



## **AGENDA**

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Webinar ID:874 5715 4080
- Address the Council in person at City Hall.

Submit your comments in writing at (*by noon the day of the meeting*)

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

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### **CALL TO ORDER:**

### **ROLL CALL:**

### **COMMUNICATIONS FROM COMMISSIONERS:**

### **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.*

1. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Pioneer Saloon Historic Structure Alteration (P25-049).
2. Approval of the January 6, 2026 meeting minutes.

### **NEW BUSINESS:**

3. Election of a Chairperson and Vice Chairperson of the Historic Preservation Commission.
4. Staff Updates and TAG and Joint PZC/CC Meeting Debrief from Commissioner Galczynski.
5. Final Post Modern Survey and Communications Plan Discussion.

6. DRAFT 2026 HPC Workplan Discussion.  
**ADJOURNMENT:**



**CITY OF KETCHUM**

Planning & Building  
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ketchumidaho.org

**IN RE:** )  
 )  
**Pioneer Saloon Facade** ) **KETCHUM PLANNING AND ZONING COMMISSION**  
**Historic Structure Alteration** ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
**Date: February 3, 2026** ) **DECISION**  
 )  
**File Number: P25-049** )

**PROJECT:** Pioneer Saloon Façade Alteration

**APPLICATION TYPE:** Historic Structure Alteration

**FILE NUMBER:** P25-049

**PROPERTY OWNER:** Pioneer Saloon, Inc.

**REPRESENTATIVE:** Thomas Howland, Howland Architecture Studio, Inc.

**LOCATION:** 320 North Main Street, Ketchum

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

**RECORD OF PROCEEDINGS**

The Planning and Building Department received the application for a Historic Structure Alteration on October 29, 2025, and the application was deemed complete on November 12, 2025. All city Departments reviewed the application and the application was scheduled for a public hearing with the Historic Preservation Commission following one round of review. Notice was published in the Idaho Mountain Express on December 17, 2025; sent to adjoining 300' property owners on December 17, 2025; posted on Site on December 30, 2025; and posted on the City of Ketchum of Website on December 17, 2025. A public hearing was conducted on January 6, 2026 where the Historic Preservation Commission reviewed the application and approved the application with conditions unanimously 4-0 (one seat was vacant).

**ATTACHMENTS:**

Attachment I. Application to Alter a Historic Structure 10.29.25

Attachment II. Photographs and Narrative

Attachment III. Drawing Package

Attachment IV: Title

## BACKGROUND

The applicant proposed to remove the existing faux barn wood siding on the top of the sign and replace it with reclaimed barnwood. In addition, the applicant requested to remove the north and south paneling from a 2002 renovation that frames either side of the structure and replaces it with the same reclaimed barnwood. To make a more uniform color, the applicant proposed to stain the existing faux barn material around the windows to match the new reclaimed barnwood on the top of the sign and on the sides. The stucco "Pioneer Saloon" sign will remain as existing, and the exterior lighting will become dark sky compliant. Attachment III includes the full drawing package with existing conditions and all proposed changes including changes in materials and other details.

## FINDINGS OF FACT

Pursuant to Ketchum Municipal Code (KMC) 17.20.30 - *Demolition or alteration request process*, an applicant seeking to make alterations to a structure on the historic building/site list must file an application with the city and follow the same review process as design review applications. The Historic Preservation Commission, per the KMC, reviewed the alteration request for compliance with each of the four criteria below and found the application in conformance with the standards.

The Ketchum Historic 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:

### **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.**

- **FINDING: The Commission found the application met Criteria 1.** Concluding that The Pioneer Saloon is on the City's Historic Structure List created in 2021. Properties were listed due to a high combined ranking on the following criteria: historic building (50 years or older), integrity of structure, architectural criteria, social criteria, and geographic and natural features. The Pioneer Saloon is an example of a historic structure that scored lower on architectural integrity however ranked extremely high on historic social importance. The establishment has been a casino, American Legion Hall, dry good store, saloon with pool tables, and a popular main street restaurant and bar since 1972. The Pioneer Saloon is found to comply with Criteria 1 having historic value and significance to the commercial core as an integral component of the city of Ketchum's social fabric on Main Street.

The Commission also concluded that in addition to the historic social significance, the Pioneer Saloon has kept the size, scale, height, and interplay with Mainstreet's streetscape relatively similar throughout the decades. The architectural scale of the structure is found to be significant in keeping the historic building profile of Main Street's commercial buildings alive for residents today.

The Commission found the proposed alteration does not change the reasons why the building was listed in 2021. The establishment will still operate as a bar and restaurant; and the façade changes do not change the size, scale, height, or interplay with the streetscape along Main Street.



**Criteria 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.**

- **FINDING: The Commission found the application met Criteria 2.** The Commission did not find any adverse impact to the significance of the structure, interplay with adjacent properties, or the Comprehensive Plan by the proposed alteration application.

The application stated that the last renovation of the façade was done in 2002. This renovation is what is in existence today. The height, stucco, windows, and entrance are proposed to remain unchanged. The barnwood is proposed to become a more uniform color and material framing the building façade. (See Attachments II & III). As discussed in Criteria 1 the historic significance of this structure is primarily social as well as the preservation of the historic streetscape's building profile. The requested renovation to the façade is found to not alter the height or massing of the commercial building and would keep intact the small stucco portion that is a nod to the older 1970's signage. In addition, the shape of the building will remain relatively narrow in width, flat and square as consistent in design since the 1940's.

The Commission did not identify a conflict with the 2025 Comprehensive Plan by this application request. The Commission concluded that the alteration request further supports the city's historic preservation goals by investing and maintaining the property in a way that allows the Pioneer Saloon to continue its legacy within the community. The Pioneer Saloon is an example of Comprehensive Plan Goal BNE-4: *Increase awareness of and appreciation for Ketchum's History*. In particular, Policy 4.3 *Heritage Tourism* and Policy 4.4 *Legacy Businesses*. Heritage Tourism: The modification of the façade supports this policy statement 4.3, in particular *...showcases Ketchum's history and culture while also contributing to the economic vitality of the community and region*. The façade improvements include retention of the iconic "Pioneer Saloon" signage which was discussed as the most well-known and recognizable element of the façade historically throughout the community. As residents and visitors drive Main Street, the signage it was agreed is what draws people's attention to the building. In addition, the alteration does not propose any changes to the interior of the building. The Pioneer Saloon showcases history within the interior of the commercial space with several local historical artifacts to celebrate the cities culture and history.

Legacy Businesses: *Recognize and help promote the significance of businesses that have continuously operated in Ketchum for an extended period of time and contributed to the community history and/or identity of a particular neighborhood*. The change to the barnwood framing of the facade does not change the identity of this portion of Main Street as the height and colors are similar to what is seen today. In addition, the Commission found the upkeep and maintenance of materials will help this building maintain its structural integrity and support the operation of the business for years to come.

**Criteria 3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.**

- **FINDING: The Commission found that the application met Criteria 3 with the condition that the existing signage located to the north of the front door shall remain.**

The application requested a minor modification to the façade as it was renovated in 2002 and listed in 2021. Size, scale, and materials were found to be similar in keeping with the structure's historic significance as it relates to the pedestrian and vehicular scale of Main Street. The Commission concluded that the upkeep and maintenance of materials will help to retain the integrity of the structure. The architectural significance of the building was found to be retained, specifically the 25' width streetscape frontage, no increase to height, the 1970 font will remain within the signage, and the shape of the windows and framing will remain intact.

