun Valley Rd.”



**EXHIBITS:**

- A. 271 E Sun Valley Rd Addition Application
- B. Project Plans
- C. Historic & Present Day Photos
- D. Previous Building Permits

Attachment A:  
271 E Sun Valley Road Historic Alteration  
Application



City of Ketchum  
Planning & Building

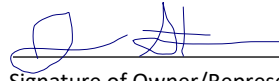
Application to Alter or Demolish a Historic Structure

OFFICIAL USE ONLY
File Number: H22-065
Date Received: 10/12/22
By: SM
Review Fee Paid: \$1525 - 11/22/22
Approved Date:
Denied Date:
By:
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>

APPLICANT INFORMATION			
Project Name: TNT Taproom - Balcony		Phone: 303.901.7655	
Owner: PM LEMMAN INVESTMENTS LLC		Mailing Address: PO BOX 1177, KETCHUM, IDAHO 83340	
Email: MAXAMUSLEMMAN@GMAIL.COM			
Architect/Representative: JOEY STEVENSON		Phone: 208.720.3025	
Email: JOEY@STEVENSONARCHITECTURE.COM		Mailing Address: PO BOX 7214, KETCHUM, ID 83340	
Architect License Number: AR -986865			
Engineer of Record:		Phone:	
Email:		Mailing Address:	
Engineer License Number:			
<i>All plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description: KETCHUM LOT S W 23' X 30' OF 4 BLK 17			
Street Address: 271 E SUN VALLEY RD, KETCHUM, ID 83340			
Lot Area (Square Feet): 690			
Zoning District: COMMUNITY CORE - RETAIL CORE			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Type of Construction: <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: BAR		Number of Residential Units:	
TOTAL FLOOR AREA			
	Proposed	Existing	
Basements		Sq. Ft.	Sq. Ft.
1 <sup>st</sup> Floor		Sq. Ft.	675
2 <sup>nd</sup> Floor	80	Sq. Ft.	630
3 <sup>rd</sup> Floor		Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total		Sq. Ft.	Sq. Ft.
INFORMATION ON PROPOSED REPLACEMENT PROJECT			
FLOOR AREA RATIO			
Community Core: 2		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 100			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 0	Side: 0	Side: 0	Rear: 0
Building Height: 23 FEET			
OFF STREET PARKING			
Parking Spaces Provided: NONE			
Curb Cut: NONE Sq. Ft. %			

WATER SYSTEM	
<input checked="" type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Application to alter or demolish a structure in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.



Signature of Owner/Representative

9/28/2022

Date

Once your application has been received, we will review it and contact you with next steps.  
No further action is required at this time.

## ALTERATION OR DEMOLITION REVIEW EVALUATION STANDARDS

### SECTION 3 OF ORDINANCE 1216 STANDARDS FOR ALL PROJECTS

The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the following criteria:

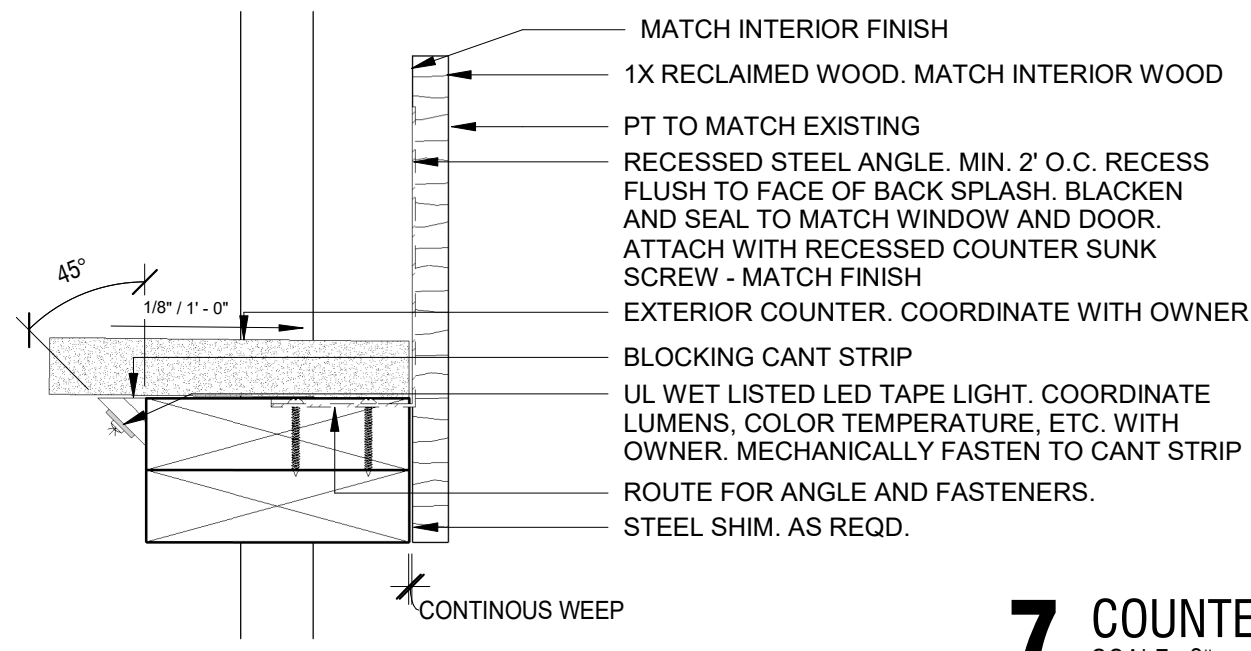
1. Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core.
2. Would the loss, alteration of, or addition to, the structure adversely affects the historic integrity of the structure, impact the significance of the structure within the Community Core , impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan.
3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.
4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core.

Appropriate alterations might include but are not limited to:

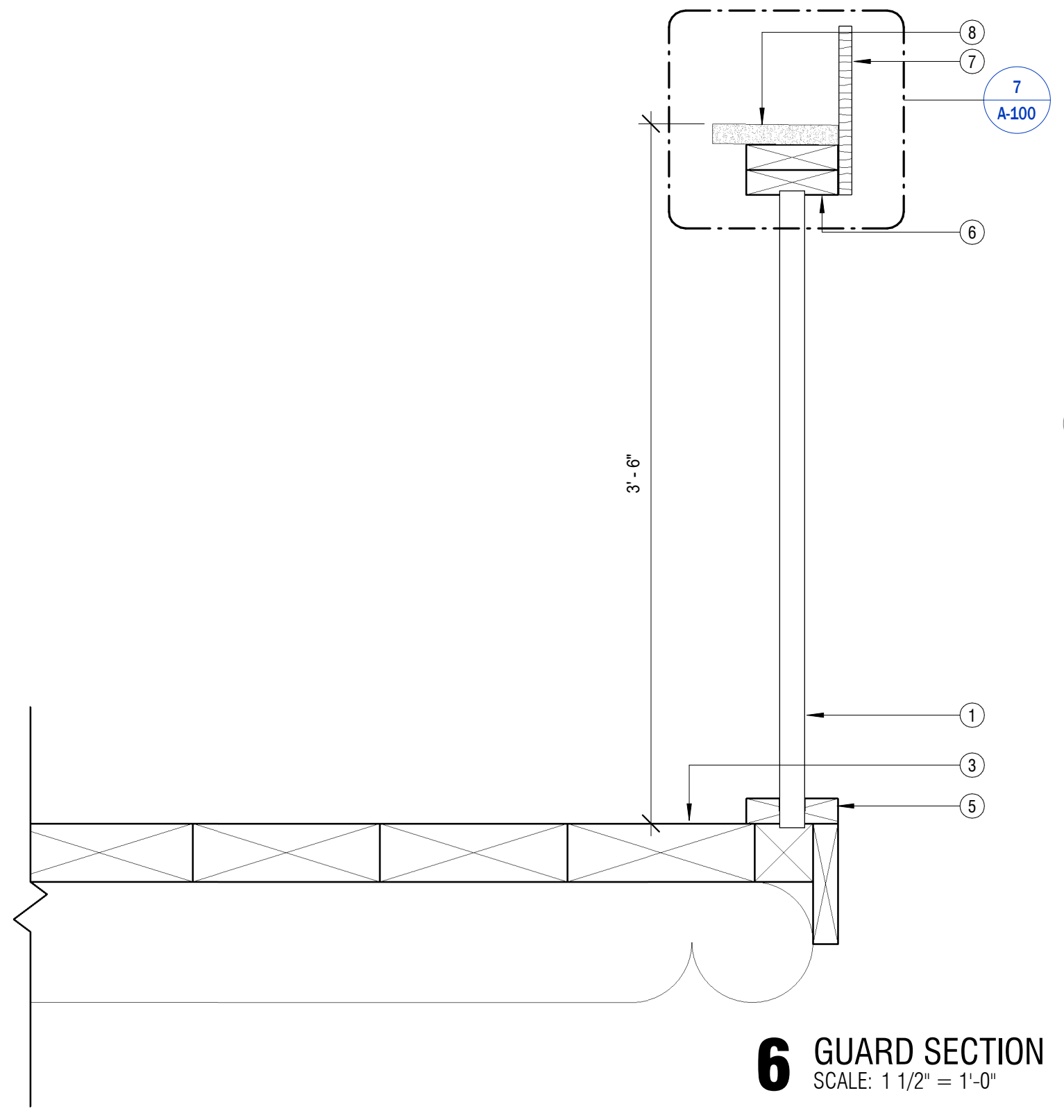
1. Changes to the building's interior that are not visible from a public street, alley, park, or other public place;
2. Changes to internal building systems that will not adversely affect the external appearance of the building;
3. The erection or removal of temporary improvements.
4. Adaptive reuse consistent with the Secretary of the Interior's Standards for Rehabilitation and Idaho Code Title 67-4618.

The HPC shall consider the unique circumstances of each proposed demolition or alteration. Approval of each individual Demolition or Alteration application is unique to that property and does not constitute a precedent for other properties.

Attachment B:  
271 E Sun Valley Rd Alteration Plans



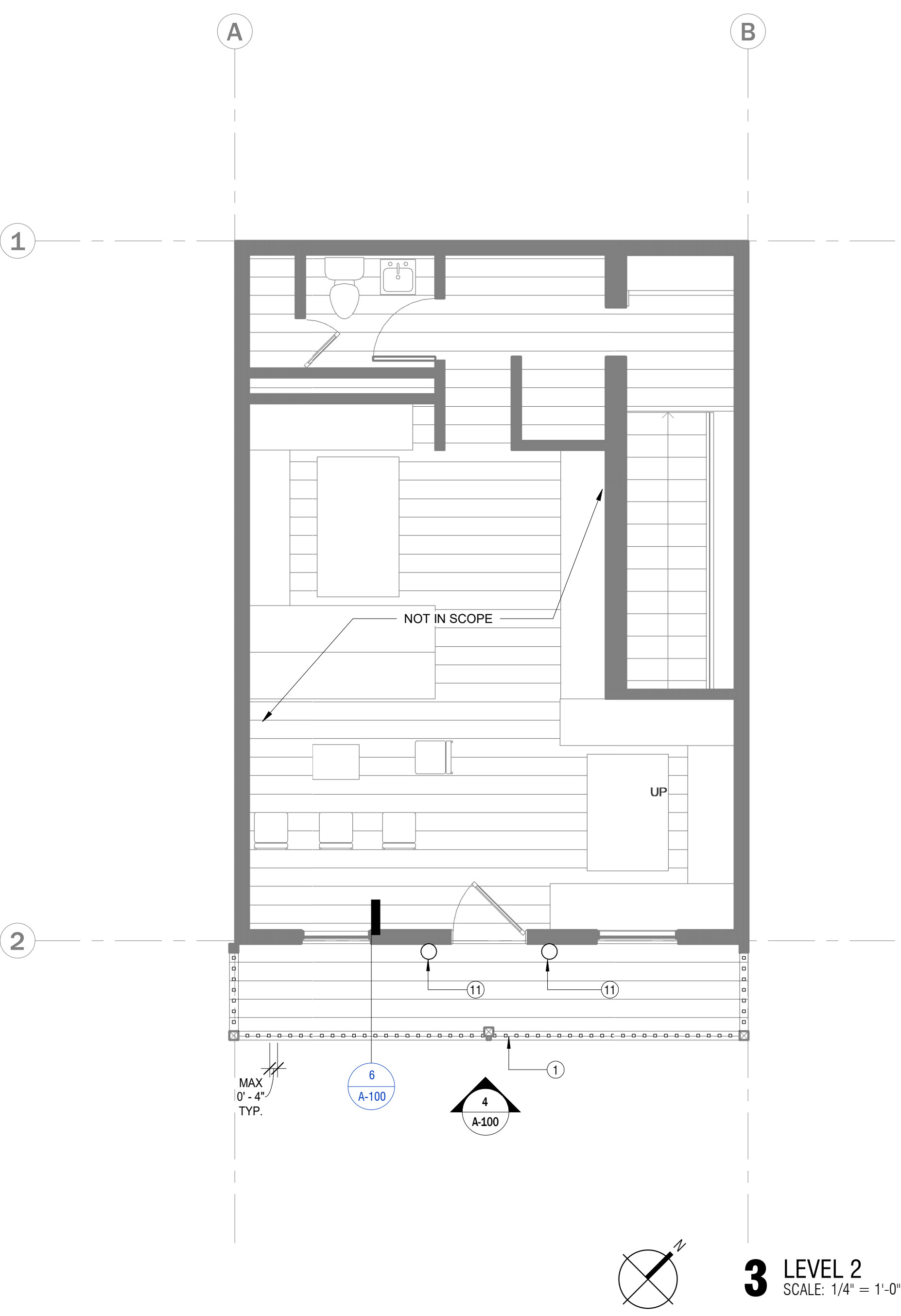
**7 COUNTER DETAIL**  
SCALE: 3" = 1'-0"



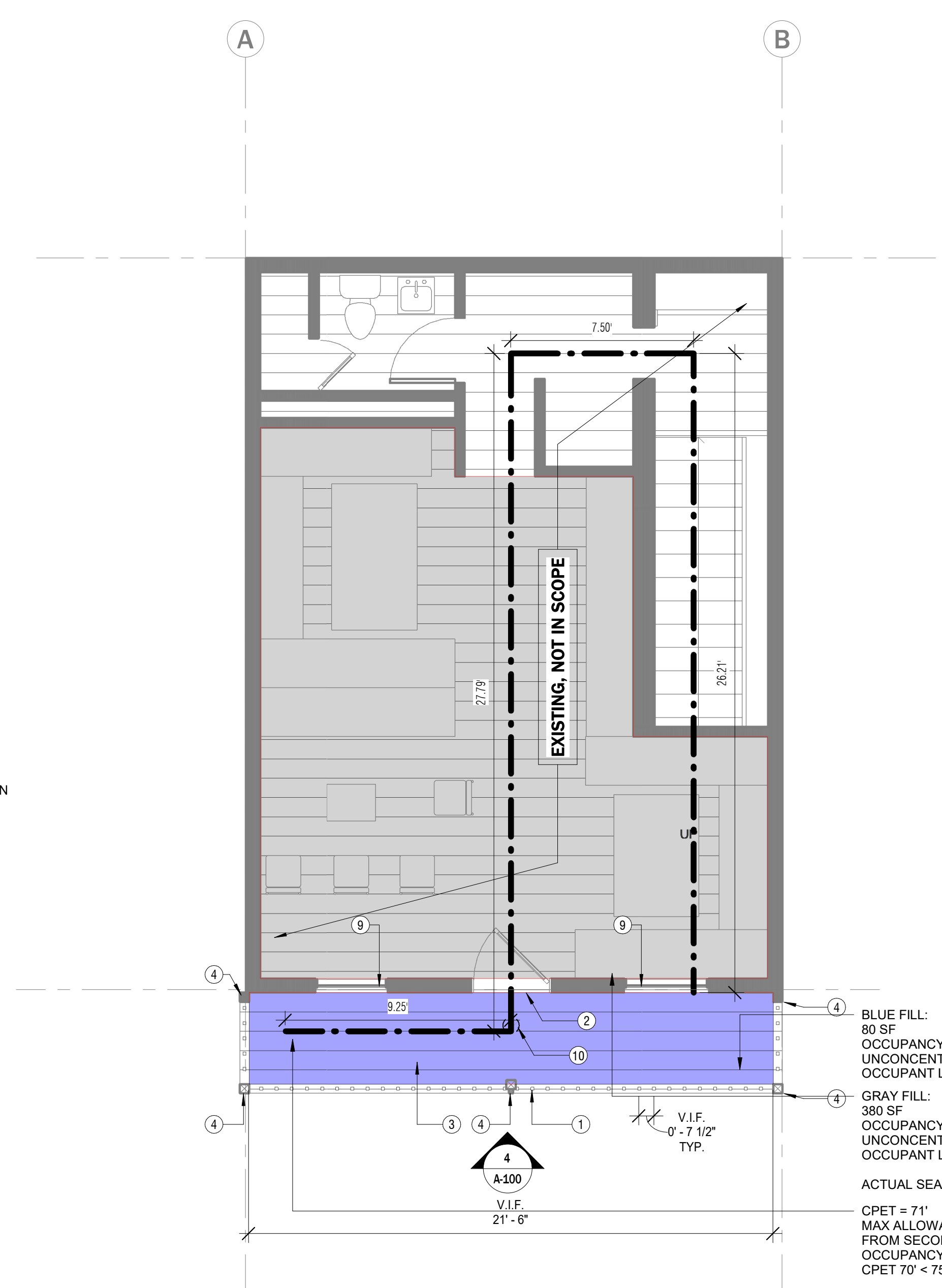
**6 GUARD SECTION**  
SCALE: 1 1/2" = 1'-0"