**Criteria 4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the community core.**

- **FINDING: The Commission found the applicant met Criteria 4.** The Commission found that the proposed alteration does not change the architectural distinction of the structure as it relates to the community core or the historic significance primarily due to the unchanged height, similar materials and color to the last existing renovation of the façade which occurred 24 years ago. The social historic significance and architectural use of barnwood was found to keep with the existing theme of the restaurant. In addition, the Commission concluded the adjacent store fronts both utilize a dark to mid-level toned reclaimed style wood in their facades. The Commission found there to be no adverse impact as proposed to the site's integral historic significance to local social culture, scale and sitting. In addition, the application was found to have no adverse impacts to the architectural distinction of the structure or as it relates to the community core.

**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.D.

**DECISION**

THEREFORE, the Commission approves this Historic Structure Alteration Application File No. P25-049 this Tuesday, February 3, 2026 with the following conditions:

### CONDITIONS OF APPROVAL

1. This Historic Alteration approval is based on the plans dated October 29, 2025 and the information presented and approved at the January 6, 2026 Historic Preservation Commission included as Attachments II and III.
2. The term of this approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Historic Preservation Commission or upon appeal, the date the approval is granted by the Council. Extensions may be granted per KMC 16.07.060.D.e.
3. Any modifications to the approved plans shall be submitted to the Planning & Zoning Department for review and approval prior to construction. Changes may be subject to review by the Historic Preservation Commission at the discretion of the Planning and Zoning Administrator.
4. A building permit shall be submitted and approved by the City of Ketchum Planning & Building Department prior to construction. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Historic Preservation Commission or Administrator.
5. The existing sign located to the north of the front door shall remain.

Findings of Fact **adopted** this 3rd day of February 2006.

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Clyde Holt, Chair  
City of Ketchum Historic Preservation Commission

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum City Code 17.20.030(F) and 17.144, 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.



CITY OF KETCHUM  
MEETING MINUTES OF THE  
HISTORIC PRESERVATION COMMISSION  
Tuesday January 6, 2026

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**CALL TO ORDER:**

Clyde Holt called to order at 4:30 PM *(00:00:08 in video)*

**Roll Call:**

Melissa Rivelo  
Clyde Holt  
Jakub Galczynski  
Wendolyn Holland

**Also Present:**

Allison Kennedy – Senior Planner  
Morgan Landers – Director of Planning and Building  
Thomas Howland – Architect, Howland Architecture Studio

**CONSENT AGENDA:** *(00:01:00 in video)*

1. Approval of the December 02, 2025 Minutes.

**Motion to approve the consent agenda.**

**MOVER:** Wendolyn Holland

**SECONDER:** Melissa Rivelo

**AYES:** Clyde Holt, Melissa Rivelo, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

**Public Hearing:** *(00:01:33 in video)*

2. Application #: 25-049 Historic Alteration application by Pioneer Saloon, Inc. located at 320 North Main Street to make minor changes to the facade of The Pioneer Saloon.
  - a. Presentation from Allison Kennedy, Senior Planner. *(00:02:20 in video)*
  - b. Presentation from Thomas Howland, Architect, Howland Architecture Studio. *(00:05:00 in video)*
  - c. Commissioner Questions and Responses from Thomas Howland, Architect, Howland Architecture Studio and Duffy Witmer, Owner, The Pioneer Saloon. *(00:06:35 in video)*
  - d. Public Comment: Bruce Martin *(00:24:10 in video)*
  - e. Public Comment: Perry Boyle *(00:27:40 in video)*
  - f. Deliberation. *(00:16:14 in video)*

**Motion to approve the alteration application by Pioneer Saloon, Inc. for a minor façade alteration, subject to conditions, and direct staff to return with findings of fact.**

**MOVER:** Wendolyn Holland

**SECONDER:** Jakub Galczynski

**AYES:** Clyde Holt, Melissa Rivelo, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

**New Business:** (00:30:45 in video)

3. Recommendation to approve Resolution 25-030 setting the 2026 meeting dates for the Historic Preservation Commission.
  - a. Commission Deliberation. (00:31:10 in video)

**Motion to approve Resolution 25-030 as amended.**

**MOVER:** Jakub Galczynski

**SECONDER:** Wendolyn Holland

**AYES:** Clyde Holt, Melissa Rivelo, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

4. Election of a Chairperson and Vice Chairperson of the Historic Preservation Commission. (00:36:05 in video)
  - a. Continuation to the next meeting. (00:37:35 in video)
5. Updates from Staff and Commission. (00:38:00 in video)
  - a. Update from Allison Kennedy, Senior Planner. (00:38:20 in video)
  - b. Update from Commissioner Holland. (00:39:00 in video)
  - c. Update from Morgan Landers, Director of Planning and Building. (00:52:30 in video)
  - d. Updates from Commissioner Holland. (01:14:05 in video)

**ADJOURNMENT:** (01:41:28 in video)

**Motion to adjourn the meeting at 6:11 PM.**

**MOVER:** Jakub Galczynski

**SECONDER:** Wendolyn Holland

**AYES:** Clyde Holt, Melissa Rivelo, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

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Melissa Rivelo,  
Historic Preservation Commission Chairperson

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Morgan Landers,  
Director Planning and Building, City of Ketchum

# Post-World War II Properties in Ketchum

## Reconnaissance Survey



September 2025  
Prepared for: City of Ketchum  
First Draft

By: Cassandra Talley & Katie Cook  
Loggia Preservation  
24780 Samoset Trl, Southfield MI



## Abstract

In June of 2025, the City of Ketchum hired Loggia Preservation to perform a reconnaissance survey of historic resources in Ketchum constructed from 1950 to 1980. Reconnaissance surveys are the first step in identifying areas and resources worthy of further study. Although the ending date for the survey is 1980 (less than fifty years in the past), this date was chosen in order to extend the life of the survey by including properties that will become fifty years old within the next five years.

This project was undertaken by Katie Cook and Cassandra Talley of Loggia Preservation working in conjunction with the State of Idaho's State Historic Preservation Office (SHPO) staff including Alexis Matrone and Kayla McElreath, and the City of Ketchum Planning Department staff including Allison Kennedy and Todd Mandeville. Members of the City of Ketchum's Historic Preservation Commission (HPC) were also valuable advisors to this project. This project was funded by the SHPO via a Certified Local Government (CLG) grant with additional funding from the City of Ketchum.

Ketchum was founded in 1879 as a mining camp and for the first two decades of its existence mining was the major industry. Hunting, trapping, and logging also contributed to the local economy. With the arrival of the railroad in 1884 Ketchum became the northernmost stop on the Union Pacific Railroad, greatly increasing its viability as a permanent town in the waning days of lead and silver mining. After a slump in silver prices in the 1890s, mining gave way to agriculture and sheep farming. Sheep ranching was the major economic activity in Ketchum from 1900 to the early 1930s. The construction of the Sun Valley Resort in 1936 started the industry that has sustained Ketchum ever since, tourism. In 1964, the Janss Corporation of California purchased the Sun Valley Resort and made the surrounding slopes into a top-tier ski destination. This, paired with the creation of the Sawtooth National Recreation Area in 1972, cemented Ketchum's status as a year-round tourist destination.

Project findings include a rich and significant set of mid-century buildings that are worthy of further research, local designation, and listing in the National Register of Historic Places. Eleven resources were identified as individual eligible for the National Register of Historic Places, seven previously recorded resources were updated, and 104 resources were newly recorded. Generally, it's recommended that future work be focused on continuing survey work such as conducting a reconnaissance-level survey of the Gem Streets neighborhood and other areas of Ketchum that were outside the scope of this project. Additionally, it's recommended that intensive-level surveying be completed in Knob Hill, along Edelweiss Avenue, and along Ketchum's main thoroughfares like Main Street and Sun Valley Road.



## Certification of Results

I certify that this investigation was conducted and documented according to the Secretary of the Interior's Standards and Guidelines and that the report is complete and accurate to the best of my knowledge.



\_\_\_\_\_  
Signature of Principal Investigator

\_\_\_\_1/8/26\_\_\_\_  
Date



\_\_\_\_\_  
Signature of Principal Investigator

\_\_\_\_1/8/26\_\_\_\_  
Date

## Project Description

The City of Ketchum contracted with Loggia Preservation to conduct a reconnaissance survey focused on post-World War II properties in the City of Ketchum. These mid-century resources are understudied in Ketchum and this survey sought to target buildings from 1950-1980 to better understand the history of this time period. Reconnaissance surveys are valuable planning tools that help communities identify historic resources to better plan for their preservation as city and private projects progress. The goal of this project is to document and research architecture and history from this time period to help ensure more recent history and resources in Ketchum are preserved.

The project involved 111 resources which were surveyed at the reconnaissance level. Historic resources built between 1950 and 1980 were targeted for inclusion and were selected from four neighborhoods: the Downtown Core, Trail Creek, West Ketchum, and Knob Hill (see Appendix A). The resources chosen were selected by the City of Ketchum and the HPC after Loggia Preservation collated data to analyze which neighborhoods contained the highest concentration of intact resources from the targeted time period. Note that not all properties within the bounds of these four neighborhoods were surveyed. As this is a reconnaissance survey in depth research on each individual resource was not conducted, however, the physical characteristics, brief analysis, and known history were provided on each inventory form.

Loggia Preservation staff conducted fieldwork in Ketchum and performed research in Ketchum, Hailey, and Boise. The project kicked off in June of 2025 and, working with a list of selected properties provided by the City, Loggia Preservation conducted fieldwork in August of 2025. Fieldwork included photography and written notes on conditions and features of each resource. Onsite research was conducted at the Idaho State Archives in Boise, at the Wood River Museum in Ketchum, at the Blaine County Historical Society in Hailey, and the Community Library of Ketchum's Regional History Center in Ketchum. Historic information was also sourced from online resources including books, articles, newspapers, a Blaine County GIS database, maps, directories, brochures, and photograph collections at repositories like the Library of Congress and a Facebook group called "You know you're old school Ketchum when...". Most research occurred in July, August, and September of 2025.

This project resulted in architectural survey documentation that includes this survey report with historic contexts and recommendations, data entry of all surveyed sites into the State of Idaho's ICRIS system, maps, list of surveyed resources with determinations of eligibility, and a collection of all research items. Copies of all of these materials were given to the City of Ketchum and the State Historic Preservation Office. Several individuals were instrumental in assisting this project including Allison Kennedy, Alexis Matrone, Kayla McElreath, Wendolyn Spence Holland, Liam Guthrie, Dick Fenton, Dale Bates, Mary Tyson, and Kristine Bretall.

The purpose of this project (and the ensuing report, maps, and inventory forms) is to better research and document the history of mid-century architecture in Ketchum. This period of time, especially the period from 1970-1975—which has only become 50 years of age within the last five years—remains under-documented in Ketchum. This project focuses on the post-World War II period to research historic resources that might have been overlooked in earlier surveys.

## Environmental Setting

Ketchum, Idaho is located in Blaine County approximately 150 miles east of Boise and approximately 11 miles north of the county seat, Hailey. Ketchum is nestled within the Wood River Valley at the base of the Boulder Mountains and the Sawtooth Mountains. The Big Wood River flows through the Wood River Valley just west of Ketchum. Trail Creek flows south from the mountains, past the east side of Ketchum before crossing Main Street just south of 4<sup>th</sup> Avenue and joins with the Big Wood River southwest of downtown Ketchum.

Ketchum is located approximately 5,850 feet above sea level and the towering mountains around it create a breathtaking natural backdrop. To the west, Bald Mountain rises up directly adjacent to the city with a vertical drop of about 3,400 feet and a peak of over 9,100 feet. The overall landscape of Ketchum is varied with arid grasslands and shrublands in the valley floor, cottonwoods, fir, and pine trees dominating the mid-elevation, and, at higher elevations, spruce, fir, and white bark pine are common. The trees in Ketchum are mostly newer plantings. In the spring and summer months wildflowers such as arrowleaf balsamroot, camas, lupine, antelope bitterbrush, common Pacific pea, and larkspur are all commonly found in Ketchum.

This survey focused efforts on four separate “neighborhoods” including the Downtown Core, Knob Hill, Trail Creek, and Edelweiss Avenue on the western side of downtown. While some of these neighborhood names may not be in common use, they are used here to describe the areas where the survey took place. Each of these neighborhoods have some differences (building type and building density for instance) although many of the natural features described above (terrain, tree types, wildflowers) are found in all four neighborhoods. Thus, each neighborhood is described separately in terms of the built features, streetscapes, building types, and road types. Where natural features such as terrain, topography, and landscape are unique, those features are also described.

The Downtown Core neighborhood of Ketchum is laid out in an orthogonal grid pattern, roughly aligned to the cardinal directions, especially south of Sun Valley Road. Main Street (also known as U.S. Highway 75) cuts a north-to-south axis through downtown and doubles as the primary commercial corridor. Main Street is a two-lane arterial road with wide shoulders, parallel parking spots, and sidewalks on both sides. Traffic on Main Street is generally calm but steady. Sun Valley Road, running east-to-west, serves as Ketchum’s secondary commercial corridor and leads eastward into the resort town of Sun Valley which is located approximately two miles away. Side streets like Leadville Avenue, Washington Avenue, and East Avenue are narrower, feeder streets and are lined with a more intimate scale of buildings. There are some boulevard streets with angled parked on each side including Second Avenue, 1<sup>st</sup> Avenue, and East Avenue. Portions of North Main Street have parallel parking on each side of the street.

Buildings in the Downtown Core neighborhood are a mix of retail and residential resources, however, many of the older residential buildings have been converted to retail use. Buildings tend to be set close to the sidewalk or on the lot line, especially retail establishments. Older buildings often share party walls. In residential and mixed-use areas front yards are small and detached garages are common. Alleys bisect most blocks providing alley access for garages and ancillary buildings oriented toward the alley. Many of these ancillary buildings appear to be additional retail or residential units. Lots with multiple buildings are common. The scale of buildings in the Downtown Core varies widely with large mixed-use commercial and residential buildings like 222 N. 2<sup>nd</sup> Avenue, which is a complex that spans an entire half

block contrasted with a building like the one at 460 N. 1<sup>st</sup> Avenue which appears to be a small, single-family home (Figure 1).



*Figure 1. The modest, single-family house at 460 N. 1st Avenue. Photograph by Loggia Preservation, 2025.*

The Downtown Core neighborhood has a wide mix of architectural styles ranging from nineteenth century two-part commercial block buildings like the building at 300 N. Main Street to more modern buildings which were the subject of this survey. There are many noteworthy mid-century commercial buildings in the Downtown Core neighborhood including 780 Warm Springs Road (circa 1969) which is home to the Private Pilates studio and Sun Valley Insurance Company, the Tyrolean-inspired 340 N. Main Street (circa 1960) which houses Sturtevant's (Figure 2), 303 N. Walnut (circa 1959) which houses the Contemporary style Michel's Christiania restaurant, and the Visit Sun Valley/Starbucks building at 491 E. Sun Valley Road (circa 1966). On the whole, the buildings in the Downtown Core display a range of stylistic influences including Ranch, Contemporary, Shed, and Tyrolean, among others. Small scale multi-family residential buildings are located near the west side of the Downtown Core neighborhood, including 211 N. 1<sup>st</sup> Avenue 1 (circa 1971) and 171 W. River Street 101 (circa 1975).