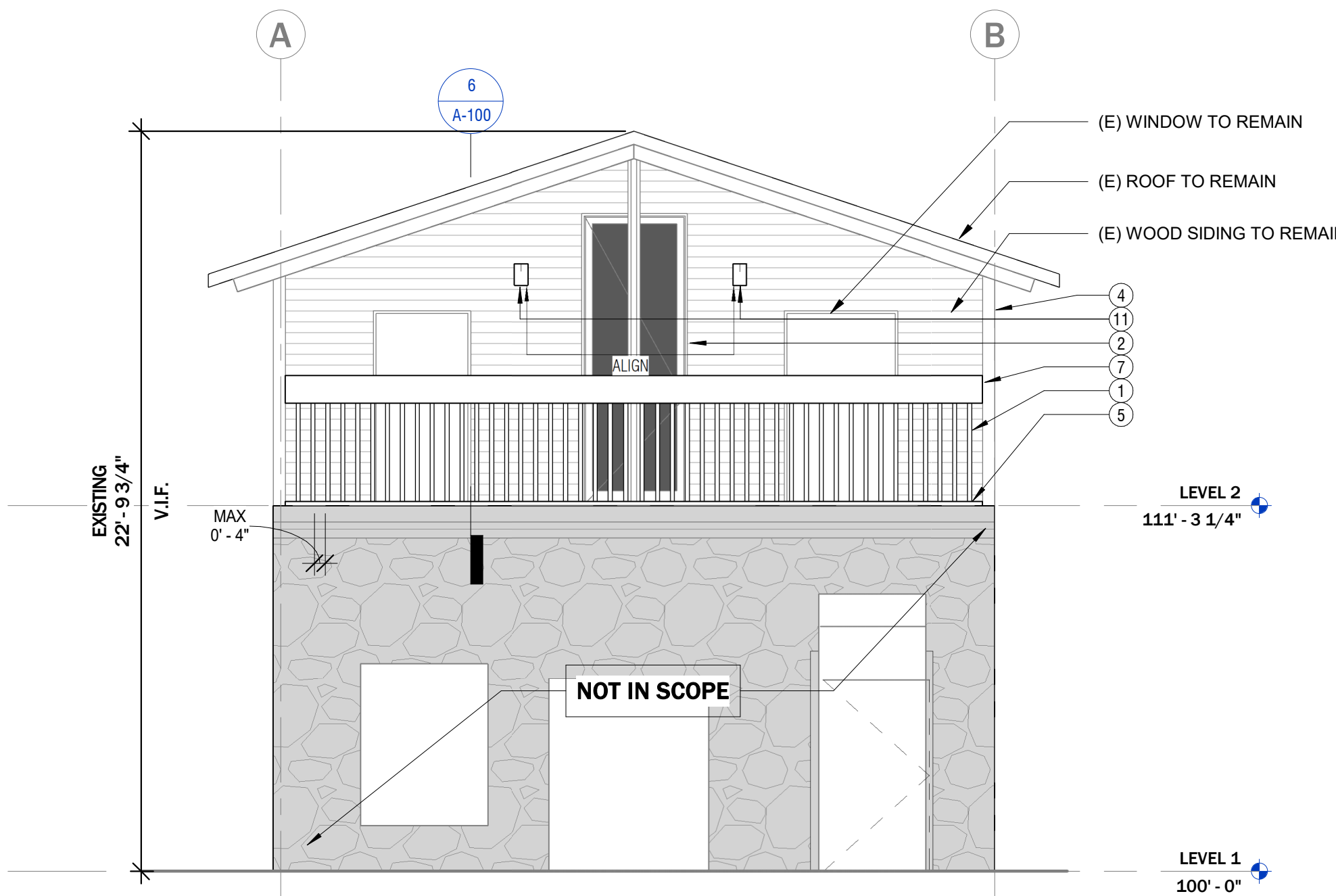
**5 SITE PLAN**  
DRAWING NOT TO SCALE



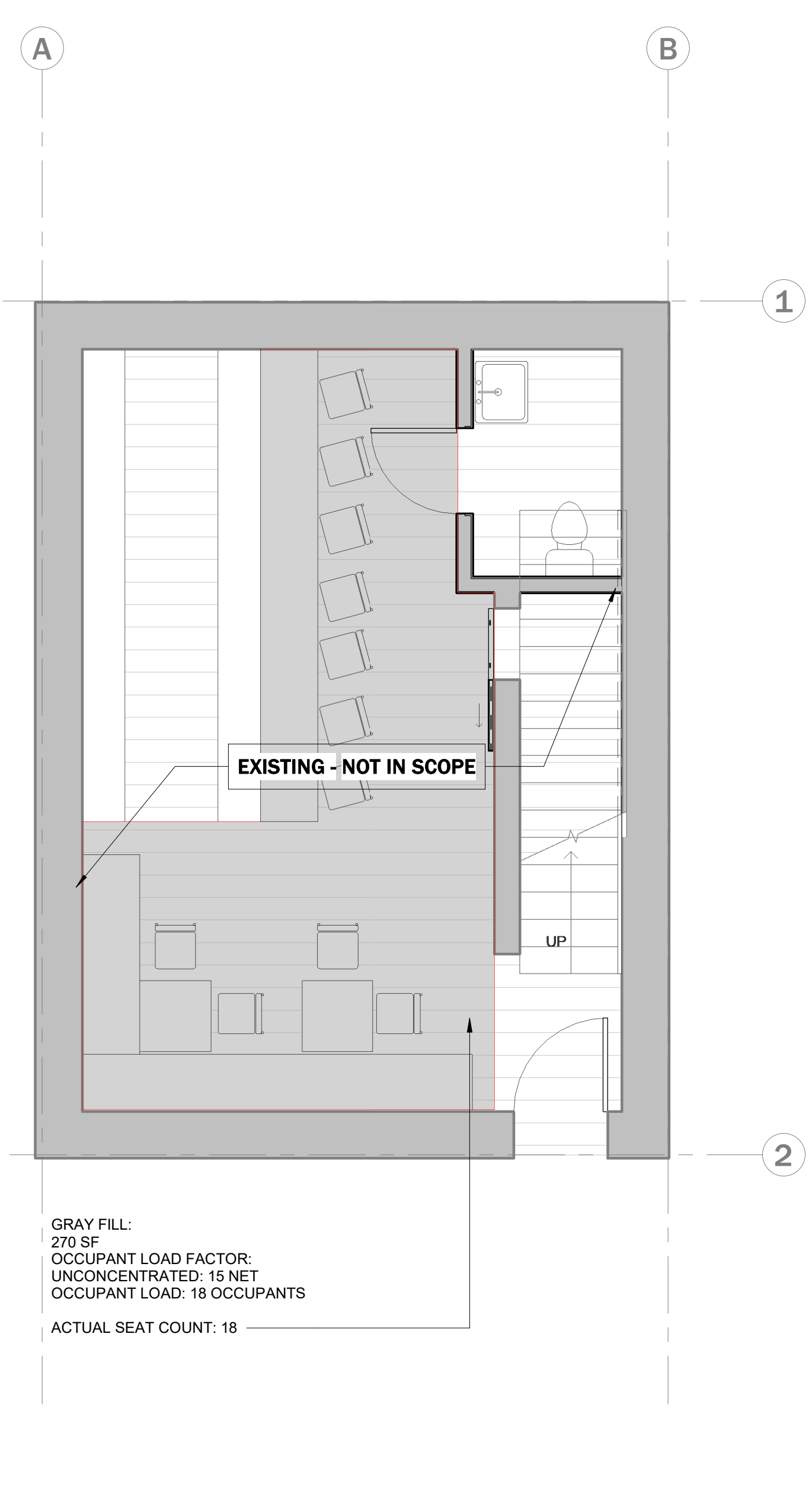
**3 LEVEL 2**  
SCALE: 1/4" = 1'-0"



**2 LEVEL 2 - DEMO**  
SCALE: 1/4" = 1'-0"



**4 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 LEVEL 1 - EXISTING**  
SCALE: 1/4" = 1'-0"

**PROJECT DATA**

**PROJECT ADDRESS**  
271 E SUN VALLEY RD., KETCHUM, IDAHO 83340

**PARCEL #**  
SPK0000017004A

**LEGAL DESCRIPTION**  
KETCHUM LOT 5 W 23' X 30' OF 4 BLK 17

**APPLICABLE CODES**  
AS ADOPTED AND AMENDED BY THE CITY OF KETCHUM  
2018 INTERNATIONAL EXISTING BUILDING CODE  
IDAHO BUILDING CODE (2018 IBC)  
2018 IECC  
MECHANICAL CODE OF 2018 OF IDAHO (IMC 2018)  
FUEL GAS CODE 2018 OF IDAHO (FGC 2018)  
2018 IFG WITH AMENDMENTS  
NEC 2017 OF IDAHO

**ZONE DISTRICT**  
CC-1: COMMERCIAL CORE - RETAIL CORE

**AUTHORITY HAVING JURISDICTION**  
CITY OF KETCHUM

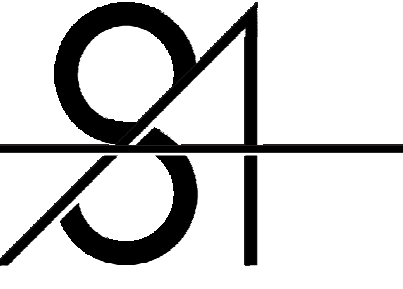
**PROJECT DESCRIPTION**  
PERMITTING AND ALTERATION TO ALLOW USE OF THE EXISTING SECOND LEVEL BALCONY. STRUCTURE IS DESIGNATED AS HISTORIC PER HPC 10.18.2021. ALTERATIONS ARE LIMITED TO LOCATIONS REQUIRING MODIFICATIONS TO BE CODE COMPLIANT. ALTERATIONS AND ADDITIONS INCLUDE GUARD RAIL, LIGHTING, AND DOOR(S).

**USE & OCCUPANCY**  
GROUP B OCCUPANCY PER IBC 2018 303.1.1. OCCUPANT LOAD IS LESS THAN 50.

**FIRE AND LIFE SAFETY**  
CONTRACTOR TO COORDINATE MODIFICATIONS TO FIRE AND LIFE SAFETY SYSTEMS WITH THE AHJ, AS REQUIRED.

**BUILDING METRICS**

AREA	GROSS	NET
1ST FLOOR	675 GSF	527 NSF
2ND FLOOR	637 GSF	589 NSF
TOTALS:	1,312 GSF	1,116 NSF



Project:  
**TNT TAPROOM**

271 SUN VALLEY ROAD,  
KETCHUM, ID 83340

Client:  
TNT TAPROOM

Copyright 2022  
Stevenson Architecture LLC  
all rights reserved

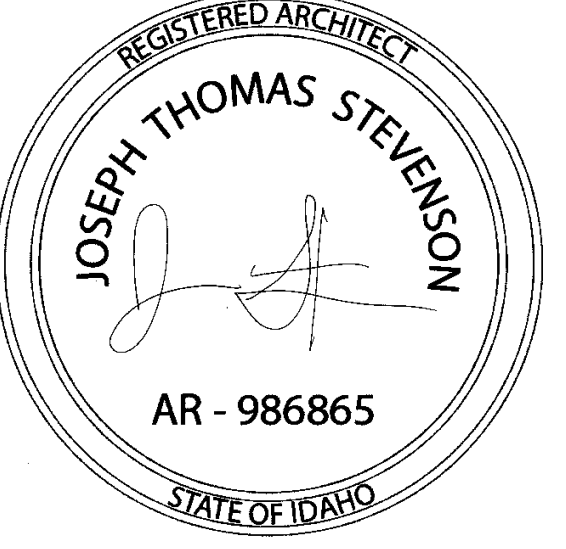
Project Team:

Owner:  
PM Lemman Investments LLC  
Max Lemman  
208.255.6468  
maxamulemman@gmail.com

Architect  
Stevenson Architecture  
Joey Stevenson  
208-700-3025  
joey@stevensonarchitecture.com

**GENERAL NOTES**

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR TO ENSURE NEW GUARD RAIL COMPLIES WITH IBC 2018 - 1607.8.1 IN ACCORDANCE WITH ASCE 7, SECTION 4.5.1.1. PROVIDE VERIFICATION AS REQUIRED.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWN INFORMATION.
- THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING IF DISCREPANCIES IN DRAWINGS AND/OR THE SPECIFICATIONS ARE DISCOVERED. COORDINATE WITH THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES, AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- ALL WORK TO COMPLY WITH ANSI 117.1 2003
- ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED AND CONDITIONED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTENT OF THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE SUBMITTALS TO THE ARCHITECT AND/OR THE OWNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.



Issue:  
**HPC PERMIT SET**

ISSUES:  
1. HPC PERMIT SET 9/28/2022

**SHEET NOTES**

MARK	Note Text
1	1-1/2" SQUARE WOOD BALUSTERS. REMOVE AND REPLACE WITH NEW BALUSTERS TO MATCH. PROVIDE TIGHTER SPACING PER PLANS TO MEET CODE.
2	EXISTING DOOR. PROVIDE NEW CLOSER, PULL AND PUSH HANDLE. SIGNAGE CLEARLY STATING 'DOOR IS TO REMAIN UN LOCKED DURING BUSINESS HOURS'. DOOR CLEAR DIMENSIONS ARE 39 1/2" WIDE AND 68 1/2"
3	(E) DECKING. REMOVE AND REPLACE AS NECESSARY. MATCH EXISTING. RELACE FASTENERS AS NEEDED.
4	EXISTING PATIO TIMBER STRUCTURE TO REMAIN. NO PROPOSED MODIFICATIONS. REMOVE AND REPLACE GUARDRAIL CONNECTIONS. 1. EXISTING PATIO TIMBER STRUCTURE TO REMAIN. NO PROPOSED MODIFICATIONS
5	EXISTING 2X6 ROUTED BASE PLATE FOR RAIL CONSTRUCTION. REMOVE AND REPLACE TO MATCH EXISTING.
6	DBL. TOP PLATE. MATCH EXISTING
7	BACKSPLASH. RECLAIMED WOOD. PT EXTERIOR TO MATCH EXISTING. INTERIOR FACE TO MATCH INTERIOR PANELING
8	EXTERIOR COUNTERTOP
9	(E) WINDOW TO REMAIN. NOT IN SCOPE
10	DEMO (E) LIGHT
11	WALL SCONCE. BASIS OF DESIGN DMF DCC WITH SNOOT. COORDINATE LUMEN, COLOR TEMPERATURE AND ACCESSORIES WITH OWNER. B.C. SCONCE TO ALIGN WITH T.O. DOOR.

Scale:  
As indicated

Date Printed:  
9/28/2022

REMODEL

**A-100**



DO NOT  
ENTER  
EXIT ONLY

2 HOUR  
PARKING  
THIS  
SIDE  
STREET  
8:00AM  
- 6:00PM



T.N.T.  
TAPROOM



VALLEY BEER





T.N.T.  
TAPROOM



271

DO NOT  
ENTER  
EXIT ONLY

Drive-up  
ATM  
→

Attachment C:  
Historic & Present Day Photos

Date: 1960

110



Date: 2005



Date: 2022



Attachment D:  
Prior Building Permits

**Date: 1991**

**Building Permit: 91-002**

APPLICATION FOR BUILDING PERMIT  
City of Ketchum

PERMIT NO: 91-002

Date Issued: 1-28-91

Permit Fee: 54 Pd: ✓28

Plan Check Fee: 16 Pd: ✓28

KFD Plan Ck Fee: \_\_\_\_\_ Pd: \_\_\_\_\_

TOTAL FEES: 70

1. Project Name: SILVER FOX BUILDING

2. Project Address: 271 SON VALLEY RD

3. Owner: FERN MACKENZIE

Phone #: 726-5300

4. Address (Box Number): P.O. BOX 2502

S.V. \_\_\_\_\_

5. Contractor: NASH CONSTRUCTION

Phone #: 726-4646

6. Address (Box Number): P.O. BOX 797

KETCHUM \_\_\_\_\_

7. Electrical Contractor: ELECTRIC WEST

8. Plumbing Contractor: N/A

9. Concrete Contractor: N/A

10. Architect: N/A

Phone #: \_\_\_\_\_

11. Engineer: N/A

Phone #: \_\_\_\_\_

12. Description of Work: New \_\_\_\_\_ Enlarge \_\_\_\_\_ Remodel X Reroof \_\_\_\_\_ Move \_\_\_\_\_

13. Scope of Work: all interior

14. Estimated Cost of Construction: 2500 Lot Area (sq. ft.) \_\_\_\_\_

15. Legal Land Description: \_\_\_\_\_  
(attach if necessary)

16. Zoning District: LR\_\_ GR-L\_\_ GR-H\_\_ T\_\_ MH\_\_ B-1 X LI\_\_ AF\_\_ RU\_\_ STO\_\_  
(refer to Ketchum Zoning Ordinance Number 208)

17. Design Review Approved: Yes N/A No \_\_\_\_\_

18. Avalanche Zone: \_\_\_\_\_ (see Section XVI - Ordinance Number 208) WKN

19. Floodplain: \_\_\_\_\_ (see Section XV - Ordinance Number 208) WKN

UBC DATA: (3 or more dwelling units and commercial applicants only)

Certificate of Occupancy: Yes \_\_\_\_\_ No \_\_\_\_\_

List Occupancy Type (UBC Table 5-A): \_\_\_\_\_

List Occupancy Separation (Table 5-B): \_\_\_\_\_ Area Separation (505): \_\_\_\_\_

Interior \_\_\_\_\_ Hr.; Exterior \_\_\_\_\_ Hr. Wall Fire Rating; Occupant Load (Max) \_\_\_\_\_

Type of Construction: I\_\_ II\_\_ III\_\_ IV\_\_ V\_\_ (UBC Chapter 18 - 21)

20. Floor Area: Building \_\_\_\_\_ Basement \_\_\_\_\_ Garage \_\_\_\_\_ Decks \_\_\_\_\_  
1st Story \_\_\_\_\_ 2nd Story \_\_\_\_\_ 3rd Story \_\_\_\_\_

21. Height of Building: N/A feet \_\_\_\_\_ stories

22. Number of Dwelling Units: N/A Number of Condominium Units: \_\_\_\_\_

23. Setbacks: Front N/A ft. Rear \_\_\_\_\_ ft. Side \_\_\_\_\_ ft. Side \_\_\_\_\_ ft.

24. Number of Parking Spaces: Provided \_\_\_\_\_ Required \_\_\_\_\_  
(show calculations)

OFFICE USE ONLY:

Number of Equivalent Connections Required for Sewer: N/A

Amount Due: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Copy Attached: \_\_\_\_\_

Certificate of Financial Contribution: Amount Due: \_\_\_\_\_ Date Paid: \_\_\_\_\_

NOTICE:

A. It is the duty of the owner or his authorized agent (contractor) to identify, keep and maintain lot boundary markers and maintain setbacks. WKN

B. No digging in the City streets or Rights-of-Way between October 31 and May 1 (September 15 for paved streets). City Street Digging Permit required.

C. You must call the utility companies prior to excavation. WKN

D. City Water Connection Fee and Sewer Inspection Fee must be obtained before issuance of a Building Permit. WKN

I hereby acknowledge that I have filled in this application accurately to the best of my knowledge and that I agree to comply with all City Ordinances and State Laws regulating building construction in the City of Ketchum, Idaho. I further understand that approval of a building permit does not grant a waiver of any law, building ordinance or regulation. Any waiver or variance must be specifically described and approved by proper authority.

Signature of Owner or Authorized Agent (Contractor) \_\_\_\_\_ Date 1/29/91

Building Official \_\_\_\_\_ Date 1-28-91



I have read and understand Sec. 301.(a) Permits Required; Sec. 301.(b) Exempted Work; Sec. 305.(b) Inspection Requests; Sec. 305.(d) Approval Required; and, Sec. 305.(e) Required Inspections.