*Figure 2. Sturtevant's at 340 N. Main Street. Photograph by Loggia Preservation, 2025.*

Edelweiss Avenue is located west of the Downtown Core neighborhood in an area referred to in this report as West Ketchum. Part of the boundary of this neighborhood is formed by the Big Wood River. Only a few blocks in West Ketchum are aligned to the orthogonal grid pattern of the Downtown Core neighborhood while the bulk of the neighborhood follows curving roads like Wood River Drive, Rocking Horse Road, Bird Drive, and Hideaway Lane. The lots on these roads are far larger than the typical lots found in the Downtown Core neighborhood. There are condos in the West Ketchum neighborhood, most of which are clustered in the eastern part of the neighborhood along Bird Drive and Williams Street. Large single-family homes are found along Wood River Drive and Bordeaux Street. There is a small neighborhood of modern, mid-century single-family homes along Edelweiss Avenue and 3rd Avenues with side gabled ranches, several of which have Tyrolean-style details like scalloped trim and shallow pitched front facing gabled pediments (Figure 3). There is heavier tree cover and landscaping in West Ketchum than in the Downtown Core and many conifers are located around the houses and condos to provide privacy.



*Figure 3. The house at 171 N. 3rd Avenue is a ranch with subtle Tyrolean (Swiss Revival) style influences. Photograph by Loggia Preservation, 2025.*

Trail Creek is located south of the Downtown Core neighborhood just east of the West Ketchum neighborhood. The Trail Creek neighborhood is located west of N. 2<sup>nd</sup> Avenue and south of E. River Street. The blocks directly west of N. 2<sup>nd</sup> Avenue follow the orthogonal grid of the Downtown Core neighborhood but south of E. River Street the neighborhood is comprised of much larger lots upon which many condo complexes are located. The streets in the southern part of the Trail Creek neighborhood are winding with S. 2<sup>nd</sup> Avenue, Wood River Drive, and Andora Lane all breaking with the orthogonal grid of the Downtown Core. Building types vary from small single-family homes to larger, newly construction homes. There are also several small-scale multi-family residential buildings in this neighborhood including the building at 171 S. 2<sup>nd</sup> Avenue (circa 1975) and 311 W. River Street (circa 1978) (Figure 4). The Best Western Tyrolean Lodge Hotel located at 260 Cottonwood Street (circa 1969) is an example of the Tyrolean style that surged in popularity in the 1960s and 1970s.





*Figure 4. The modest, multi-family residential building at 171 S. 2nd Avenue. Photograph by Loggia Preservation, 2025.*

The Knob Hill neighborhood is located just north of the Downtown Core on the east side of Main Street. This neighborhood is eponymously named after the rocky outcrop located at the terminus of N. Leadville Avenue and East Avenue. The streets continue the orthogonal grid of the Downtown Core neighborhood but there is substantial elevation gain in this neighborhood due to the rocky outcrop mentioned above. The lots in this neighborhood are large and there are many custom designed homes in this area. The Contemporary style house at 611 N. Walnut Avenue was built in 1960 and designed by Patricia Pierce-Saviers-Trott while the house at 731 Alpine Lane is a large example of the Tyrolean style with a broad, sweeping lawn. The house at 680 N. Spruce Avenue is a large Contemporary style house built in 1962 that is perched high on a rocky cliff, overlooking east Ketchum (Figure 14). Conifer trees are planted in dense stands near many of the houses in this neighborhood and there are a large number of Aspen trees planted along N. Walnut Avenue.



*Figure 5. The house at 680 N. Spruce Avenue. Photograph by Loggia Preservation, 2025.*

## Pre-Field Research

### Previous Cultural Resource Studies

There have been several prior historic resource studies and surveys in and around Ketchum. The vast majority of these projects have been Section 106 surveys that do not bear upon the areas of Ketchum that were the subject of this project. Three prior historic resource surveys have been conducted in Ketchum: the 1990 Reconnaissance Survey of Historic Properties by Claudia Taylor Walsworth, the 2005 Archaeological and Historic Survey Report conducted by Walsworth and Associates, and the 2020 Community Core District Survey Update (Phase 1) conducted by TAG Historical Research & Consulting & Thompson Preservation Consulting. Because of deficiencies in some of the prior surveys, some properties in the downtown core area were resurveyed as a part of this project. The TAG survey conducted in 2020 was curtailed due to the Covid-19 pandemic. Unlike these prior surveys, this project is thematically bound amongst four neighborhoods in Ketchum—resources dating between 1950 and 1980 were the subject of this project and not all resources in these four neighborhoods were surveyed.

Before arriving in Ketchum, the Loggia Preservation team worked with the City of Ketchum staff to analyze data and select resources to be surveyed. After the 111 resources were selected, the Loggia Preservation team then conducted research into online resources including Blaine County's GIS data, resources available online at Newspapers.com and at the Library of Congress and finding aides at the Idaho State Archives. The Loggia Preservation team also read prior survey reports and National Register of Historic Places nominations for sites in and around Ketchum. Once in Ketchum, the Loggia Preservation team conducted research using the City of Ketchum's Historic Preservation Commission archives, archives at the Regional History Center at the Community Library in Ketchum, the Blaine County Historical Museum, the Wood River Museum, and the Idaho State Archives.



## Expected Cultural Resources

Our team reviewed previously identified historic sites before beginning the survey fieldwork. There were relatively few sites already designated as historic buildings as the purpose of this survey was to document under-documented mid-century buildings in Ketchum. That being said, among the surveyed sites, the Country Cousin store located at 411 E. Sun Valley Road, the McCoy/Gooding/Miller House at 111 N. East Avenue, the First Telephone Company/Dick Alf's Fly Shop/Chapter One Bookstore at 340 N. 2<sup>nd</sup> Street, Gold Mine Thrift Store at 331 Walnut Avenue, and Michel's Christiania Restaurant at 303 N. Walnut Avenue are all designated historic buildings listed with the Ketchum Historic Preservation Commission.

Beyond assessing the known historic sites, the broad themes pertinent to this survey are informed by the areas surveyed and the types of resources found in those survey areas. One of the main areas where survey work was conducted was in the Downtown Core neighborhood. This meant that the history of community planning and development and commerce were important areas to focus on in this survey report. Likewise, recreation and tourism, which has so profoundly shaped the history of Ketchum, was another important area to focus on. Lastly, the Contemporary, Tyrolean (Swiss Revival), and Ranch styles of architecture were also areas of focus since the time period of this study ranged from 1950 to 1980 and these styles of architecture flourished during this time period.

## Fieldwork Methodology

Fieldwork was conducted in August of 2025 by Cassandra Talley and Katie Cook both of whom meet the standards set forth by the Secretary of the Interior in 36 CFR Part 61 to qualify as Architectural Historians. Resumes for both Katie and Cassandra are provided in Appendix B. This project was conducted at the reconnaissance level, which entails research into each thematic context but does not include detailed research on each historic resource, although all information about individual resources that were discovered during the research phase was included on the inventory form for each property. The entirety of the fieldwork for this project was conducted on foot because the resources were close together, the survey area was small, and many resources were shrouded with trees, thus the survey team found that surveying on foot was more productive in order to take clear photographs. Each resource was photographed from the right of way from multiple angles. Occasionally, some resources were so heavily obscured by foliage and landscape items that they are obscured in photographs.