I have also read and understand Sec. 303.(a) Approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work shall be done in accordance with the approved plans; and, Sec. 303.(b) Approved plans shall be kept on the building site at all times during which the work authorized thereby is in progress.

**Prior to Receiving a Final Inspection and/or Certificate of Occupancy:**

I agree to complete all accessory improvements including landscape, paving and amenities and other improvements as represented herein and as approved by Design Review of the project.

Upon completion of these improvements, I will notify the Ketchum Planning Department for an inspection. (From November 15 to May 15 a performance bond may be accepted as security for installation of said improvements in the amount of 150% of the total estimated cost.)

Signature \_\_\_\_\_ Date \_\_\_\_\_

KEY PLANNING AND ZONING DEPARTMENT  
BUILDING PERMIT APPLICATION REVIEW  
ZONING ORDINANCE NUMBER 208

BUILDING PERMIT NUMBER: 91-002

NAME OF PROJECT OR OWNER: SILVER FOX Bldg

A. USE: \_\_\_\_\_ ZONE: \_\_\_\_\_ C.U.P. REQUIRED? \_\_\_\_\_

L.I. BUSINESS PERMIT REQUIRED? \_\_\_\_\_

DESIGN REVIEW REQUIRED? \_\_\_\_\_

STANDARD: \_\_\_\_\_ MOUNTAIN OVERLAY: ONLY WATERWAY: \_\_\_\_\_

B. PARKING SPACES: \_\_\_\_\_

C. LOADING AREA ON-SITE IS: \_\_\_\_\_ (Commercial only)

TRASH SCREENED: \_\_\_\_\_ (Commercial only)

D. LOT COVERAGE: \_\_\_\_\_

*NO D REQUIRED*

E. SETBACKS & SUPPLEMENTARY YARD RESTRICTIONS: \_\_\_\_\_

F. HEIGHT: Building Height is: \_\_\_\_\_

Fence Height is: \_\_\_\_\_

G. HAZARDS: \_\_\_\_\_

Avalanche: \_\_\_\_\_

Floodplain: \_\_\_\_\_

H. CURB CUT: \_\_\_\_\_

I. ACCESSORY BUILDINGS: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

REVIEWED BY: BASpanser DATE: 1/28/91

**Date: 1993**

**Building Permit: 93-071**

APPLICATION FOR BUILDING PERMIT  
City of Ketchum

PERMIT NO: 93-071

Date Issued: 7-6-93

Permit Fee: 135 Pd: 7-1

Plan Check Fee: 66 Pd: 7-1

KFD Plan Ck Fee: 46 Pd: 7-1

TOTAL FEES: 247.00

1. Project Name: JAILHOUSE  
2. Project Address: 271 S.V RD (3RD ST.)  
3. Owner: EURNS, PURDY  
4. Address (Box Number): 1257 K Phone #: 726 6911 6223200

5. Contractor: SHUM CONST SERVICES  
6. Address (Box Number): 1403 S Phone #: 726 7225

7. Electrical Contractor: BOO SPENCE  
8. Plumbing Contractor: ETANS  
9. Concrete Contractor: SHUM

10. Architect: KEMP  
11. Engineer: BOLISS Phone #: Phone #:

12. Description of Work: New Enlarge Remodel Reroof Move  
13. Scope of Work:

14. Estimated Cost of Construction: 12,000 Lot Area (sq. ft.): 600

15. Legal Land Description: (attach if necessary)

16. Zoning District: LR GR-L GR-H T MH B-1 LI AF RU STO  
(refer to Ketchum Zoning Ordinance Number 208)

17. Design Review Approved: Yes No

18. Avalanche Zone: (see Section XVI - Ordinance Number 208)  
19. Floodplain: (see Section XV - Ordinance Number 208)

UBC DATA: (3 or more dwelling units and commercial applicants only)  
Certificate of Occupancy: Yes No

List Occupancy Type (UBC Table 5-A):  
List Occupancy Separation (Table 5-B): Area Separation (505):  
Interior Hr.; Exterior Hr. Wall Fire Rating; Occupant Load (Max)  
Type of Construction: I II III IV V (UBC Chapter 18 - 21)

20. Floor Area: Building 1100 Basement Garage Decks  
1st Story 550 2nd Story 550 3rd Story

21. Height of Building: 24 feet stories

22. Number of Dwelling Units: 0 Number of Condominium Units: 0

23. Setbacks: Front 0 ft. Rear 0 ft. Side 0 ft. Side 0 ft.

24. Number of Parking Spaces: Provided Required  
(show calculations)

OFFICE USE ONLY:  
Number of Equivalent Connections Required for Sewer:  
Amount Due: Date Paid: Copy Attached: Date Paid:

Certificate of Financial Contribution: Amount Due: Date Paid:

NOTICE:  
A. It is the duty of the owner or his authorized agent (contractor) to identify, keep and maintain lot boundary markers and maintain setbacks.  
B. No digging in the City streets or Rights-of-Way between October 31 and May 1 (September 15 for paved streets). City Street Digging Permit required.  
C. You must call the utility companies prior to excavation.  
D. City Water Connection Fee and Sewer Inspection Fee must be obtained before issuance of a Building Permit.

I hereby acknowledge that I have filled in this application accurately to the best of my knowledge and that I agree to comply with all City Ordinances and State Laws regulating building construction in the City of Ketchum, Idaho. I further understand that approval of a building permit does not grant a waiver of any law, building ordinance or regulation. Any waiver or variance must be specifically described and approved by proper authority. (SEE REVERSE)

Signature of Owner or Authorized Agent (Contractor) Date: 6-30-93

Building Official Date: 7-6-93

I have read and understand Sec. 301.(a) Permits Required; Sec. 301.(b) Exempted Work; Sec. 305.(b) Inspection Requests; Sec. 305.(d) Approval Required; and, Sec. 305.(e) Required Inspections.

I have also read and understand Sec. 303.(a) Approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work shall be done in accordance with the approved plans; and, Sec. 303.(b) Approved plans shall be kept on the building site at all times during which the work authorized thereby is in progress.

Prior to Receiving a Final Inspection and/or Certificate of Occupancy:

I agree to complete all accessory improvements including landscape, paving and amenities and other improvements as represented herein and as approved by Design Review of the project.

Upon completion of these improvements, I will notify the Ketchum Planning Department for an inspection. (From November 15 to May 15 a performance bond may be accepted as security for installation of said improvements in the amount of 150% of the total estimated cost.)

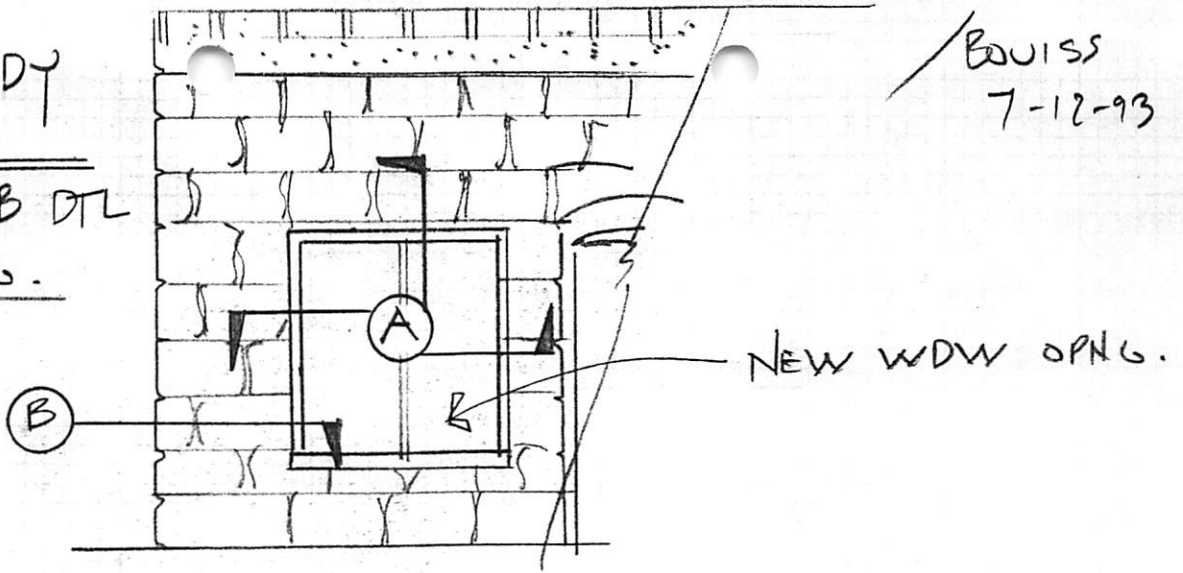
Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Building Permit in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

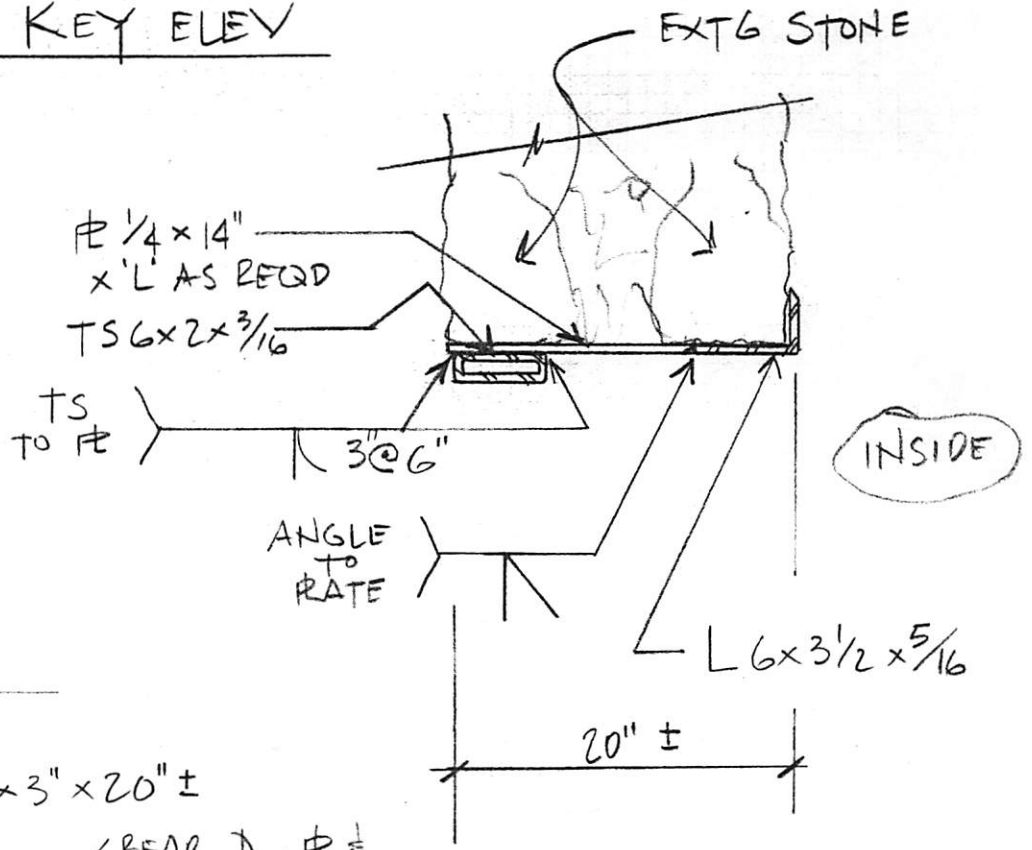
BURNS/PURDY  
BLDG

BOUISS  
7-12-93

HEAD & JAMB DTL  
@ NEW OPNG.



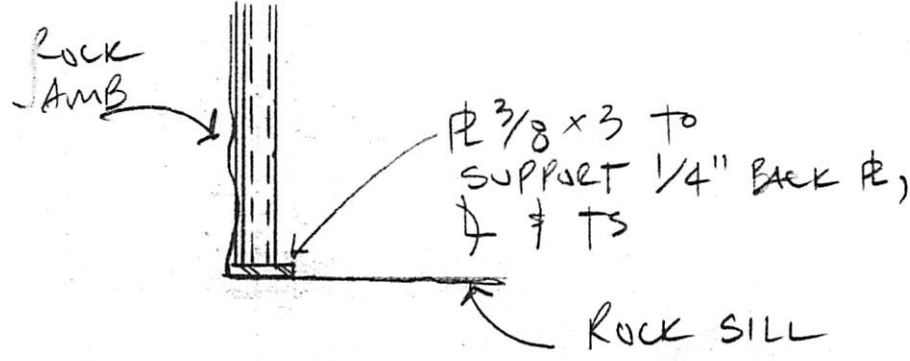
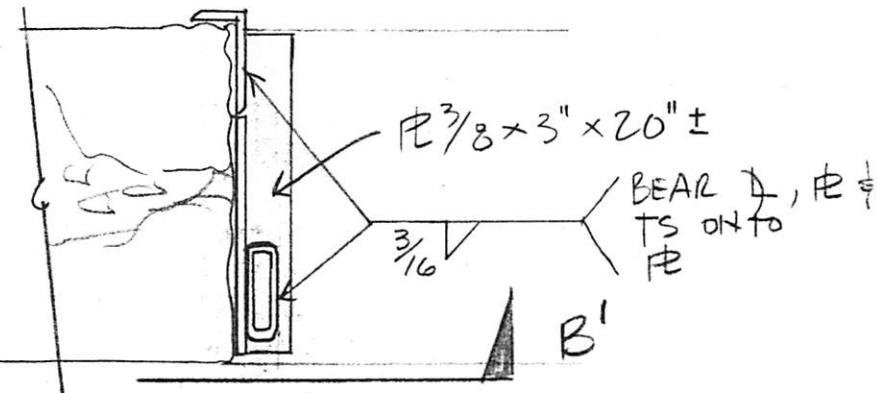
KEY ELEV



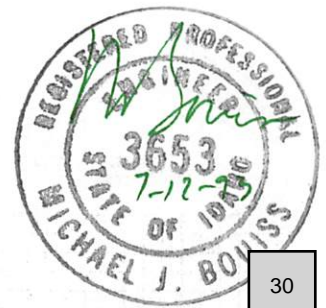
INSIDE

VIEW A  
1" scale

B PLAN @ SIDE(S)



NOTIFY ENGR  
IF QUESTIONS  
OR DISCREPANCIES



KI...UM PLANNING AND ZONING DEPARTMENT  
BUILDING PERMIT APPLICATION  
ZONING ORDINANCE NUMBER 208

BUILDING PERMIT NUMBER: 93-071

NAME OF PROJECT OR OWNER: Jailhouse

A. USE: Comm ZONE: B-1 C.U.P. REQUIRED? NO

L.I. BUSINESS PERMIT REQUIRED? \_\_\_\_\_

DESIGN REVIEW REQUIRED? X - approved

STANDARD: X MOUNTAIN OVERLAY: \_\_\_\_\_ WATERWAY: \_\_\_\_\_

B. PARKING SPACES: N/A

C. LOADING AREA ON-SITE IS: N/A (Commercial only)

TRASH SCREENED: N/A (Commercial only)

D. LOT COVERAGE: N/A

E. SETBACKS & SUPPLEMENTARY YARD RESTRICTIONS: N/A

F. HEIGHT: Building Height is: \_\_\_\_\_

Fence Height is: \_\_\_\_\_

G. HAZARDS:

Avalanche: \_\_\_\_\_

Floodplain: \_\_\_\_\_

H. CURB CUT: \_\_\_\_\_

I. ACCESSORY BUILDINGS: \_\_\_\_\_

COMMENTS: \* EXISTING 2<sup>ND</sup> FLOOR DECK SHALL NOT BE ENCLOSED

\* New 1<sup>st</sup> story window ok ; upper story stucco light grey o.k

REVIEWED BY: BASpencer DATE: 7-8-93

new blue window shutters o.k





**Date: 2012**

**Building Permit: 12-004**

**CITY OF KETCHUM**  
**ZONING CODE TITLE 17**  
**ADMINISTRATIVE DESIGN REVIEW EXEMPTION**  
**FINDINGS AND DECISION**

**PROJECT:** The "Dynamite Shed Building"  
**PROJECT #:** 12-004  
**OWNERS:** Schuchart Dow Inc.  
**LOCATION:** Lot 4 Block 11 Ketchum Townsite (271 Sun Valley Rd)  
**ZONING:** Community Core (CC)  
**REQUEST:** Exemption of Design Review requirement - Administrative Approval of minor project.

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50. Under Chapter 65, Title 67 of the Idaho Code, the City is required to pass certain ordinances regarding land use, including a zoning ordinance.
2. Pursuant to Zoning Code Title 17, Section 17.96.100, the Administrator is authorized to exempt from the Design Review process projects determined to be so minor as to neither conflict with the Design Review Standards of this Section, nor impact any adjacent properties. Examples include, but are not limited to, minor deck additions, additions of a window or door, and minor landscape changes.
3. The proposed project consists of a change to one existing door and window on the Sun Valley Road facade of the subject building.
4. The proposed project that includes window and door changes to the Dynamite Shed building is so minor as to not conflict with the Design Review Standards of Zoning Code Title 17, Chapter 17.96, nor to impact any adjacent properties.
5. On February 21, 2012, the owners gained approval from the City of Ketchum City Council for a Right-of-Way Encroachment Agreement for the existing (roof overhang & porch) and proposed (door canopy) structural elements of the building.

**Decision:** Approved with the following condition:

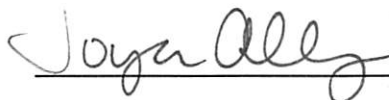
- That the rough opening for the doorway not exceed 8 feet in height and the applicants will make an effort to replace the original stone around the central window on the Sun Valley Road façade, where such work will not compromise the historical quality or structural integrity of the existing structure.

DATED this 29<sup>th</sup> day of February, 2012.