Historic integrity is discussed in this survey report at several points. Historic integrity is the ability of a property to convey its historical associations or attributes. Generally, this means that a historic building still retains its original physical characteristics. There are seven aspects of integrity including location, setting, design, materials, workmanship, feeling, and association. Integrity (and the assessment as to whether a property retains or doesn't retain integrity) is important when evaluating whether a property is eligible for the National Register of Historic Places.

## Results

This survey included the reconnaissance level survey of 111 resources. The resources were spread out over several areas in Ketchum: Downtown Core, Knob Hill, Trail Creek, and on Edelweiss Avenue in the western area of Ketchum. Of the surveyed resources: 71 resources

are located in the Downtown Core neighborhood, 15 resources are located in Knob Hill, 12 are located in Trail Creek, and 13 are located on Edelweiss Avenue.

The sites surveyed for this project included resources built between 1950 and 1980 and many of these resources display architectural characteristics of this era. Architectural styles popular in the mid-century era like the Contemporary and Ranch styles are well represented in the resources. Michel's Christiania Restaurant building at 303 N. Walnut Avenue and the former Bank of Idaho branch building at 491 E. Sun Valley Road are good examples of intact Contemporary style architecture. There are also several good examples of the small-scale residential architecture that used to predominate in Ketchum's residential areas, including the house at 131 W. 6<sup>th</sup> Street (now used as an architect's office) (Figure 6), the house at 111 W. 6<sup>th</sup> Street (now used as a construction firm's office), and the house at 460 N. 1<sup>st</sup> Avenue (appears to be used as a home still), and the house at 131 N. 3<sup>rd</sup> Avenue. High style examples of residential architecture abound in Ketchum, and several notable examples include the Contemporary style houses at: 560 E. 6<sup>th</sup> Street, 860 N. Walnut Avenue, 580 N. Spruce Street, and the Clara Spiegel House at 611 N. Walnut Avenue. Other notable architectural examples include the intact Shed style building at 680 N. Leadville, the International style commercial building at 780 N. Main Street, the Contemporary style commercial building at 700 E. Sun Valley Road, and the Tyrolean style house at 731 Alpine Lane.



*Figure 6. A modest residence, now used as an architect's office, at 131 W. 6<sup>th</sup> Street. Photograph by Loggia Preservation, 2025.*

That being said, there are many resources that have had iterative renovations over the years that have degraded their architectural significance. Some resources have lost enough integrity due to incompatible modifications that they do not appear to be historic at all. Examples of buildings that are not readily identifiable as historic buildings include the Knob Hill Ridge condo homes at 700 N. Leadville Avenue, the commercial building at 460 E. Sun Valley Road, and the building at 360 N. Leadville (that has a stone plaque in the gable that reads 1993).



Whether these buildings have been heavily altered or completely rebuilt is unclear but the architectural and historic significance for these buildings is low.

Overall, there is immense pressure on the historic resources in Ketchum because of the popularity of Ketchum as a location to visit, live, retire, and build second/vacation homes. This has resulted in the complete loss of some historic buildings including two notable recent examples: the Bald Mountain Hot Springs building (located where the Limelight Hotel now sits) and the former A-frame post office/Formula Sports building at 460 N. Main Street where a condominium complex now stands. Historic residential buildings are likewise at risk of demolition as modest historic residences are demolished, and parcels are combined to create larger lots for luxury houses and mixed-use developments. In addition to the complete loss of historic buildings, incompatible modifications to historic buildings are also an issue in Ketchum as evidenced by resources surveyed (mentioned above) that have lost integrity to the point of being unidentifiable as historic resources. Just one example is the historic location of Slavey's at 280 N. Main Street. Slavey's was established in 1953 and became one of Ketchum's most popular bars and gambling clubs, yet the building has been heavily altered and retains no historic fabric (Figure 7).

One of the primary results of this survey are the recommendations for future preservation planning work. This includes conducting additional surveys at both the reconnaissance and intensive level, creating local historic district design guidelines, and collecting historical information from knowledgeable citizens, among other recommendations. More information about these recommendations can be found in the Recommendations section, below.



*Figure 7. Slavey's was at 280 N. Main Street, but the existing building has been altered to the point that it no longer retains integrity. Photograph by Loggia Preservation, 2025.*

#### *Chart of Surveyed Sites*

Smithsonian Number	Resource Name/Type	Temporal	Eligibility
10BN3101	181 N. 1st Avenue, Commercial	Historic	Not Eligible
10BN3094	211 N. 1st Avenue, Condominiums	Historic	Not Eligible
10BN3093	251 N. 1st Avenue, Commercial	Historic	Not Eligible

10BN3089	460 N. 1st Avenue, House	Historic	Not Eligible
10BN3086	540 N. 1st Avenue, Commercial	Historic	Not Eligible
10BN2591	671 N. 1st Avenue, Commercial Building & House	Historic	Not Eligible
10BN3067	771 N. 1st Avenue, Apartment Complex	Historic	Not Eligible
10BN3066	111 W. 1st Street, House	Historic	Not Eligible
10BN3104	171 W. 1st Street, Condominiums	Historic	Not Eligible
10BN3153	220 W. 1st Street, House	Historic	Not Eligible
10BN3154	231 W. 1st Street, Apartment Building	Historic	Not Eligible
10BN3155	311 W. 1st Street, House	Historic	Not Eligible
10BN3156	360 W. 1st Street, House	Historic	Not Eligible
10BN3157	380 W. 1st Street, House	Historic	Not Eligible
10BN3152	171 S. 2nd Avenue, Apartment Building	Historic	Not Eligible
10BN3151	211 N. 2nd Avenue, Pioneer Montessori School	Historic	Not Eligible
10BN3085	560 N. 2nd Avenue, Commercial	Historic	Not Eligible
10BN3108	140 W. 2nd Street, House	Historic	Not Eligible
10BN3106	160 W. 2nd Street, House	Historic	Not Eligible
10BN3147	260 W. 2nd Street, House	Historic	Not Eligible
10BN3146	280 W. 2nd Street, House	Historic	Not Eligible
10BN3150	340 E. 2nd Street, Commercial Building	Historic	Eligible
10BN3149	560 E. 2nd Street, House	Historic	Eligible
10BN3148	571 E. 2nd Street, Commercial Building	Historic	Not Eligible
10BN3143	171 N. 3rd Avenue, House	Historic	Not Eligible
10BN3144	211 N. 3rd Avenue, House	Historic	Not Eligible
10BN3145	231 N. 3rd Avenue, House	Historic	Not Eligible
10BN3110	131 W. 4th Street, Commercial	Historic	Not Eligible
10BN3105	160 W. 4th Street, Commercial	Historic	Not Eligible
10BN2356	191 E. 4th Street, Commercial	Historic	Not Eligible
10BN3096	211 E. 4th Street, Commercial	Historic	Not Eligible
10BN3142	451 E. 4th Street, Commercial Building	Historic	Not Eligible
10BN3168	110 W. 5th Street, Commercial	Historic	Not Eligible
10BN3107	160 W. 5th Street, Commercial	Historic	Not Eligible
10BN3138	580 E. 5th Street, House	Historic	Not Eligible
10BN3139	651 E. 5th Street, House	Historic	Not Eligible
10BN3140	711 E. 5th Street, House	Historic	Not Eligible
10BN3141	731 E. 5th Street, House	Historic	Not Eligible
10BN3070	791 E. 5th Street, House	Historic	Not Eligible
10BN3166	111 E. 6th Street, Commercial & House	Historic	Not Eligible
10BN2590	111 W. 6th Street, House	Historic	Not Eligible
10BN3109	131 W. 6th Street, House	Historic	Not Eligible
10BN3102	180 W. 6th Street, Commercial	Historic	Not Eligible
10BN3098	200 E. 6th Street, Commercial	Historic	Not Eligible
10BN3092	280 E. 6th Street, Commercial Object	Historic	Eligible
10BN3135	411 E. 6th Street, Commercial Building	Historic	Not Eligible