---

Rich Fabiano or Deborah Burns, Co-Chair  
Planning and Zoning Commission



---

Joyce Allgaier  
Planning Manager

**DESIGN REVIEW APPLICATION**

Project Name: DYNAMITE SHED RENOVATION  
 Owner: SCHUCHART/IDON INC. Phone No.: 206-633-3003  
 Mailing Address: 4001 AURORA AVE N. SEATTLE, WA 98103  
 Architect/Representative: OLSON KUNDIG ARCHITECTS Phone No.: 206-624-5670  
 Mailing Address: 159 SOUTH JACKSON ST., SUITE 600  
 Architect License No.: AR-2615  
 Engineer License No.: \_\_\_\_\_ Engineer of Record: MORELL ENGINEERING, PC

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

Preapplication Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Design Review Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Legal Land Description: SW 23 X 30 LOT 4, BLOCK 17, KETCHUM TOWNSITE

Street Address: 271 SUN VALLEY ROAD KETCHUM, ID 82340

Lot Area: .016 ACRE Zoning District: \_\_\_\_\_

Overlay District: Flood \_\_\_\_\_ Avalanche \_\_\_\_\_ Pedestrian \_\_\_\_\_ Mountain \_\_\_\_\_

Anticipated Use: COMMERCIAL OFFICE and APARTMENT

Type Construction: New \_\_\_\_\_ Remodel  Addition \_\_\_\_\_ Other \_\_\_\_\_

Number of Residential Units: ONE Number of Hotel Units: \_\_\_\_\_

	Proposed	Existing	Setbacks (CC Zone)	(CC Zone Only)
Basements:				Ground Floor Open Space _____
1st Floor:	<u>660 GSF</u>	<u>660 GSF</u>		Roofline Length <u>37- FEET</u>
2nd Floor:	<u>660 GSF</u>	<u>660 GSF</u>		Building Width <u>22- FEET</u>
3rd Floor:				Horizontal Breaks Every _____ Feet
Mezzanine:				Break Depth _____ Width _____
Total:	<u>1320 GSF</u>			Floor Area Ratio _____

Percent of Building Coverage: 100%

Curb Cut: NONE

Setbacks: Front 0 Side 0 Side 0 Rear 0

Height: 23- FEET Parking Spaces Provided: 0

Construction Phasing: NONE

Will fill or excavation be required? If yes, amount in cubic yards- Fill NO Excavation NO

Will existing trees or vegetation be removed? Yes  No \_\_\_\_\_

Water System: Municipal Service  Ketchum Spring Water \_\_\_\_\_

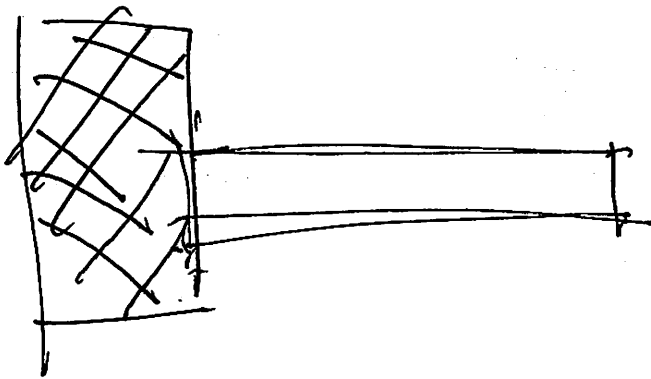
**The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.**

**I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.**

Signature of Owner: Michael Witt Date: 2/6/12

Approved/Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.



THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

D.L. Evans Bank  
12 E. Bullion Street Suite A  
Hailey, ID 83333

92-358  
1241

Date	Check No.
2/6/12	001025

SDI LLC  
dba Schuchart/Dow  
4001 Aurora Avenue North  
Seattle, WA 98103

PAY FIVE HUNDRED TWENTY FIVE and  $\frac{00}{100}$

\$ 525.<sup>00</sup>

TO THE  
ORDER OF

CITY OF KETCHUM

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈001025⑈ ⑆124103582⑆918003363⑈

24055

CITY OF KETCHUM  
Ketchum, Idaho

Date February 6, 2012

RECEIVED FROM Schuchart Dow \$ 525.<sup>00</sup>

five hundred twenty-five &  $\frac{00}{100}$  DOLLARS

For Administrative Design Review Exemption \$100 -  
ROW Encroachment \$50  
ROW " Retainer \$375

Robert F. Brundy  
Authorized Signature

## Joyce Allgaier

---

**From:** Edward Lalonde [Edward@olsonkundigarchitects.com]  
**Sent:** Wednesday, February 29, 2012 3:00 PM  
**To:** Joyce Allgaier  
**Cc:** Mike Smith  
**Subject:** Dynamite Shed- Entry Door Revisions  
**Attachments:** 2012-02-29 Dynamite Entry Door- Revised.pdf

Hi Joyce,

Based on your feedback, we have revised the proposed new entry door to the Dynamite Shed as described in the attached sketch so that it exists within an 8'-0" rough opening- approximately 1'-0" less than what we had originally proposed. As you will see on the attached, we have omitted the steel wide flange beam and instead, will rely on the entry canopy steel plate to carry the load of the rock. We hope that you find these adjustments in line with your comments and acceptable to proceed with your approval so that our clients can work towards permitting.

If you should have any questions regarding the sketch or design intent, please do not hesitate to contact me direct at the telephone number below or by email.

Thanks,  
Edward

Edward Lalonde  
Associate

### **OLSON KUNDIG ARCHITECTS**

159 South Jackson Street, Suite 600, Seattle, WA 98104 USA  
Direct +1 206 340 9279 F +1 206 624 3730  
[olsonkundigarchitects.com](http://olsonkundigarchitects.com)



Follow [storefront] Olson Kundig Architects on Facebook.

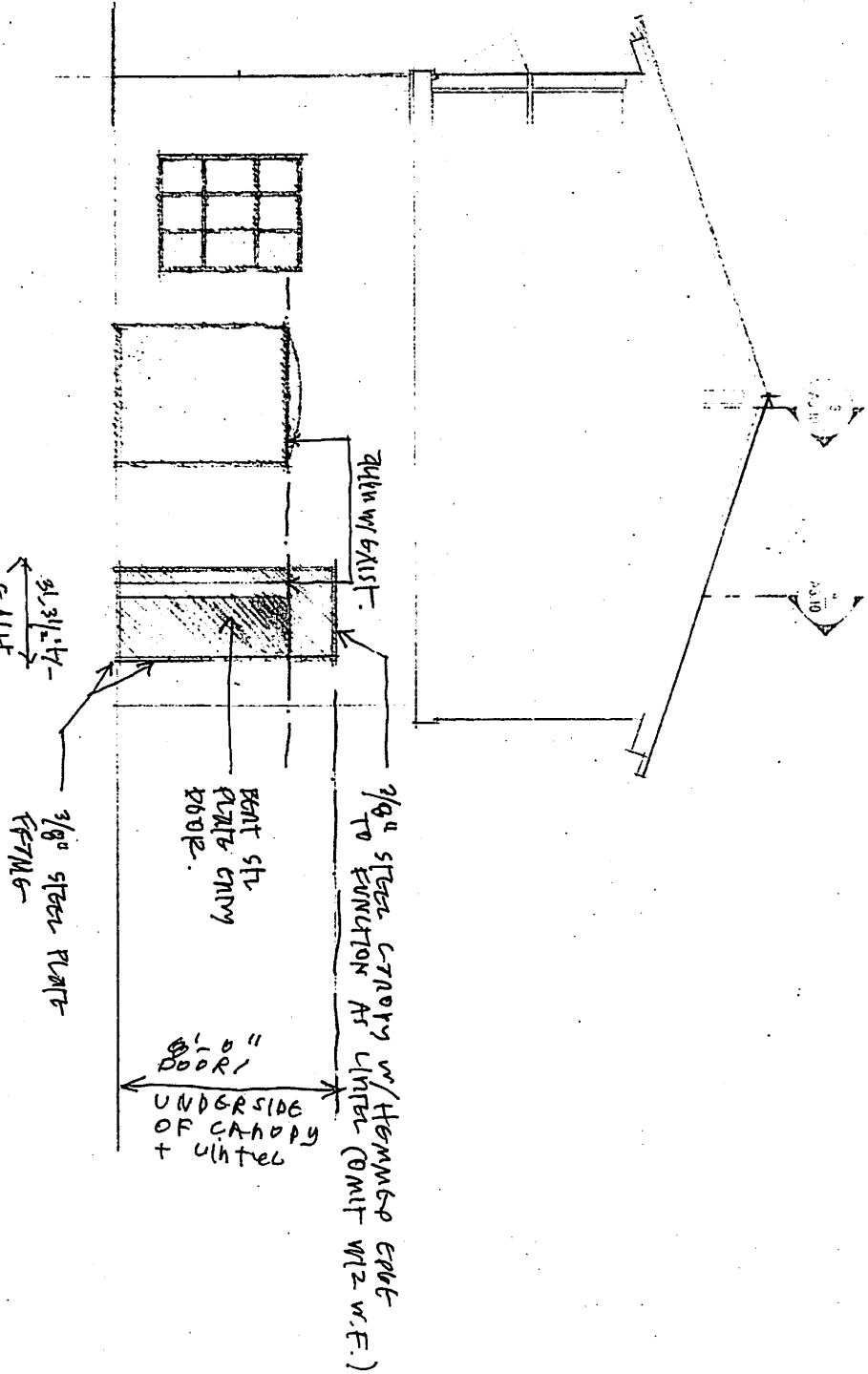
If you have received this confidential message in error, please immediately notify the sender by reply email and delete all copies from your system. Think twice before printing

RESTORE EXTERIOR STYLING  
 TO RESEMBLE ORIGINAL  
 TO BE STEEL & INSULATED  
 GLASS IN

EXISTING WOOD  
 SANDING TO REFINISH  
 PAINTING IN BLACK  
 RESTORE WINDOWS & DOORS  
 TO BE STEEL & INSULATING  
 GLASS IN  
 TO BE REFINISHED TO ORIGINAL  
 SPECIFICATIONS  
 FIRE RESISTANT  
 ORIENTED  
 PARTICULATE BOARD

90° VIEW ELEVATION  
 SCALE: 1/4" = 1'-0"

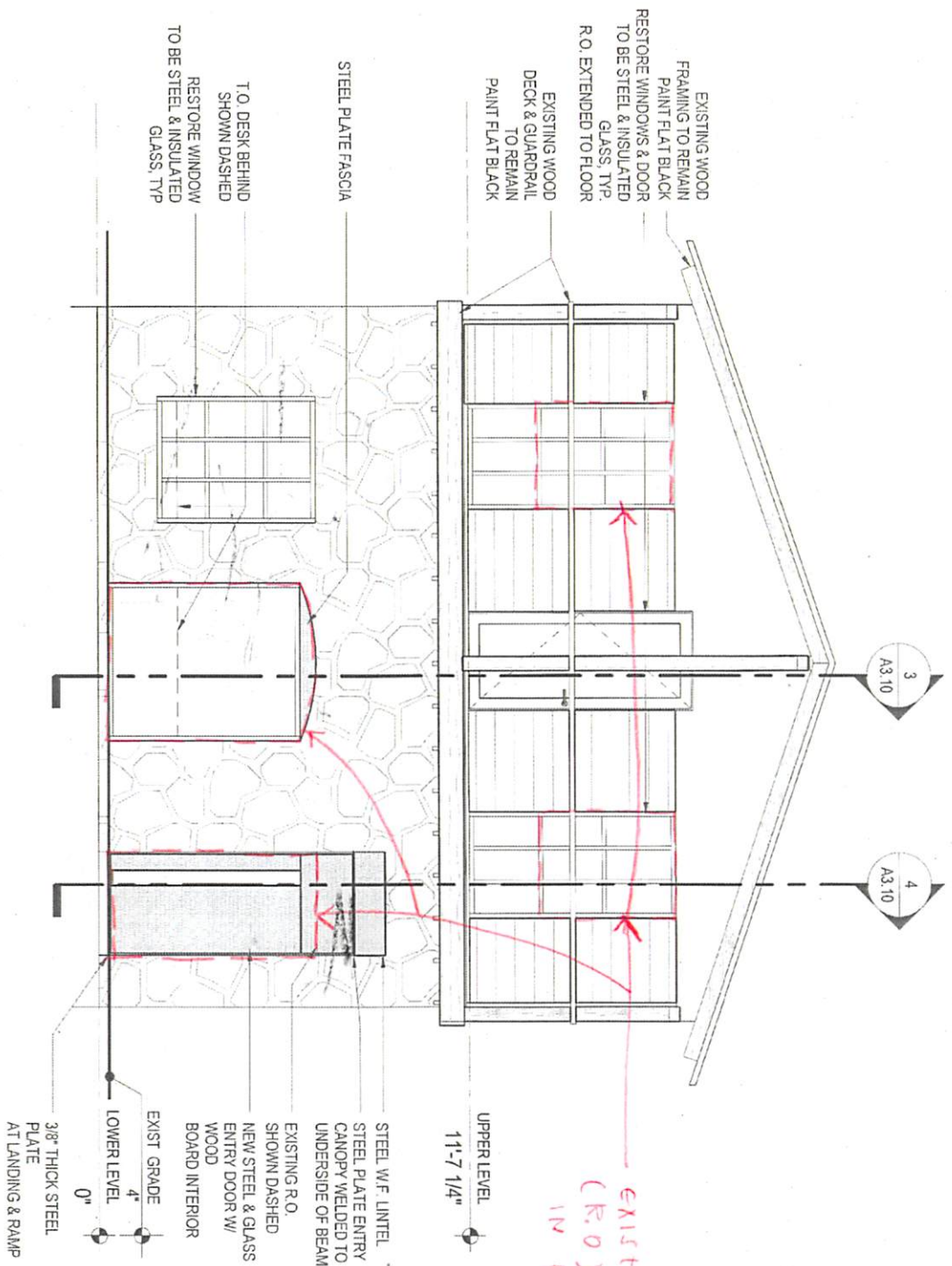
PREP 1/18/12  
 FOR APPROVAL 2/29/12  
 ORSON KUNOVIC ARCHITECT



Approved door  
 height. JJA  
 2/29/12



read transcript  
reprint - tuben  
5/5/15



1 SOUTH ELEVATION Ret 1/A300 Thursday 30, 2012

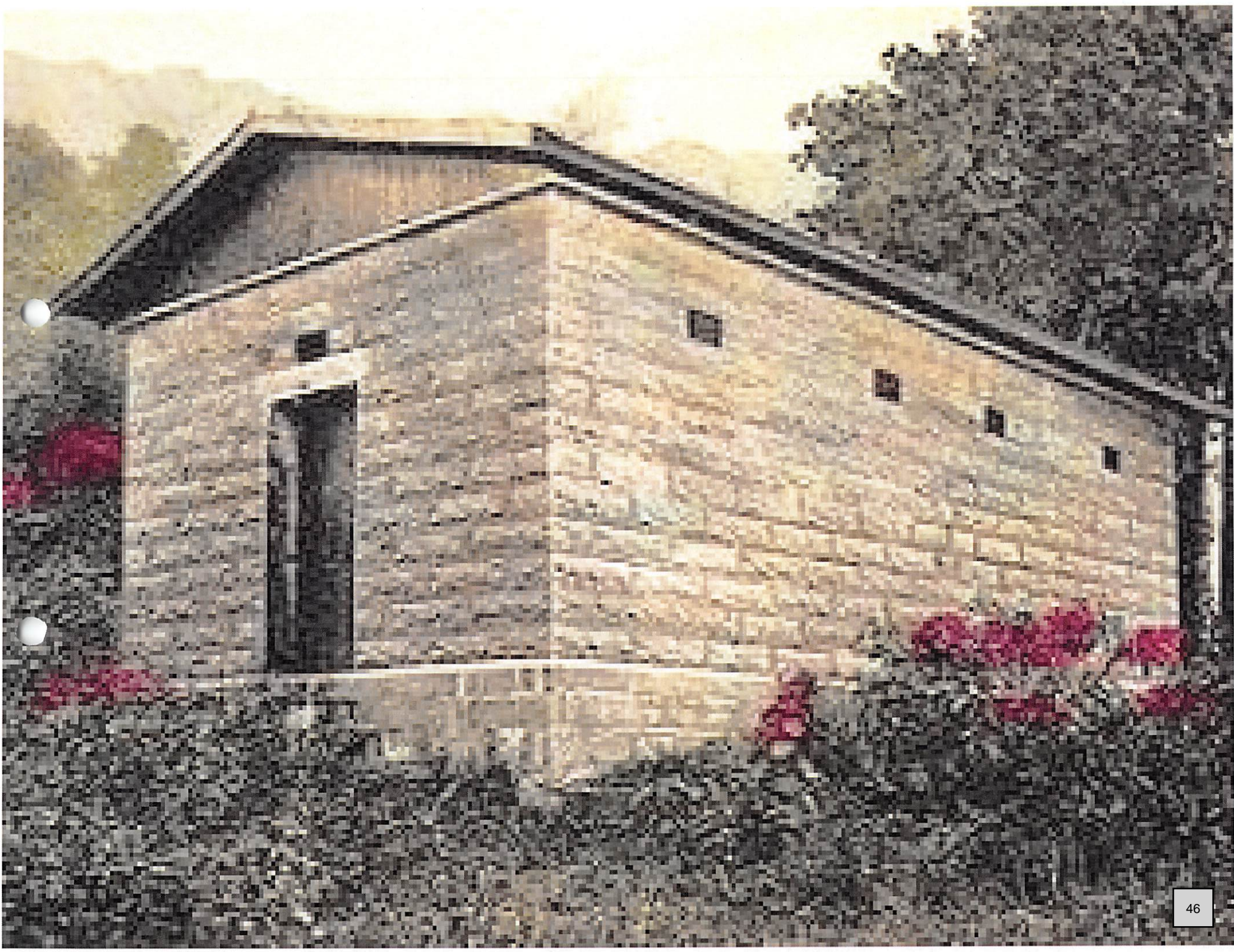
SCALE: 1/4" = 1'-0"

original door height - not approved JAA















## Joyce Allgaier

---

**From:** Edward Lalonde [Edward@olsonkundigarchitects.com]  
**Sent:** Friday, February 03, 2012 1:32 PM  
**To:** Joyce Allgaier  
**Subject:** RE: Dynamite Shed (Bobbie Burns Building)

*called Ed. T on  
2/24 to inform*

Joyce,

We have designed a couple projects in the Aspen area, but nothing built (yet). Similarly for Sun Valley... we have one house project under construction in City of Ketchum and another one in Bigwood about to start. Someday we hope the Center of Arts will pick up!

Thanks for the note!  
Edward

*of opinion re.  
door Δ.*

**OLSON KUNDIG ARCHITECTS**  
159 South Jackson Street, Suite 600, Seattle, WA 98104 USA  
Direct +1 206 340 9279 F +1 206 624 3730  
[olsonkundigarchitects.com](http://olsonkundigarchitects.com)

If you have received this confidential message in error, please immediately notify the sender by reply email and delete all copies from your system. Think twice before printing

---

**From:** Joyce Allgaier [mailto:JAllgaier@ketchumidaho.org]  
**Sent:** Friday, February 03, 2012 11:59 AM  
**To:** Edward Lalonde  
**Subject:** RE: Dynamite Shed (Bobbie Burns Building)

Edward – just wondering if O K A has done some work in Aspen? I seem to remember the firm name from there, but the firm has quite a presence here I see. Just curious.

Joyce

*Joyce Allgaier, AICP  
Planning Manager  
City of Ketchum  
Community and Economic Development Dept.  
480 East Ave. North  
P.O. Box 2315  
Ketchum, ID 83340  
T: 208.726.7801 F: 208.726.7812*

---

**From:** Edward Lalonde [mailto:Edward@olsonkundigarchitects.com]  
**Sent:** Friday, February 03, 2012 12:04 PM  
**To:** Joyce Allgaier; Mike Smith  
**Subject:** RE: Dynamite Shed (Bobbie Burns Building)

Hi Joyce,

As follow up to our telephone conversation earlier, I have attached a quick sketch of the proposed Entry Door and Canopy alongside the façade with dimensions, also showing critical alignments with the existing features of the building. As you will see, both the door and the proposed steel lintel are buried within the thickness of the stone. Since the door opens to the interior, it is placed inwards quite a bit. I hope my sketch helps clarify- rather than causes more confusion!

Also, for your reference I have included two images: The Hot Rod House canopy is similar to what we propose with Dynamite Shed with a 3/8" thick steel plate and hemmed edge. Similarly, the Laurelhurst Residence image shows a steel canopy with the small light detail which we plan for Sun Valley.

If you should have any questions or require further clarification, please do not hesitate to call or email.

Thanks,  
Edward

**OLSON KUNDIG ARCHITECTS**

159 South Jackson Street, Suite 600, Seattle, WA 98104 USA  
Direct +1 206 340 9279 F +1 206 624 3730  
[olsonkundigarchitects.com](http://olsonkundigarchitects.com)

If you have received this confidential message in error, please immediately notify the sender by reply email and delete all copies from your system. Think twice before printing

---

**From:** Joyce Allgaier [mailto:[JAllgaier@ketchumidaho.org](mailto:JAllgaier@ketchumidaho.org)]  
**Sent:** Thursday, February 02, 2012 9:48 AM  
**To:** Mike Smith  
**Cc:** Edward Lalonde  
**Subject:** RE: Dynamite Shed (Bobbie Burns Building)

Hello Mike,  
Pleasure to meet you as well. Thank you for stopping in the other day.

I have been in touch with Edward Lalonde at Olson Kundig and we are handling the details of the design review. I don't see a problem with the project gaining its administrative approval. We have a some concern about the additional canopy over the main door, in that it is changing the rhythm of the openings on that facade (in particular the height of the openings), covers more of the historic rock material (a significant and unique character of that building), and functionally, it seems redundant in that the canopy is located under a porch already. Is there any exterior lighting that is existing or proposed? If so, the lighting must be in compliance with the "Dark Sky" provisions of our land use code, Section 17.132. Someone needs to actually file a design review application and the \$100 processing fee. That application is on the city's website at [www.ketchumidaho.org](http://www.ketchumidaho.org) under Community and Economic Development, Planning Division, applications.

Regarding the reroofing of the building, you can proceed with a building permit for the roofing project without effecting the design review process. It can be separate or part of your building permit for the other work.

The owner of the building will need to get an encroachment license for the existing porch overhanging the Sun Valley Road right-of-way (in this case, the sidewalk). Should the canopy be approved as part of the design review, we would want that included in the encroachment license. The encroachment license application is attached and requires city council approval. The application describes what we need in terms of a site plan, dimensions, etc. (We handle this application at council on the consent agenda to keep the process short.) This can be applied for at any time and we would get it in front of the council at the next possible meeting. This requirement is triggered in conjunction with getting a building permit even if the encroachment exists, but it will not hold up the permit. I have attached an application for this.

Please let me know if you have any questions or if I can assist with something. Thank you.

Regards,  
Joyce Allgaier

*Joyce Allgaier, AICP*  
*Planning Manager*  
City of Ketchum  
Community and Economic Development Dept.  
480 East Ave. North



GENERAL	
A0.00	GENERAL INFORMATION
ARCHITECTURAL	
A2.00	CONSTRUCTION PLANS
A3.00	EXTERIOR ELEVATIONS
A3.10	BUILDING SECTIONS
A5.00	INTERIOR ELEVATIONS & ENLARGED PLANS
A5.01	INTERIOR ELEVATIONS & ENLARGED PLANS
6	

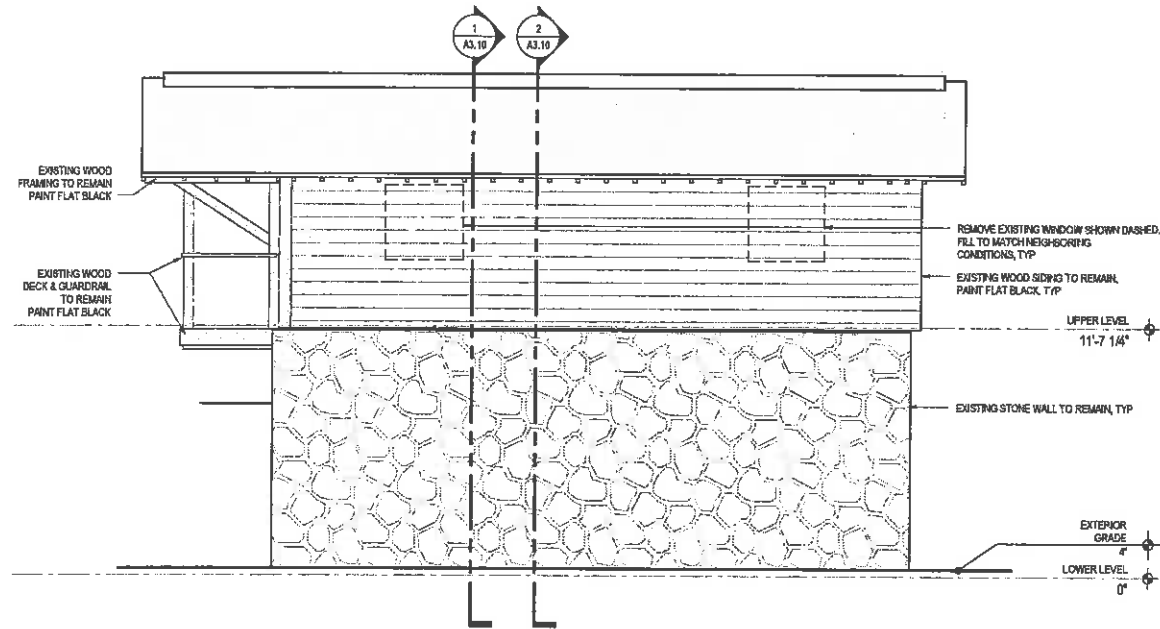
## DYNAMITE SHED RENOVATION

271 EAST SUN VALLEY ROAD  
KETCHUM, IDAHO 83340

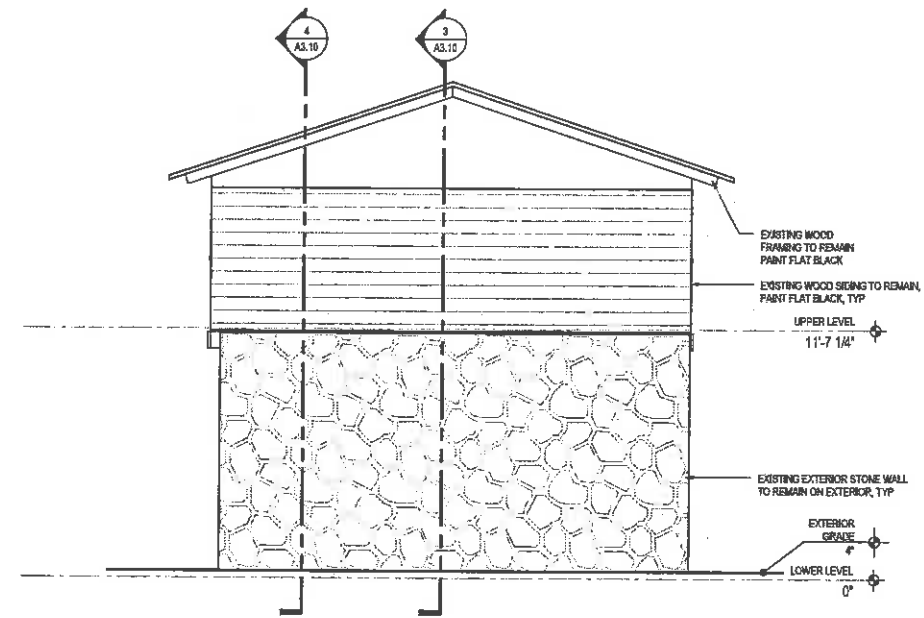
PERMIT SET- DRAFT  
JANUARY 31, 2012

# OLSON KUNDIG ARCHITECTS

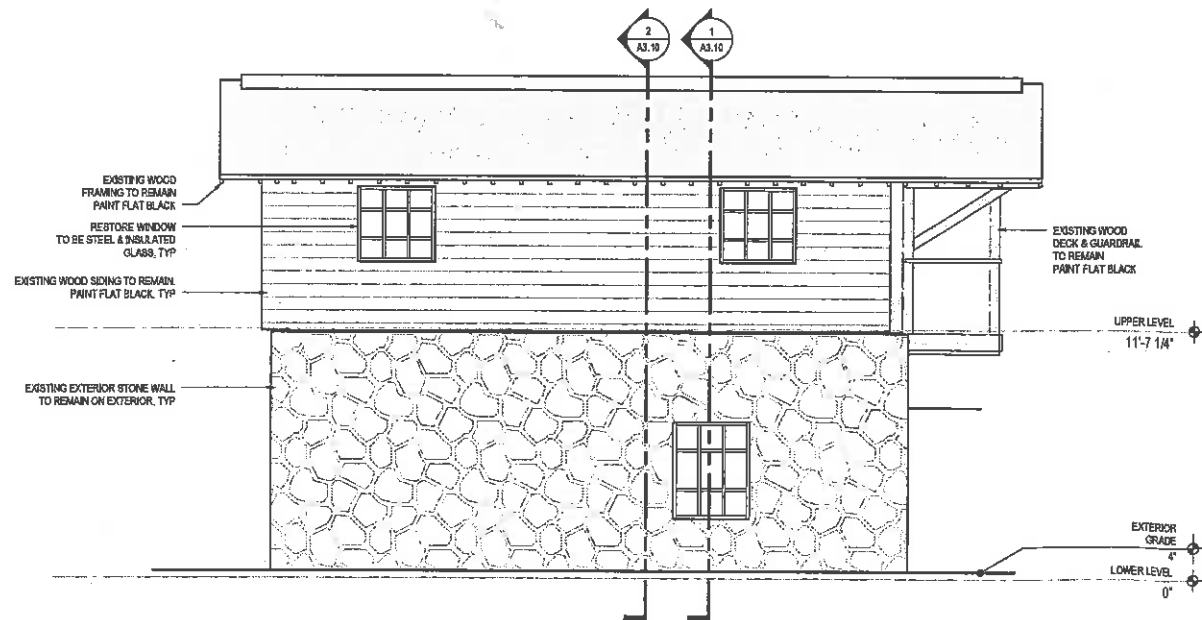
159 South Jackson Street, 6th Floor, Seattle WA 98104 USA T +1 206 624 5670 F +1 206 624 3730 [www.olsonkundigarchitects.com](http://www.olsonkundigarchitects.com)



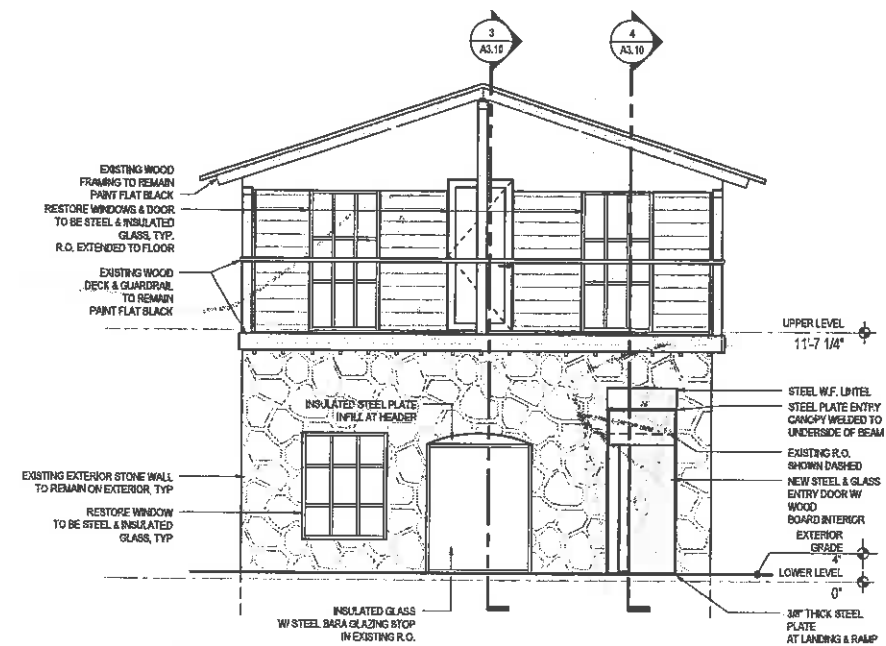
**4 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

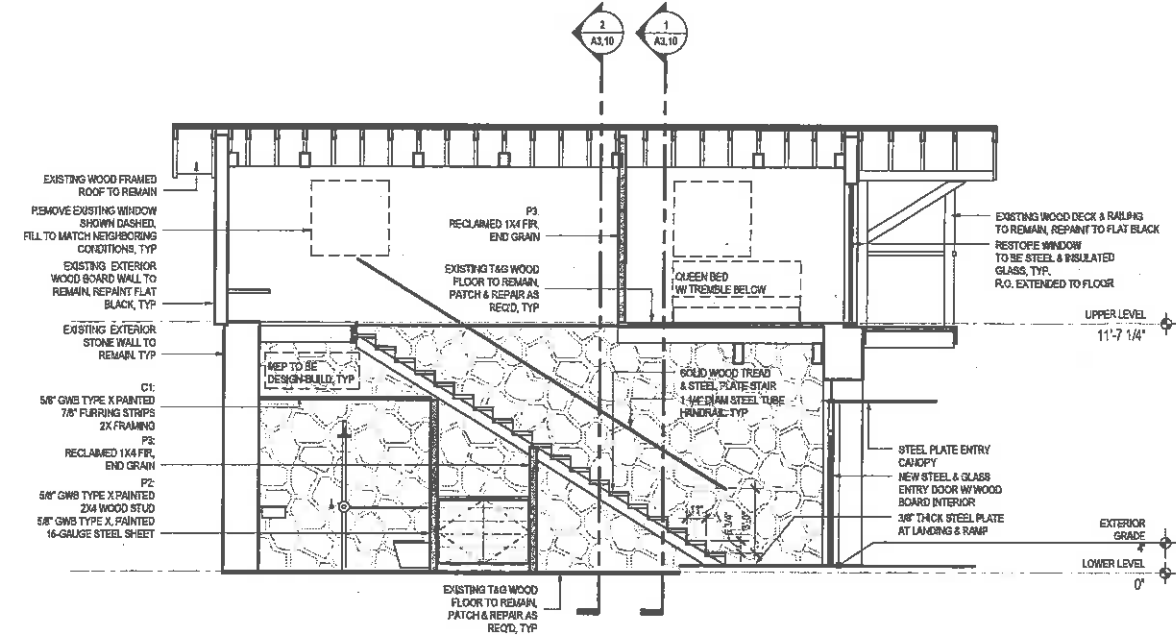
principal architect TK  
 project manager EL  
 drawn by EL  
 Author  
 checked by XX  
 job no. 11058  
 date JANUARY 31, 2012

revisions:  
 no. date by

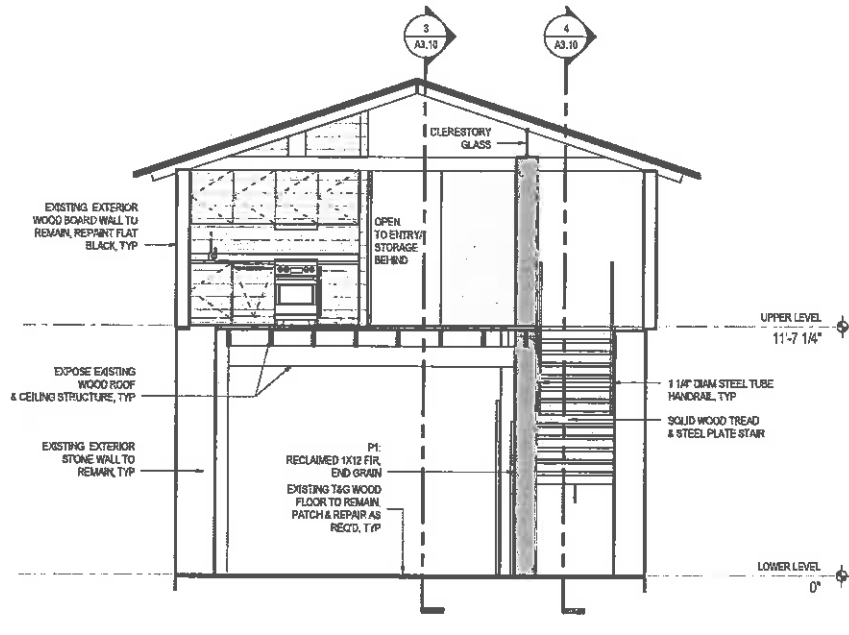
NOT FOR CONSTRUCTION  
 PERMIT SET - DRAFT  
 JANUARY 31 2012