10BN3136	491 E. 6th Street, House	Historic	Not Eligible
10BN3137	560 E. 6th Street, House	Historic	Not Eligible
10BN3169	731 Alpine Ln, House	Historic	Eligible
10BN3134	791 Alpine Lane, House	Historic	Eligible
10BN3077	260 Cottonwood Street, Hotel	Historic	Eligible
10BN2288	111 N. East Avenue, House	Historic	Not Eligible
10BN3116	206 N. East Avenue, Commercial Building	Historic	Not Eligible
10BN3117	220 N. East Avenue, Commercial Building	Historic	Not Eligible
10BN2308	402 N. East Avenue, Commercial Building	Historic	Not Eligible
10BN3118	440 N. East Avenue, Commercial Building	Historic	Not Eligible
10BN3119	511 N. East Avenue, Commercial Building	Historic	Not Eligible
10BN3120	711 N. East Avenue, House	Historic	Not Eligible
10BN3167	111 Edelweiss Avenue, House	Historic	Not Eligible
10BN3165	131 Edelweiss Avenue, House	Historic	Not Eligible
10BN3164	180 Edelweiss Avenue, House	Historic	Not Eligible
10BN3163	191 Edelweiss Avenue, House	Historic	Not Eligible
10BN3162	211 Edelweiss Avenue, House	Historic	Not Eligible
10BN3161	231 Edelweiss Avenue, House	Historic	Not Eligible
10BN3160	251 Edelweiss Avenue, House	Historic	Not Eligible
10BN3159	271 Edelweiss Avenue, House	Historic	Not Eligible
10BN3158	300 Edelweiss Avenue, House	Historic	Not Eligible
10BN3121	120 N. Leadville Avenue, Commercial Building	Historic	Not Eligible
10BN3122	260 N. Leadville Avenue, Commercial Building	Historic	Not Eligible
10BN3123	360 N. Leadville Avenue, Commercial Building	Historic	Not Eligible
10BN3124	411 N. Leadville Avenue, Commercial Building	Historic	Not Eligible
10BN3125	680 N. Leadville Avenue, Apartment Building	Historic	Not Eligible
10BN3126	700 N. Leadville Avenue, Condominium Complex	Historic	Not Eligible
10BN3100	191 N. Main Street, Commercial	Historic	Not Eligible
10BN3127	200 N. Main Street, Vacant Lot	Historic	Not Eligible
10BN3128	280 N. Main Street, Commercial Building	Historic	Not Eligible
10BN3129	340 N. Main Street, Commercial Building	Historic	Not Eligible
10BN3130	380 N. Main Street, Commercial Building	Historic	Not Eligible
10BN3087	511 N. Main Street, Commercial	Historic	Not Eligible
10BN3083	703 S. Main Street, Motel	Historic	Eligible
10BN3131	780 N. Main Street, Commercial Building	Historic	Not Eligible
10BN3103	171 W. River Street, Condominiums	Historic	Not Eligible
10BN3132	211 W. River Street, Duplex	Historic	Not Eligible
10BN3133	311 W. River Street, Apartment Complex	Historic	Not Eligible
10BN3111	200 N. Spruce Avenue, Condominium Complex	Historic	Not Eligible
10BN3112	415 N. Spruce Avenue, Ketchum Community Library	Historic	Not Eligible
10BN3113	420 N. Spruce Avenue, Condominium Complex	Historic	Not Eligible
10BN3114	580 N. Spruce Avenue, House	Historic	Eligible
10BN3115	680 N. Spruce Avenue, House	Historic	Not Eligible

10BN3099	191 W. Sun Valley Road, Commercial	Historic	Eligible
10BN3097	200 E. Sun Valley Road, Commercial	Historic	Not Eligible
10BN3095	211 E. Sun Valley Road, Commercial	Historic	Not Eligible
10BN3081	400 E. Sun Valley Road, Giacobbi Annex Commercial Building	Historic	Not Eligible
10BN3080	411 E. Sun Valley Road, Country Cousin Store	Historic	Eligible
10BN3079	460 E. Sun Valley Road, Commercial	Historic	Not Eligible
10BN3078	491 E. Sun Valley Road, Ketchum-Sun Valley Branch of the Bank of Idaho Building	Historic	Eligible
10BN3072	600 E. Sun Valley Road, Commercial BMO Bank	Historic	Eligible
10BN3071	700 E. Sun Valley, Commercial	Historic	Not Eligible
10BN3076	291 N. Walnut Avenue, Hotel	Historic	Eligible
10BN3082	303 N. Walnut Avenue, Michel's Christiania Restaurant	Historic	Eligible
10BN3075	511 N. Walnut Avenue, House	Historic	Not Eligible
10BN3048	611 N. Walnut Avenue, Spiegel Residence	Historic	Eligible
10BN3074	811 N. Walnut Avenue, House	Historic	Not Eligible
10BN3073	860 N. Walnut Avenue, House	Historic	Not Eligible
10BN3069	780 Warm Springs Road, Commercial Building	Historic	Not Eligible
10BN2445	791 Warm Springs Road, Commercial Building	Historic	Not Eligible
10BN3091	380 N. Washington Avenue, Commercial	Historic	Not Eligible
10BN3090	440 N. Washington Avenue, Commercial	Historic	Not Eligible
10BN3088	460 N. Washington Avenue, Commercial	Historic	Not Eligible
10BN3084	591 N. Washington Avenue, House	Historic	Not Eligible
10BN3068	731 N. Washington Avenue, House	Historic	Not Eligible

### *Descriptions of Surveyed Sites*

#### **1st Avenue**

##### **181 N. 1<sup>st</sup> Avenue, Commercial Building**

This commercial Shed style building is rectangular with a multi-directional shed roof. The roof is clad in asphalt shingles. A covered porch runs nearly the full length of the west façade, and this porch is supported by square wood columns and there are squared wood balusters as well. An evergreen hedge runs along the covered porch, separating it from the parking lot. The porch is accessed by a projecting roof, that extends from the main plane of the roof, and the main entrance is deeply recessed under the covered porch. In front of the building is a large asphalt parking lot. A large coniferous tree is located at the west end of the lot, near the sidewalk and a deciduous tree is planted near the south end of the building. At the northeast corner of the lot there is a large wood sign set upon rubblestone piers that reads SUN VALLEY DENTAL along with several other business names. A large bed of lilies is planted in front of this sign. There is a wooden sign hung on the building that reads GALENA BUILDING. The north façade of the building is clad in wood side that is laid at an angle, and four very thin windows are located at the second level. There are no windows at the first level. The grade on the north side of the building is much lower than the parking lot (that fronts on the east side of the building) and thus there is a concrete retaining wall on the north side.