EXTERIOR  
 ELEVATIONS

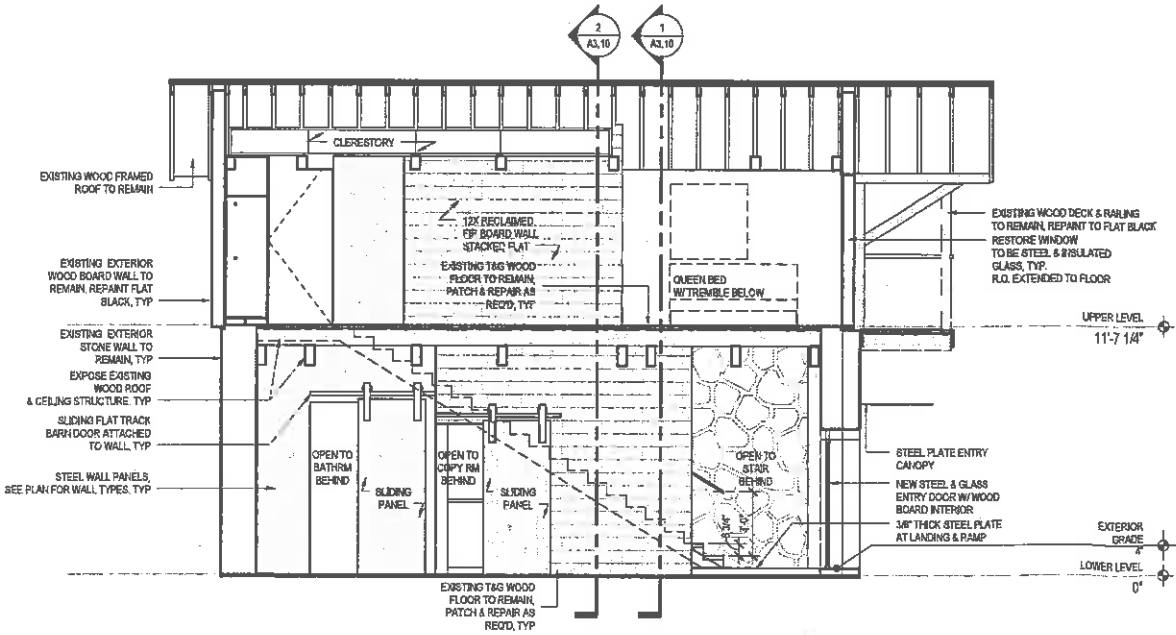
**A3.00**



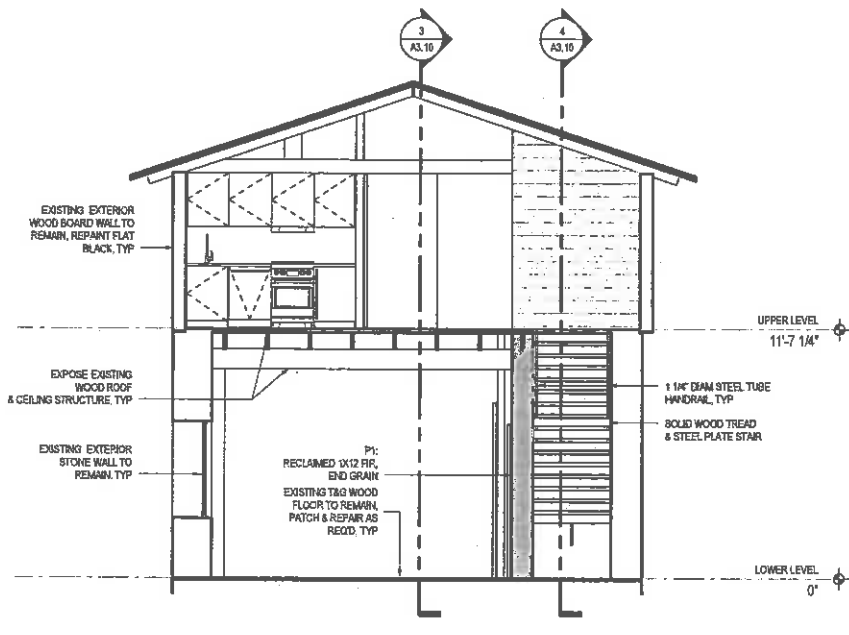
**4 BUILDING SECTION 04**  
 SCALE: 1/4" = 1'-0"  
 0 1' 2' 3' 4' 8' 12'



**2 BUILDING SECTION 02**  
 SCALE: 1/4" = 1'-0"  
 0 1' 2' 3' 4' 8' 12'



**3 BUILDING SECTION 03**  
 SCALE: 1/4" = 1'-0"  
 0 1' 2' 3' 4' 8' 12'

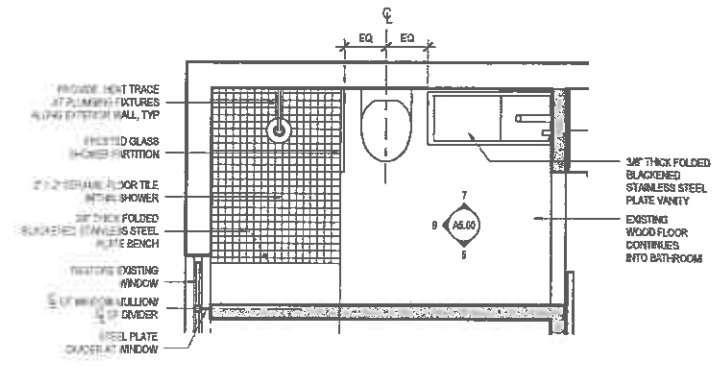


**1 BUILDING SECTION 01**  
 SCALE: 1/4" = 1'-0"  
 0 1' 2' 3' 4' 8' 12'

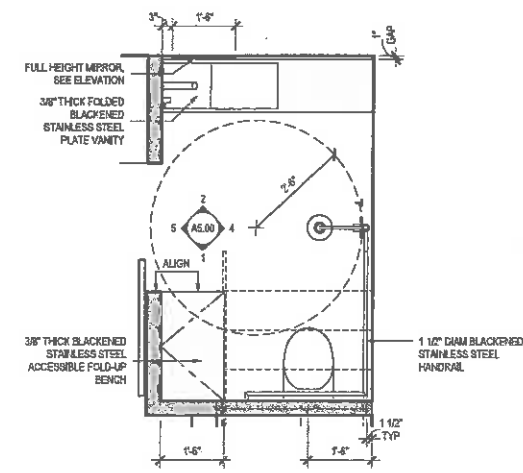
principal architect	TK
project manager	EL
drawn by	EL
checked by	Checker
job no.	11058
date	JANUARY 31, 2012

revisions	
no.	date
	by

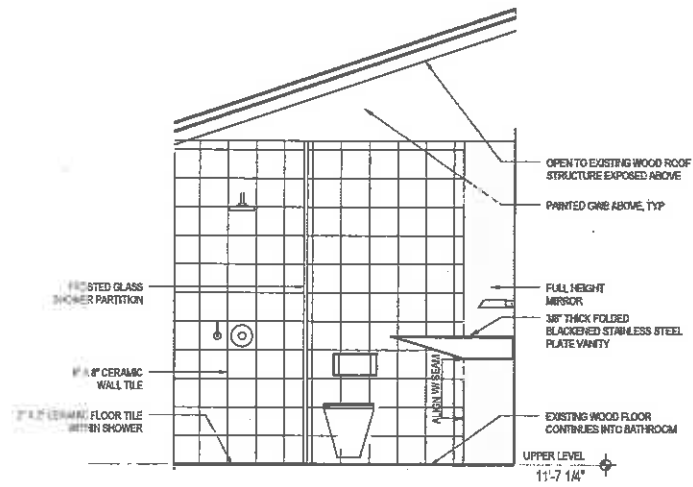
NOT FOR CONSTRUCTION  
 PERMIT SET - DRAFT  
 JANUARY 31, 2012



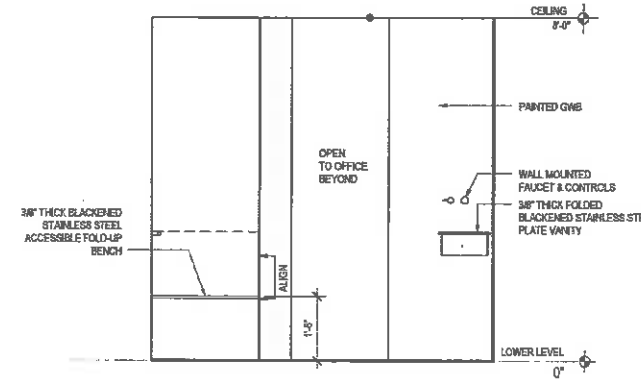
8 ENLARGED PLAN AT UPPER LEVEL  
BATHROOM  
SCALE: 1/2" = 1'-0"



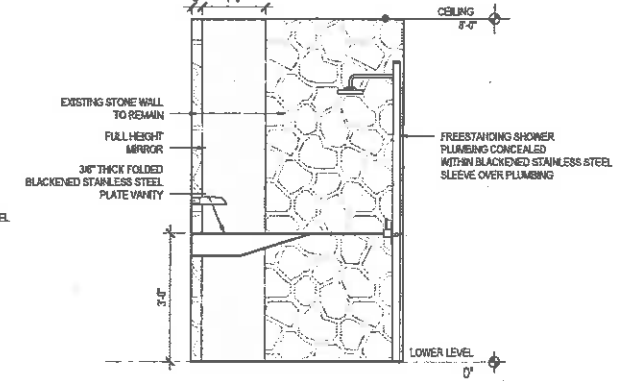
3 ENLARGED LAVATORY PLAN  
SCALE: 1/2" = 1'-0"



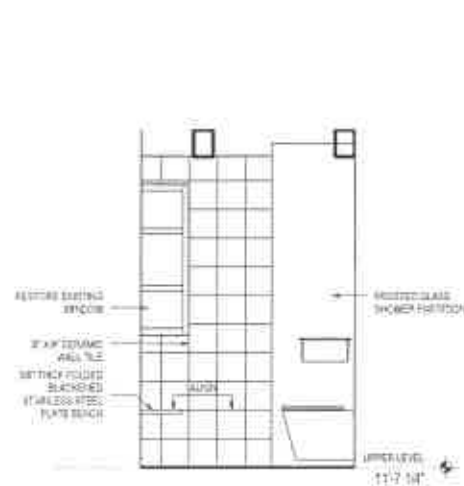
7 BATHROOM ELEVATION - NORTH  
SCALE: 1/2" = 1'-0"



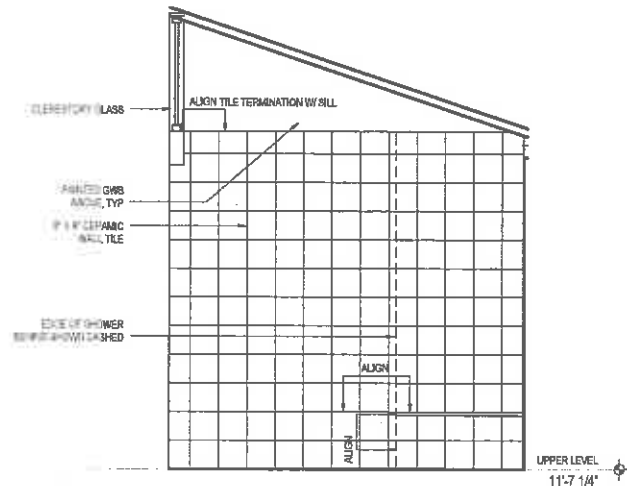
5 LAVATORY ELEVATION - WEST  
SCALE: 1/2" = 1'-0"



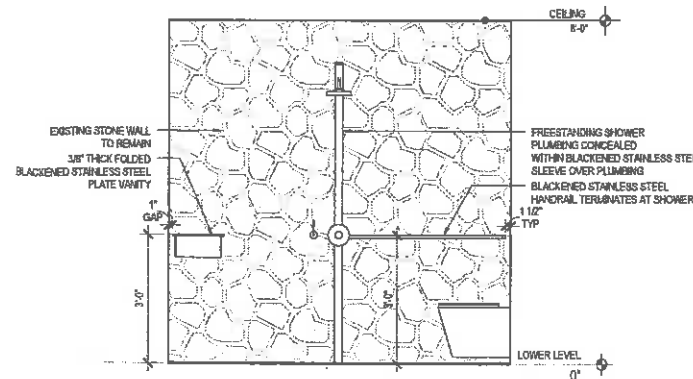
2 LAVATORY ELEVATION - NORTH  
SCALE: 1/2" = 1'-0"



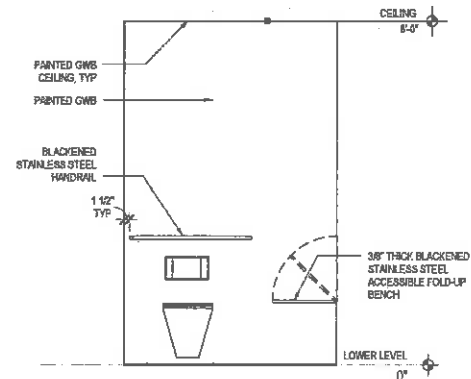
9 BATHROOM ELEVATION - WEST  
SCALE: 1/2" = 1'-0"



6 BATHROOM ELEVATION - SOUTH  
SCALE: 1/2" = 1'-0"



4 LAVATORY ELEVATION - EAST  
SCALE: 1/2" = 1'-0"



1 LAVATORY ELEVATION - SOUTH  
SCALE: 1/2" = 1'-0"

**OLSON KUNDIG ARCHITECTS**  
188 South Jackson Street, 6th Floor, Seattle, WA 98104 USA T: 1 206 834 8770 F: 1 206 834 8770 www.olsonkundigarchitects.com

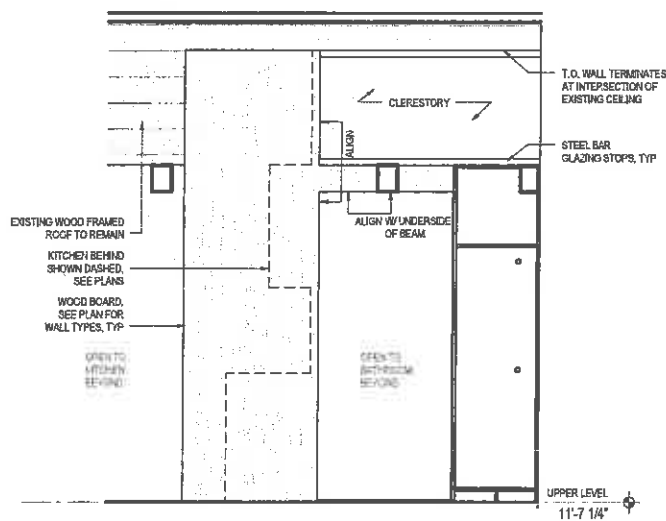
project:  
**DYNAMITE SHED RENOVATION**  
271 EAST SUN VALLEY ROAD  
KETCHUM, IDAHO 83340

principal architect TK  
project manager EL  
drawn by EL  
Author  
checked by Chedler  
job no. 11059  
date JANUARY 31, 2012

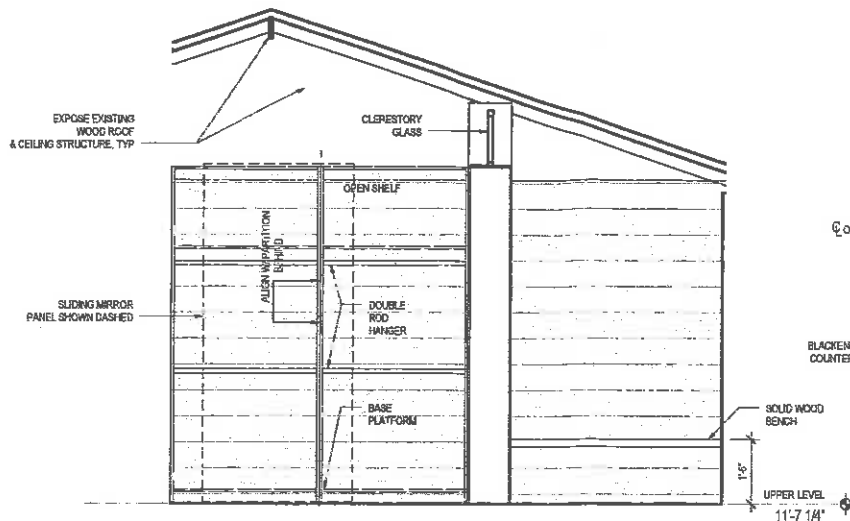
revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
no. date by  
NOT FOR CONSTRUCTION  
PERMIT SET - DRAFT  
JANUARY 31, 2012

INTERIOR  
ELEVATIONS &  
ENLARGED PLANS

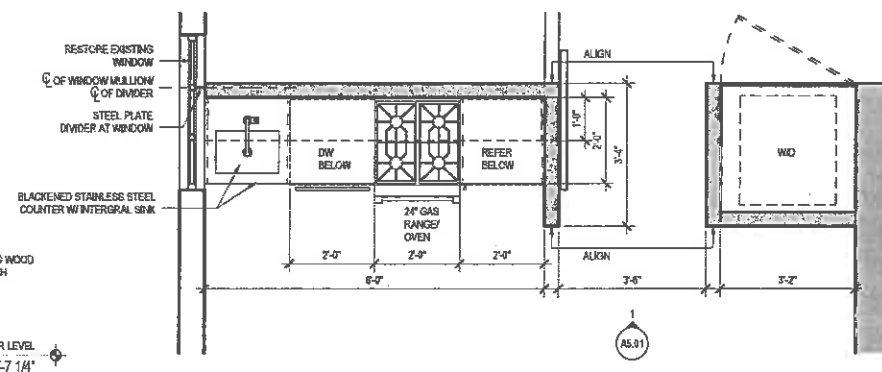
A5.00



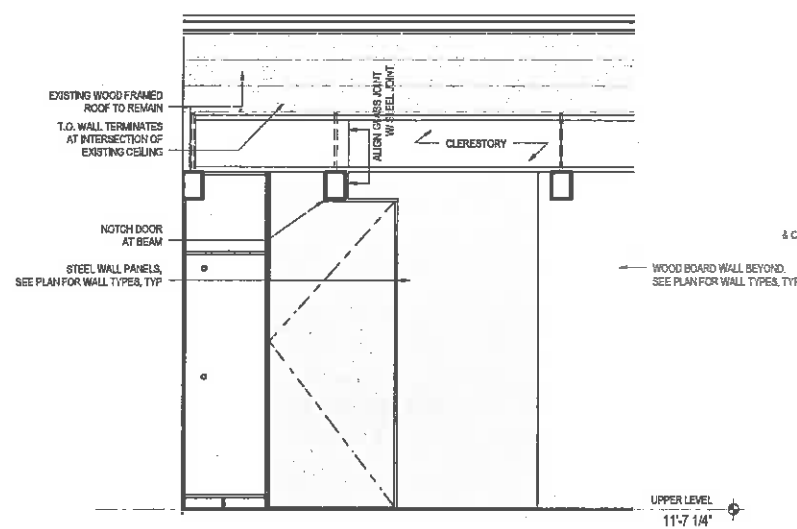
6 APT ENTRY ELEVATION- WEST  
SCALE: 1/2" = 1'-0"



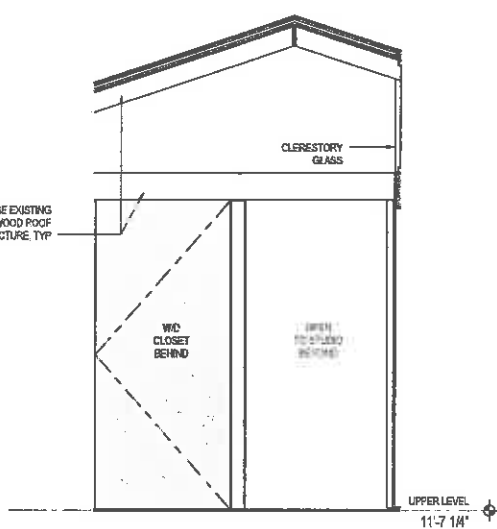
4 APT ENTRY ELEVATION- NORTH  
SCALE: 1/2" = 1'-0"



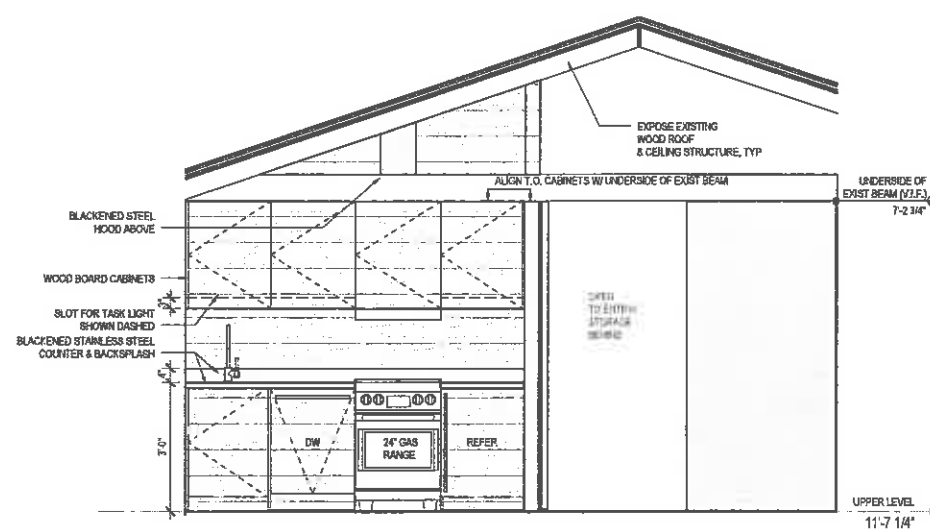
2 ENLARGED KITCHEN PLAN  
SCALE: 1/2" = 1'-0"



5 APT ENTRY ELEVATION- EAST  
SCALE: 1/2" = 1'-0"



3 APT ENTRY ELEVATION- SOUTH  
SCALE: 1/2" = 1'-0"



1 KITCHEN ELEVATION- NORTH  
SCALE: 1/2" = 1'-0"

**OLSON KUNDIG ARCHITECTS**  
188 South Jackson Street, 8th Floor, Boise, ID 83725 USA T: +1 208 834 8270 F: +1 208 834 8720 www.olsonkundigarchitects.com

PROJECT:  
**DYNAMITE SHED RENOVATION**  
271 EAST SUN VALLEY ROAD  
KETCHUM, IDAHO 83340

principal architect TK  
project manager EL  
drawn by EL  
author  
checked by Checker  
job no. 11059  
date JANUARY 31, 2012

revisions:  
\_\_\_\_\_  
no. date by

NOT FOR CONSTRUCTION!  
PERMIT SET- DRAFT  
JANUARY 31, 2012

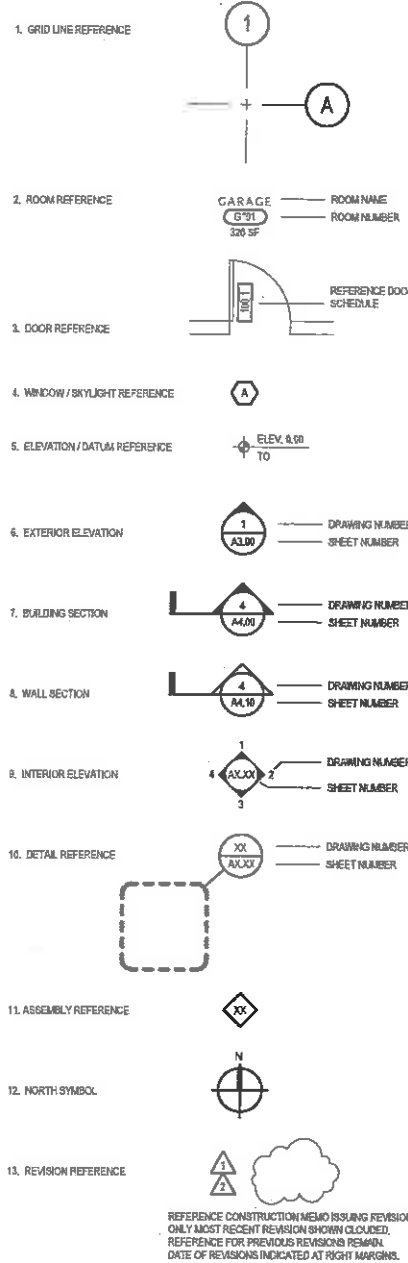
INTERIOR  
ELEVATIONS &  
ENLARGED PLANS

A5.01

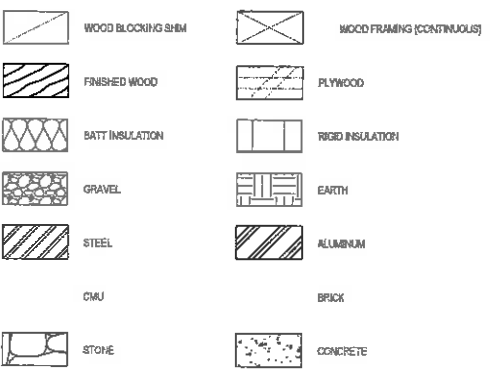
**ABBREVIATIONS**

AB	ANCHOR BOLT	AD	ADJUSTABLE	ADJ	ADJUSTABLE	AGGR	AGGREGATE	AGS	AIR INFILTRATION BARRIER	ALT	ALTERNATE	ALUM	ALUMINUM	APPROX	APPROXIMATE	ARCH	ARCHITECTURAL	ASPH	ASPHALT	AUTO	AUTOMATIC	BD	BOARD	BTUM	BUTYROMOUS	BULD	BUILDING	BLKG	BLOCKING	BS	BASE	BO	BOTTOM OF	BOF	BOTTOM	BRG	BRASS	BSMT	BASEMENT	BLR	BUILT UP ROOFING	CB	CABINET	CB	CATCH BASIN	CEM	CEMENT	CSR	CERAMIC	CIP	CAST-IN-PLACE	CJ	CONTROL JOINT	CLG	CEILING	CLX	CALLING	CLO	CLOSET	CLR	CLEAR	CMU	CONCRETE MASONRY UNIT	CNTR	COUNTER	COL	COLLUMN	CONC	CONCRETE	CONN	CONNECTION	CONST	CONSTRUCTION	COHT	CONTINUOUS	CONTR	CONTRACTOR	CORR	CORRIDOR	CPT	CARPET; CARPETED	CRS	COLD ROLLED STEEL	CSK	COUNTERSINK	CTR	CENTER	CU FT	CUBIC FEET	DBL	DOUBLE	DEMO	DEMOLITION	DET	DETAIL	DI	DIMENSION	DM	DIMENSION	DL	DEAD LOAD	DN	DOWN	DR	DOOR	DR OPNG	DOOR OPENING	DS	DOWNSPOUT	DSP	DRY STANDPIPE	DT	DRAIN TILE	DW	DRAINWASHER	DWG	DRAWING	E	EAST	EA	EACH	EJ	EXPANSION JOINT	EL	ELEVATION	ELEC	ELECTRICAL	ELEV	ELEVATOR	ENCL	ENCLOSURE	EQ	EQUAL	EQUIP	EQUIPMENT	EST	ESTIMATE	EW	EACH WAY	EAHFN	EXHAUST FAN	EXIST	EXISTING	EXP	EXPANDED	EXP BT	EXPANSION BOLT	EXPO	EXPOSED	EXT	EXTERIOR	FA	FIRE ALARM	FB	FLAT BAR	FD	FLOOR DRAIN	FE	FIRE EXTINGUISHER	FE	FIRE EXTINGUISHER CABINET	FF EL	FINISH FLOOR ELEVATION	PH	FIRE HYDRANT	FHC	FIRE HOSE CABINET	FIN FLR	FINISH FLOOR	FF	FINISH TO FINISH	FINSH	FINISH	FLASH	FLASHING	FLR	FLOOR FLOORING	FLUCR	FLUORESCENT	FOC	FACE OF CONCRETE	FOF	FACE OF FINISH	FOIC	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR	FOM	FACE OF MASONRY	FOS	FACE OF STUDS	FR	FIREPROOF	FR	FIRE RESISTANCE	FR	FRAME	FT	FOOT OR FEET	FTG	FOOTING	FUR	FURRING	FUT	FUTURE	FW	FULL WIDTH	GA	GALVE	GALV	GALVANIZED	GC	GENERAL CONTRACTOR	GL	GLASS	GLAM	GLOSS LAMINATED	GR	GRADE	GWB	GYPSPUM WALL BOARD	GYP	GYPSPUM	HB	HOSE BIB	HC	HOLLOW CORE	HDO	HIGH DENSITY OVERLAY	HDR	HEADER	HWD	HARDWOOD	HWN	HARDWARE	HM	HOLLOW METAL	HORIZ	HORIZONTAL	HP	HIGH POINT	HR	HOUR	HT	HEIGHT	HVAC	HEATING/VENTILATING/AIR CONDITIONING	HWT	HOT WATER TANK	ID	INSIDE DIAMETER	IN	INCH	INCL	INCLUDED	INSUL	INSULATION	INT	INTERIOR	INV	INVERT	JB	JUNCTION BOX	JF	JOINT FILLER	JT	JOINT	KIT	KITCHEN	KO	KNOCKOUT	LAM	LAMINATE, LAMINATED	LAV	LAVATORY	LBS	POUNDS	LF	LINEAR FOOT (FEET)	LH	LEFT HAND	LL	LIVE LOAD	LOC	LOCATION	LP	LOW POINT	LT	LIGHT	MAS	MASONRY	MATL	MATERIAL	MAX	MAXIMUM	MS	MACHINE BOLT	MC	MEDICINE CABINET	MDF	MEDIUM DENSITY FIBERBOARD	MDO	MEDIUM DENSITY OVERLAY	MESH	MECHANICAL MEMBRANE	MEMB	MEMBRANE	MEZZ	MEZZANINE	MFR	MANUFACTURER	MIB	MIRROR	MIS	MISCELLANEOUS	MO	MASONRY OPENING	MTD	MOUNTED	MTL	METAL	MILL	MILLION	N	NORTH	NA	NOT APPLICABLE	NC	NOT IN CONTRACT	NO	NUMBER	NOM	NOMINAL	NR	NOISE REDUCTION	NTS	NOT TO SCALE	CA	OVERALL	OC	ON CENTER	OD	OUTSIDE DIAMETER	OFF	OFFICE	OH	OVERHEAD	OHMM	ORDINARY HIGH WATER MARK	OPNG	OPENING	ORP	ORPCRITE	OSB	ORIENTED STRAND BOARD	PBD	PARTICLE BOARD	PCC	PRECAST CONCRETE	PCF	POUNDS PER CUBIC FOOT	PERP	PERFORATED	PERP	PENPENDICULAR	PL	PLATE	PLAM	PLASTIC LAMINATE	PLAS	PLASTER	PLYW	PLYWOOD	PNL	PANEL	PNT	POINT	PAIR	PAIR	PRCST	PRECAST	PSF	POUNDS PER CUBIC FOOT	PSI	POUNDS PER SQUARE INCH	PT	PRESERVATIVE TREATED	PTN	PARTITION	PVC	POLYVINYL CHLORIDE	R	RISER	RA	RETURN AIR	RAD	RADIUS	RD	ROOF DRAIN	REF	REFERENCE	REFR	REFRIGERATOR	REG	REGISTER	REINF	REINFORCED	REM	REMAINER	REQ	REQUIRED	RESIL	RESILIENT	REV	REVISION; REVISIONS; REVISED	RH	RIGHT HAND	RICK	RICKER	RO	ROUGH OPENING	RWL	RAIN WATER LEADER	S	SOUTH	SAD	SELF-ADHERED FLASHING	SAM	SELF-ADHERED MEMBRANE	SC	SOLID CORE	SCHED	SCHEDULE	SD	SMOKE DETECTOR	SECT	SECTION	SG	SAFETY GLASS	SHV	SHELF; RHELVING	SHR	SHOWER	SHT	SHEET	SHT MTL	SHEET METAL	SHTG	SHEATHING	SIM	SIMILAR	SOG	SLAB ON GRADE	SPEC	SPECIFICATION	SQ FT	SQUARE FOOT (FEET)	SQ IN	SQUARE INCHES	SST	STAINLESS STEEL	STD	STANDARD	STL	STEEL	STOR	STORAGE	STRUCT	STRUCTURAL	SUSP	SUSPENDED	SYM	SYMMETRICAL	T	TREAD	T&G	TONGUE AND GROOVE	TEL	TELEPHONE	TER	TERRAZZO	TG	TEMPERED GLASS	THCF	THICK	TO	TOP OF	TOB	TOP OF BEAM	TOC	TOP OF CONCRETE CURB	TOF	TOP OF FLOOR; FOOTING; FRAME	TOH	TOP OF MASONRY	TOP	TOP OF PARAPET; PAVEMENT	TOPO	TOPOGRAPHY	TOS	TOP OF SLAB; STEEL	TOW	TOP OF WALL	TS	TUBE STEEL	TSTAT	THERMOSTAT	TYP	TYPICAL	LNO	UNLESS OTHERWISE NOTED	VB	VINYL BASE	VEN	VENISER	VERT	VERTICAL	VEST	VESTIBULE	VF	VERTICAL GRAIN	VF	VERIFY IN FIELD	VT	VINYL TILE	W	WEST	WY	WITH	W/O	WITHOUT	WC	WATER CLOSET	WD	WOOD	WDO	WINDOW	WF	WIDE FLANGE	WF BM	WIDE FLANGE BEAM	WG	WIRE GLASS	WH	WATER HEATER	WL	WATER LINE	WLD	WELDED	WPM	WATERPROOF	WPM	WATERPROOF MEMBRANE	WR	WATER RESISTANT	WSCT	WANSICOT	WSG	WIRE SAFETY GLASS	WTR	WATER	WFB	WELDED WIRE FABRIC	WWM	WELDED WIRE MESH	WT	WEIGHT
----	-------------	----	------------	-----	------------	------	-----------	-----	--------------------------	-----	-----------	------	----------	--------	-------------	------	---------------	------	---------	------	-----------	----	-------	------	------------	------	----------	------	----------	----	------	----	-----------	-----	--------	-----	-------	------	----------	-----	------------------	----	---------	----	-------------	-----	--------	-----	---------	-----	---------------	----	---------------	-----	---------	-----	---------	-----	--------	-----	-------	-----	-----------------------	------	---------	-----	---------	------	----------	------	------------	-------	--------------	------	------------	-------	------------	------	----------	-----	------------------	-----	-------------------	-----	-------------	-----	--------	-------	------------	-----	--------	------	------------	-----	--------	----	-----------	----	-----------	----	-----------	----	------	----	------	---------	--------------	----	-----------	-----	---------------	----	------------	----	-------------	-----	---------	---	------	----	------	----	-----------------	----	-----------	------	------------	------	----------	------	-----------	----	-------	-------	-----------	-----	----------	----	----------	-------	-------------	-------	----------	-----	----------	--------	----------------	------	---------	-----	----------	----	------------	----	----------	----	-------------	----	-------------------	----	---------------------------	-------	------------------------	----	--------------	-----	-------------------	---------	--------------	----	------------------	-------	--------	-------	----------	-----	----------------	-------	-------------	-----	------------------	-----	----------------	------	--	-----	-----------------	-----	---------------	----	-----------	----	-----------------	----	-------	----	--------------	-----	---------	-----	---------	-----	--------	----	------------	----	-------	------	------------	----	--------------------	----	-------	------	-----------------	----	-------	-----	--------------------	-----	---------	----	----------	----	-------------	-----	----------------------	-----	--------	-----	----------	-----	----------	----	--------------	-------	------------	----	------------	----	------	----	--------	------	--------------------------------------	-----	----------------	----	-----------------	----	------	------	----------	-------	------------	-----	----------	-----	--------	----	--------------	----	--------------	----	-------	-----	---------	----	----------	-----	---------------------	-----	----------	-----	--------	----	--------------------	----	-----------	----	-----------	-----	----------	----	-----------	----	-------	-----	---------	------	----------	-----	---------	----	--------------	----	------------------	-----	---------------------------	-----	------------------------	------	---------------------	------	----------	------	-----------	-----	--------------	-----	--------	-----	---------------	----	-----------------	-----	---------	-----	-------	------	---------	---	-------	----	----------------	----	-----------------	----	--------	-----	---------	----	-----------------	-----	--------------	----	---------	----	-----------	----	------------------	-----	--------	----	----------	------	--------------------------	------	---------	-----	----------	-----	-----------------------	-----	----------------	-----	------------------	-----	-----------------------	------	------------	------	---------------	----	-------	------	------------------	------	---------	------	---------	-----	-------	-----	-------	------	------	-------	---------	-----	-----------------------	-----	------------------------	----	----------------------	-----	-----------	-----	--------------------	---	-------	----	------------	-----	--------	----	------------	-----	-----------	------	--------------	-----	----------	-------	------------	-----	----------	-----	----------	-------	-----------	-----	------------------------------	----	------------	------	--------	----	---------------	-----	-------------------	---	-------	-----	-----------------------	-----	-----------------------	----	------------	-------	----------	----	----------------	------	---------	----	--------------	-----	-----------------	-----	--------	-----	-------	---------	-------------	------	-----------	-----	---------	-----	---------------	------	---------------	-------	--------------------	-------	---------------	-----	-----------------	-----	----------	-----	-------	------	---------	--------	------------	------	-----------	-----	-------------	---	-------	-----	-------------------	-----	-----------	-----	----------	----	----------------	------	-------	----	--------	-----	-------------	-----	----------------------	-----	------------------------------	-----	----------------	-----	--------------------------	------	------------	-----	--------------------	-----	-------------	----	------------	-------	------------	-----	---------	-----	------------------------	----	------------	-----	---------	------	----------	------	-----------	----	----------------	----	-----------------	----	------------	---	------	----	------	-----	---------	----	--------------	----	------	-----	--------	----	-------------	-------	------------------	----	------------	----	--------------	----	------------	-----	--------	-----	------------	-----	---------------------	----	-----------------	------	----------	-----	-------------------	-----	-------	-----	--------------------	-----	------------------	----	--------

**SYMBOLS LEGEND**



**MATERIALS LEGEND**



**ZONING / BUILDING CODE SUMMARY**

**PROJECT ADDRESS:**  
271 EAST SUN VALLEY ROAD  
KETCHUM, IDAHO 83340

**ASSESSOR'S PARCEL NUMBER:**  
RFR000317004

**LEGAL DESCRIPTION:**  
SW 2<sup>ND</sup> X 3<sup>RD</sup> LOT 4, BLOCK 17, KETCHUM TOWNSITE

**APPLICABLE CODES:**  
2009 INTERNATIONAL BUILDING CODE (IBC) AS MODIFIED BY THE CITY OF KETCHUM  
FIRE DEPARTMENT, EXCLUDING SECTIONS 101.4.1, 101.4.4 AND 101.4.5  
2009 INTERNATIONAL MECHANICAL CODE (IMC) W/IDAHO STATE AMENDMENTS  
2009 INTERNATIONAL PLUMBING CODE (IPC)  
2009 KETCHUM (IDAH) CITY CODE  
2009 INTERNATIONAL FUEL GAS CODE  
2009 INTERNATIONAL ENERGY CONSERVATION CODE

**AUTHORITY HAVING JURISDICTION:**  
CITY OF KETCHUM  
BUILDING DIVISION

**PHYSICAL ADDRESS:**  
408 EAST AVENUE NORTH  
CITY HALL (SP74783)  
P.O. BOX 2315  
KETCHUM, IDAHO 83340

**CONTACT:**  
CECER KISHANS, BUILDING OFFICIAL/INSPECTOR  
E: CKISHANS@KETCHUMIDAH.ORG

**PLANNING & ZONING:**  
408 EAST AVENUE NORTH  
CITY HALL (SP74783)  
P.O. BOX 2315  
KETCHUM, IDAHO 83340

**CONTACT:**  
JOYCE ALLGIER, PLANNING MANAGER  
T: 208 728-7801  
F: 208 728-7812  
E: ALLGIER@KETCHUMIDAH.ORG

**LOT SIZE:**  
0.018 ACRES

**LAND USE DESIGNATION:**  
CC - COMMUNITY CORE DISTRICT

**DENSITY:**  
GROSS FAR: 1.0 PERMITTED  
2.5 AS COMMUNITY HOUSING INCENTIVE

**PROJECT DESCRIPTION:**  
INTERIOR RENOVATION OF EXISTING TWO FLOOR STONE & WOOD FRAME BUILDING FROM 1980 TO INCLUDE OFFICES AT GROUND FLOOR, STREET LEVEL AND APARTMENT AT UPPER LEVEL. MINIMAL EXTERIOR IMPROVEMENTS.