##### **211 N. 1<sup>st</sup> Avenue, Condominiums**

This small-scale condominium complex appears to be made up of four units, two in each building. The roof of each building is side-gabled and clad in asphalt shingles. The building is clad in vertical wood siding. The buildings are located at each end of the rectangular lot, and a continuous wall (that cuts down in the center to create a privacy fence) connects the buildings on each side to create an enclosed courtyard of, presumably, shared space between the two buildings. The westernmost building fronts on the alley and there are three garage bay openings. Two large picture windows and two smaller sliding windows are located on this façade at the second floor, above the garage bays. Facing into the courtyard each building has a wood balcony on the second floor with wood stairs down to grade. The first floor is obscured by the wall/privacy fence at runs along W. 2<sup>nd</sup> Street. The primary façade fronts on N. 1<sup>st</sup> Avenue and two, two car garage bays are located at grade. Four evenly spaces, sliding window units are located on the second floor above the garage bays. The wooden letters that spell THE PINES is located on this façade above the garage bays. Several large coniferous trees are planted along the northern edge of the lot and several birch trees are located along the southern edge of the lot.

### **251 N. 1<sup>st</sup> Avenue, Commercial Building**

This commercial building fronts on N. 1<sup>st</sup> Avenue but there is a secondary façade at the back, that faces the alley, where a small gravel parking area is located. The primary façade on N. 1<sup>st</sup> Avenue is a one-story building with a flat roof and a pent roof, made of corrugated metal, that spans the width of the primary façade. Below the pent roof there is a signage band that reads IDAHO MOUNTAIN REAL ESTATE. One pedestrian door, fully glazed, is centered on the façade and it is flanked by two square, fixed windows on either side. A real estate flier box is located at either end of the façade, next to each window. At the back façade, the building clearly used to have a front gabled roof but that has been infilled to create a flat roof. The infill is vertical wood siding. The original portion of the building (gabled) is also clad in vertical wood siding, but the color is darker. Several small trees are located in the parking lot, and it appears that there are other trees in the side yard as well, but they could be from the adjacent lot.

### **460 N. 1<sup>st</sup> Avenue, House**

This building appears to be a single-family home. The house faces N. 1<sup>st</sup> Avenue and sit back on the lot, and the lot drops steeply to the street. A set of wood railroad tie steps from the sidewalk to the house provide access to the house. The front lawn is enclosed with a white picket fence. The house itself is a side gabled ranch with a small pedimented porch over the front door which is slightly offset on the primary façade. To either side of the door are large picture windows, both of which are wood with a fixed center pane flanked by narrow hung windows. The house is clad in horizontal wood siding, and the roof is a standing seam metal roofing system. Two brick chimneys are on the roof: one at the ridge and another at the north end of the roof. There are many trees planted around the lot with many concentrated on the northern edge. Native grasses and flowers are found on the slope that goes to the sidewalk. A small, shed roof shed is located behind the house and the backyard is fenced with a wood privacy fence.

### **540 N. 1<sup>st</sup> Avenue, Commercial Building**

This three-story commercial building has an irregular footprint and a flat roof. The building is clad in vinyl siding, and the windows appear to be aluminum sliding units. On the primary façade, that fronts on N. 1<sup>st</sup> Avenue, the building has several step backs to create a jagged looking faced. The second step back has an overhanging eave with a covered balcony on the floors below. The doors into the offices are found on the side facades of the step backs and, at the ground floor, the covered balcony creates a recessed area where more tenant doors are located. There are trees planted at the southern end of the lot and on the small piece of lawn in the front of the building. The secondary façade faces the back alley and this façade is



only two stories because of a grade change. This façade is also clad in vinyl siding and there is a small balcony (clad in vinyl siding) on this façade at the second floor. There are several parking spots on this façade in front of the building at the alley.

### **671 N. 1<sup>st</sup> Avenue, Commercial Building & House**

This is a long narrow lot that contains two buildings. The building on the easternmost side of the lot is a house that has been converted into a law office. The house is side gabled with a seamed metal roof. The eaves overhang a porch on the south side of the house, and this eave is supported by CMU block columns that are painted red. A wood deck runs the width of the house on the primary façade. The driveway is brick pavers. Many trees and plants are located in the front and south yard. A sign near the street says WORST ASSOCIATES, P.C. and GRAVIS LAW. A multi-pane wood window is located on the primary façade, and a red door is located next to it. Further along the façade, at the north end there is a set of French doors that lead onto the wooden deck.

The house at the back of the lot is a modern house (built around 2005) that is clad in orange stucco. The house is 21<sup>st</sup> Century Modern in style and has an irregular footprint. A two car garage fronts on the alley and a stucco privacy fence runs the length of the lot along the alley. A small asphalt shingle pent roof covers the slightly projecting garage. The house is two stories and there are several angular projections on the second floor and, spanning between these two projections, is an open porch with a stucco knee wall and wooden top rail. Prominent side gable roofs cover these two projections and tubular solar panels are affixed to each of these roofs. The windows on this house vary: some are flat top triangular arch windows, some are rectangular framed casement windows, and still others are custom shaped (irregular five-sided polygon). Lawns, trees, and native plants are planted to the south of the house.

### **771 N. 1<sup>st</sup> Avenue, Apartment Complex**

The apartment complex, comprised of five buildings, is on the southwest corner of N. 1st Avenue and W. 8th Street on a rectangular parcel with a paved parking area, grass, and deciduous and coniferous trees. All buildings are two-story, Contemporary style buildings topped with side gable, asphalt shingle roofs with overhanging eaves, except for the northeast unit where the ground floor is partially below grade. Additionally, the units near the northwest corner of the property have garages below grade and have partial-width balconies and porches. The foundation materials are not clearly visible but are likely poured concrete. The exteriors are clad in vertical wood siding of varying widths, and some units have flat, paneled spandrels framed by wood. The entrances to the two buildings on the south side of the property are within a recessed hall at the building's center, and each hall is sheltered by a gable roof portico supported by square posts. The entrances to the other buildings are near the center of their respective façades and are sheltered by shed roofs supported by wood posts. Typical windows are replacement vinyl slider units.

## **1st Street**

### **111 W. 1<sup>st</sup> Street, House**

This house sits on the northwest corner of W. 1<sup>st</sup> Street and S. 1st Avenue and sits on a rectangular lot. The house appears to be clad in a stucco like material. There are coniferous trees clustered around the house at the east side of the lot. The house has a cross gabled roof that is covered in asphalt shingles, and a flat-roof carport addition is located on the back of the house. A shed roof addition is located behind the carport. The driveway faces W. 1<sup>st</sup> Street and is paved with brick pavers. The primary entrance into the house faces S. 1<sup>st</sup> Avenue and the door is roughly centered on the façade. On each side of the door there is one aluminum sliding window unit. These windows are trimmed in slightly scalloped trim. There



are two ancillary buildings on this lot: another house and a garage. The secondary house is a side-gabled house with an asphalt shingle roof. The garage is a front gabled one car garage with a slight catslide eave that stops approximately 4' above grade. Both the garage and the ancillary house face W. 1<sup>st</sup> Street.

### **171 W. 1<sup>st</sup> Street, Condominiums**

There are two buildings on this lot, each of which has two condominiums. The buildings are the same and are two and a half stories tall. Each building is clad in horizontal wood siding and side of the buildings mirrors the other. The buildings are Shed style showcasing the quintessential Shed element: the staggered shed roof with one side of the roof raised higher than the other. The entrances on each building are oriented toward the west. The western most building will be described here but the other building is the same. There are two doors at the first level, each of which has a window beside it. On the other side of the door there is another window which appears to be an aluminum casement unit. A small, perforated wood partition separates each side of the building on the first floor. On the second floor there is a wood balcony on each side of the building with a fully glazed door that leads out onto the balcony. There is a window beside each door that looks out onto the balcony. An aluminum casement window is located next to each balcony. At the third level (which appears to be a loft or a vaulted attic space) there is one long fixed window. This third-floor roof is a pitched shed roof, set higher than the lower roof that covers the second floor.