**HEIGHT:**  
ALLOWED: 35'-0"  
PROPOSED: 23'-7" (EXISTING)

**YARD SETBACKS:**  
FRONT: 3'-0"  
REAR: 3'-0"

**ENERGY CODE COMPLIANCE:**  
PER 2009 ENERGY CONSERVATION CODE  
CLIMATE ZONE 08, BLAINE COUNTY

**VERTICAL GLAZING:** U-0.30  
**DOOR U-FACTOR:** U-0.35

**CEILING:** R-40  
**FLOOR:** R-30  
WALL ABOVE GRADE (WOOD FRAMING): R-20  
MASS WALLS (STONE/CONCRETE): R-15  
WALL BELOW GRADE (RM): R-15  
SLAB ON GRADE: R-10, R-15 (HEATED SLABS)

**VICINITY MAP**  
NOT TO SCALE



**LOCATION MAP**  
NOT TO SCALE



**PROJECT DIRECTORY**

**SITE ADDRESS:**  
271 EAST SUN VALLEY ROAD  
KETCHUM, IDAHO 83340

**OWNER:**  
SCHUCHARTI DOW INC  
4081 ALGORA AVENUE NORTH  
SEATTLE, WASHINGTON 98103

**CONTACT:**  
JIM DOW  
T: 206 633-2023  
F: 206 633-2980  
E: JIM.DOW@SCHUCHARTDOW.COM

**ARCHITECT:**  
OLSON KUNDIG ARCHITECTS  
199 S. JACKSON ST. SUITE 600  
SEATTLE, WA 98104  
T: 206 624-5570  
F: 206 624-3700

**PRINCIPAL ARCHITECT:**  
TOM KUNDIG  
IDAHO ARCHITECTS LICENSE 848-2815  
(STAMP ON FILE AT KETCHUM BUILDING DEPT)

**CONTACT:**  
EDWARD LALONDE  
T: 206 612-1884  
E: EDWARD@OLSONKUNDIGARCHITECTS.COM

**STRUCTURAL ENGINEER:**  
MORELL ENGINEERING, PC  
P.O. BOX 2491  
KETCHUM, IDAHO 83340

**CONTACT:**  
MATT MORELL, P.E.  
T: 208 728-2844  
E: MORELLEENGINEERING@COX.NET

**CONTRACTOR:**  
SCHUCHARTI DOW INC.  
P.O. BOX 7069  
KETCHUM, IDAHO 83340

**CONTACT:**  
MIKE SMITH  
T: 208 551-5811  
F: 208 938-7828  
E: MIKE@SCHUCHARTDOW.COM

**GENERAL NOTES**

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
6. EXTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.
7. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

**OLSON KUNDIG ARCHITECTS**  
188 South Jackson Street, 8th Floor, Seattle, WA 98104 USA T +1 206 624 3700 www.olsonkundigarchitects.com

**PROJECT:**  
DYNAMITE SHED RENOVATION  
271 EAST SUN VALLEY ROAD  
KETCHUM, IDAHO 83340

principal architect	TK
project manager	EL
drawn by	EL
checked by	Author
job no.	11058
date	JANUARY 31, 2012

revisions:		
no.	date	by

NOT FOR CONSTRUCTION

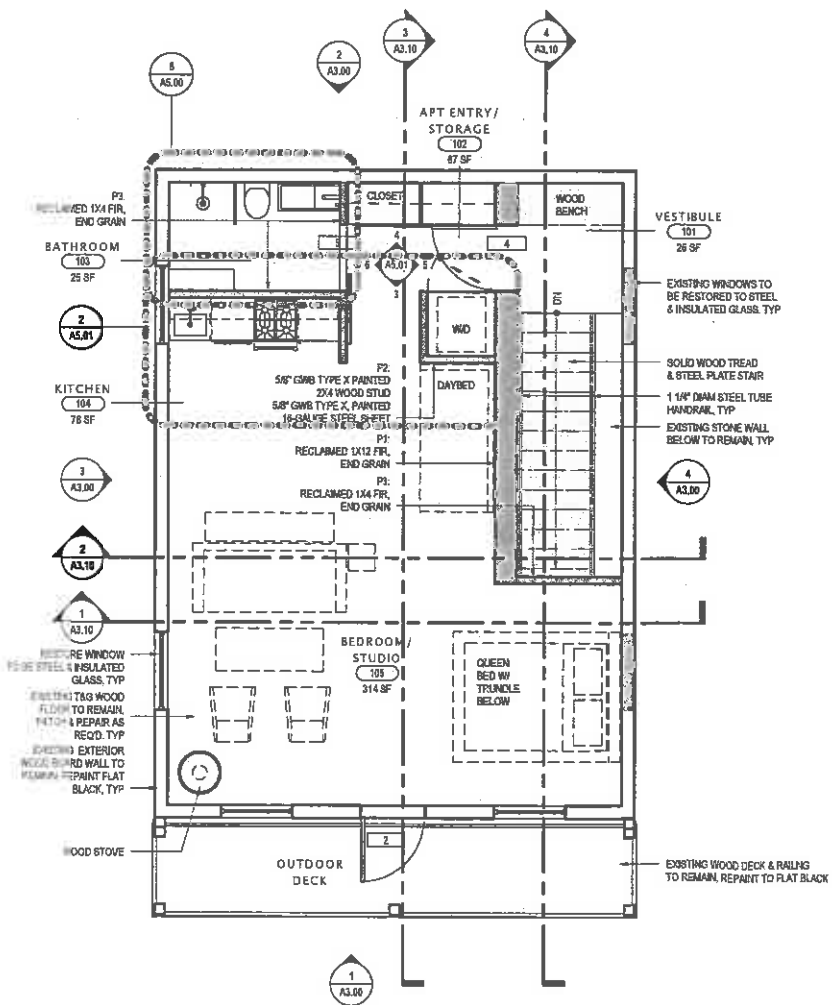
PERMIT SET - DRAFT

JANUARY 31, 2012

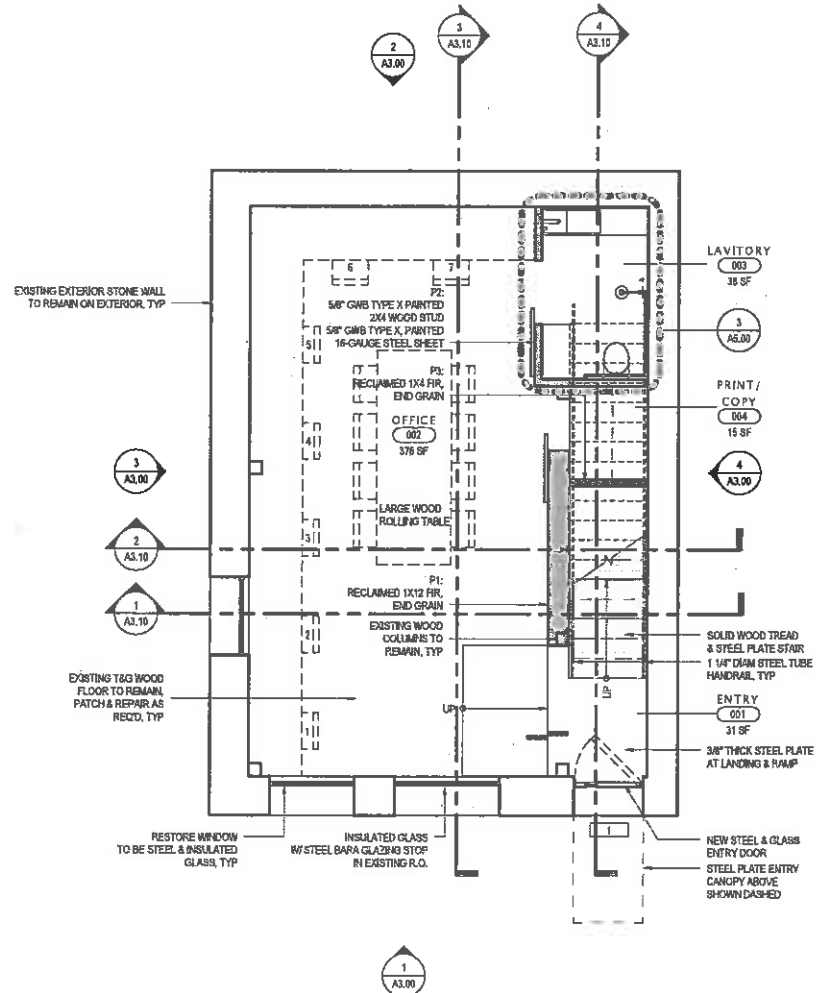
GENERAL INFORMATION

**A0.00**





**2 UPPER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 1' 2' 3' 4' 8' 12'



**1 LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 1' 2' 3' 4' 8' 12'

principal architect TK  
 project manager EL  
 drawn by EL  
 Auditor  
 checked by Checker  
 job no. 11069  
 date JANUARY 31, 2012

revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 no. date by

NOT FOR CONSTRUCTION  
 PERMIT SET- DRAFT  
 JANUARY 31, 2012

CONSTRUCTION  
 PLANS  
**A2.00**



## STAFF MEMORANDUM

To: Historic Preservation Commission  
From: Morgan Landers, AICP – Director of Planning and Building  
Date: December 29, 2022  
Re: 2023 Work Plan

---

Over the past few months, the Historic Preservation Commission (HPC) has been in discussions with staff during their regular meetings about various topics related to current work, future work, roles and responsibilities, and compensation. Staff understands that some time has passed since some of these initial requests were made. To focus the efforts of staff and move some of the projects forward, staff is recommending the creation of a work plan for 2023. Below is an overview of the various requests for information and ongoing projects the HPC is working on or has expressed interest in starting.

### Requests for Information:

- Clarification from City Attorney of authority of the HPC in approving or denying applications
- Clarification about what funding is available, and for what types of activities/work, from Idaho State Historic Preservation Office (ISHPO) or other non-profit funding sources
- Maps of neighborhoods adjacent to Community Core that show the previously identified historic structures and what of those structures exist today
- What incentives are available for historic preservation
- Review of industry documentation on historic preservation (APA, ULI, etc.)
- Possibility of compensation for HPC members

### Ongoing Projects:

- Historic Preservation Handbook
- Survey of historic assets in neighborhoods adjacent to the Community Core
- Historic Preservation Informational Website
- Historic Preservation Walking Tour
- Update of application materials for alteration/demolition permits

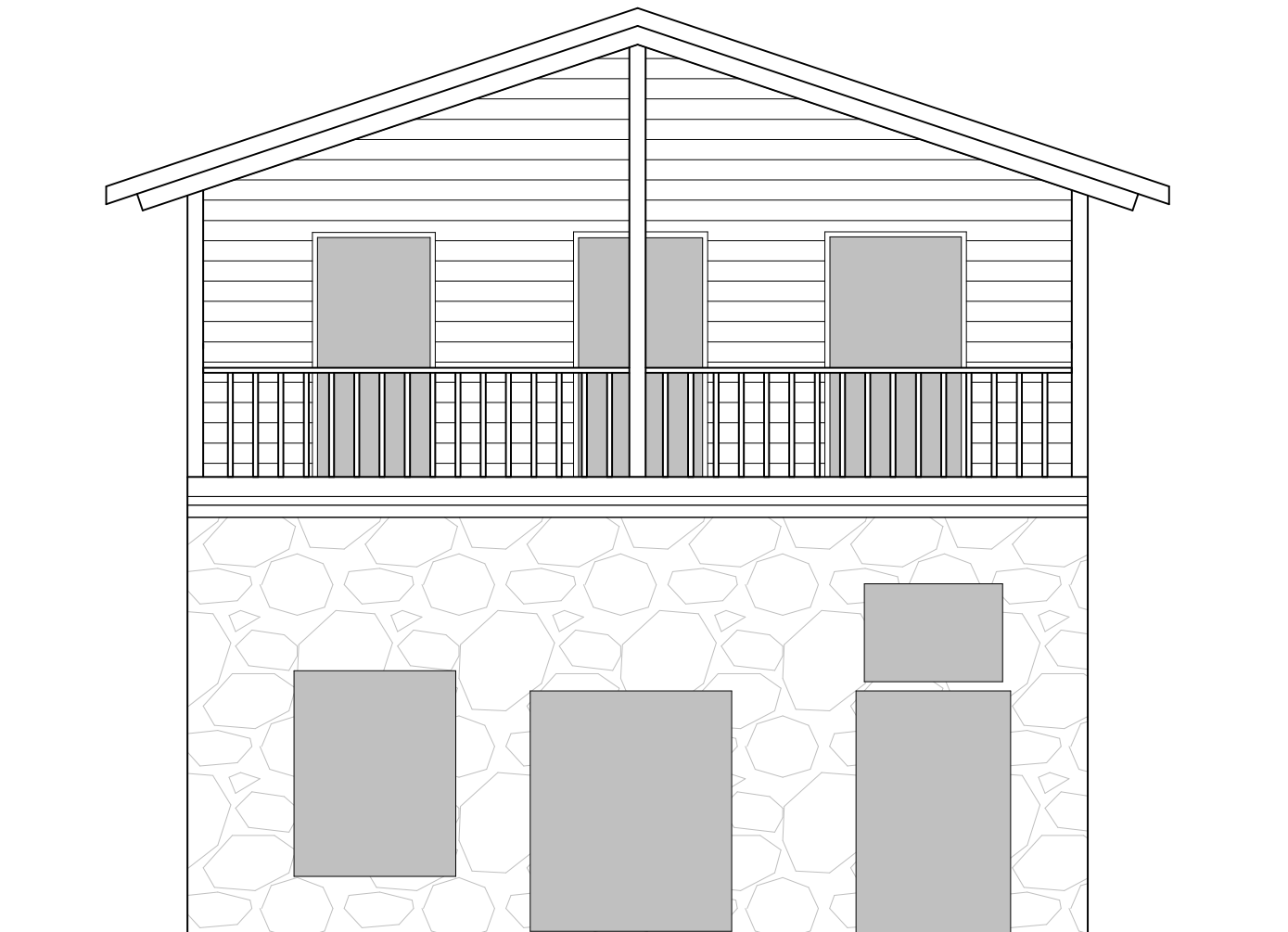
Staff would like direction from the Historic Preservation Commission on the following:

- Does the Commission find value in staff creating the informational website and walking tour? If not, can these two projects be removed from the project list?
- Based on staff workload and general understanding of the HPC's priorities, staff recommends the following prioritization for projects, does the Commission agree?
  - o Application materials for alteration/demolition permits
  - o Historic Preservation Handbook
  - o Survey of historic assets

- What requests for information outlined above does the HPC need to complete each of the priority projects?

Based on direction from the HPC on the questions above, staff will prepare a brief workplan for the HPC for 2023. The workplan will outline the roles and responsibilities of the HPC and a general timeline for completing the work. Staff recommends presentation of this workplan to the City Council for feedback.

81



① Existing Elevation  
1/4" = 1'-0"

**From:** [Participate](#)  
**To:** [Adam Crutcher](#); [Heather Nicolai](#)  
**Cc:** [Morgan Landers](#)  
**Subject:** FW: Public Comment For Historical Preservation Commission 1/4 Meeting  
**Date:** Friday, December 30, 2022 3:18:37 PM

---

Public comment.

LISA ENOURATO | CITY OF KETCHUM  
Public Affairs & Administrative Services Manager  
P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340  
o: 208.726.7803 | f: 208.726.7812  
lenourato@ketchumidaho.org | www.ketchumidaho.org

-----Original Message-----

From: HP Boyle <boylehp@yahoo.com>  
Sent: Thursday, December 29, 2022 5:50 PM  
To: Participate <participate@ketchumidaho.org>  
Subject: Public Comment For Historical Preservation Commission 1/4 Meeting

As the HPC considers its workplace for 2023, several of the proposed items seem to warrant particular consideration.

1. Determining the legal authority of the HPC to prevent anything at a property seems like a high priority. Former Planner Frick stated at at least one public meeting that the HPC has no such authority and is merely a step in the development process. This authority has not been tested. Please note that if the HPC does in fact have that legal power, then its members should comprise only valid City of Ketchum legal residents.
2. Incentives. I have proposed several times that the HPC consider a Wood River Land Trust type incentive, whereby a historic building can donate its development rights to a non-profit in exchange for a tax break on the property. The money saved could be used to preserve the building. Having more options in the tool box seems like a good way to go for historic preservation,
3. Given that one of the criteria for inclusion on the historic preservation list is age of a building, while during the course of any given year the HPC could approve demolition of a building on the list, t might be good to establish and annual process for reassessing the list.
4. Compensation of HPC members. If the HPC is eager for the voters to turn out the current City Council members of Ketchum, then providing compensation to HPC members, particular non-City residents, would make a strong platform for new candidates to run against.

Thank you for your service to the community,

Perry Boyle  
Ketchum