### **220 W. 1<sup>st</sup> Street, House**

The house is on the southwest corner W. 1st Street and S. 2nd Avenue and is on a rectangular parcel with grass, stone pavers, and fairly dense coniferous and deciduous foliage. The single-story Ranch style house has a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves. On the east and west elevations, the roof extends beyond the plane of the wall creating a sheltered porch. A one-car garage is attached to the east end of the house. A brick chimney is near the center of the house. The foundation material appears to be poured concrete or concrete block, and the exterior is clad in a mixture of rough-faced masonry veneer, what appears to be aluminum or cementitious siding, and natural wood shingles. The entrance, facing north, is near the center of the façade and is sheltered by the front gable portico with exposed framing supported by paired wood posts. West of the entrance is a series of three hung windows and east of the entrance is one hung unit and a pair of hung units. The windows are replacement vinyl units.

### **231 W. 1<sup>st</sup> Street, Apartment Building**

The Diamond Sun apartment building is on the northwest corner W. 1st Street and S. 2nd Avenue and is on a rectangular parcel with grass, a paved tenant parking area, and some coniferous foliage. The two-story subdued Contemporary style building has a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves. A large, stone-clad chimney is centered in each gable end. The foundation material is not visible, but is likely concrete or concrete block, and the exterior is clad in vertically oriented painted wood siding on the second floor and façade while other areas of the building have exposed, molded concrete blocks. A two-story, full-width balcony is recessed across the façade, which faces south, and the roof and balcony are supported by square posts. The balcony has a black metal railing and there is a staircase at the east and west ends. There are five units on the second floor and eight units on the first floor, and each has an entrance that opens directly onto the balcony or ground-floor pavement. Adjacent to each entrance is a slider or fixed window, and there are slider and fixed windows in the gable ends. The windows are black vinyl replacement units. There is a small shed west of the building clad in metal and topped with a metal roof.

### **311 W. 1<sup>st</sup> Street, House**

The house is on the northwest corner W. 1st Street and S. 2nd Avenue and is on a rectangular parcel with grass, stone pavers, coniferous and deciduous trees, and ornamental foliage. The single-story Ranch style house has a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves supported in areas by knee brackets. A one-car garage is attached to the east end of the house. A large chimney is near the east end of the house. The foundation material is not visible, and the exterior is clad in vertically oriented painted wood siding. The entrance, facing south, is near the center of the façade and is sheltered by a large front gable with exposed framing supported by square wood posts. West of the entrance is what appears to be an awning window, a hung window, and a pair of casement windows. East of the entrance is another casement window and a three-part picture window composed of a fixed central sash flanked by casement windows. of three hung windows and east of the entrance is one hung unit and a pair of hung units. The windows may be original wood units and some are framed by wood shutters.

### **360 W. 1st Street, House**

The house is on the south side of W. 1st Street and is on a rectangular parcel with grass, asphalt, a stone knee wall, coniferous and deciduous trees, and dense ornamental foliage that obscures much of the house. The single-story Ranch style house has a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves which is intersected by a front-facing gable on the east side of the house. A large brick chimney is on the facade near the east end of the house, and a smaller chimney is near the center of the house. The foundation material is not visible, and the exterior is clad in vertically oriented painted wood siding. The entrance, facing north, is near the center of the façade and is sheltered by a large, shed roof porch where the roof is supported by square wood posts. West of the entrance is a large picture window, but the material is not discernible.

### **380 W. 1st Street, House**

The house is on the south side of W. 1st Street where it curves south to become Wood River Drive. It is a wedge-shaped parcel with grass, gravel, and coniferous trees. The single-story Ranch style house has a rectangular shape and is topped with a side gable, standing seam metal roof with overhanging eaves. A chimney is near the center of the house. The foundation material is poured concrete, and the exterior is clad in white vinyl siding. The entrance, facing north, is at the east corner of the façade and is sheltered by a small, shed roof supported by a wood post. East of the entrance is a three-part picture window and two slider windows. On the rear elevation, facing south, there is a secondary entrance with the same details as the primary entrance and three slider windows. The windows appear to be vinyl replacement units. A shed clad in metal siding and topped with a shed roof is at the southeast corner of the property.

## **2nd Avenue**

### **171 S. 2nd Avenue, Apartment Building**

The apartment building is on the west side of S. 2nd Avenue and is on a rectangular parcel with grass, a paved tenant parking area, and coniferous and deciduous foliage. The two-story subdued Tyrolean (Swiss Revival) style building has a rectangular shape and is topped with a front gable, asphalt shingle roof with widely overhanging eaves supported by wood brackets. The foundation material is not clearly visible, but is likely concrete or concrete block. The exterior is clad in vertically oriented painted wood paneling and with each floor demarcated with a horizontal wood board. The entrance to each of the four units is on the north elevation, with the second-floor entrances accessed by a wood staircase and balcony. On the south elevation, each unit has a small balcony with a patterned wood balustrade. On the east elevation, facing S. 2nd Avenue, there is a slider window and fixed window on each floor. The

same fenestration pattern is on the rear, west-facing elevation. The windows are framed by wood shutters, and one window has a wood flower box. The windows appear to be vinyl replacement units.

### **211 N. 2nd Avenue, School**

The Pioneer Montessori school is at the northwest corner of N. 2nd Avenue and W. 2nd Street and covers nearly half of the block. The parcel is square shaped with grass, a playground, stands of deciduous and coniferous trees, and ornamental foliage all of which is surrounded by a wood and metal wire fence. A parking area is at the rear of the property on the alley and there is an integral garage, also accessed by the alley, that is below grade at the northwest corner of the school. The single-story Ranch style school has a U-shape where the base of the U is topped with a side gable roof, and the legs of the U are topped with front gable roofs. The roof is clad in asphalt shingles and has overhanging eaves. The foundation material is not visible, and the exterior is clad in painted wood board and batten siding. There are several entrances on each elevation, some of which are sheltered by the roof eaves or porches, and there are multiple types of windows arranged asymmetrically on each elevation including fixed, awning, and casement windows. The windows may be original wood units. North of the school is a two-story, irregularly shaped building topped with a flat roof that was constructed in c.2005. Northeast of the school is a small structure topped with a wood shingle roof and is clad in wood logs.

### **580 N. 2nd Avenue, Commercial Building**

This commercial building is a two-story front gabled building with a lower front gabled, one-story porch roof. The roof has wide eaves, and the roof is clad in asphalt shingles. The building has two bay windows that run from the eave down to the first floor and these bay windows are clad in stucco. Between the two bay windows in between the first and second floor is a wooden sign that says HALL AND HALL RANCH BROKERS. Most of the rest of the building is clad in horizontal hardwood siding. The porch has wooden steps and tubular steel handrails and there is a ramp that runs along the façade with a tubular steel handrail as well. An exterior wooden staircase is located along the south side of the building underneath the extended eaves on this side of the building. This extended eave is supported by square wooden posts on the south side of the building. An asphalt parking lot is located in front of the building at the N. 2nd Avenue façade, and a small lawn is located along the south side of the building as are several deciduous trees.

## **2nd Street**

### **140 W. 2nd Street, House**

This house is one story, and it has a slightly pitched roof that is set behind a false front façade. The main door is centered on the primary facade and is flanked by windows: on the east side of the door is a bay window and on the west side of the door is a fixed pane window. Three concrete steps access the main door and there's a built-in planter located directly next to the steps. On the west side of the building there is an overhanging eave and, under the eave, there is another bay window. The building is clad in stucco and there is a decorative detail at the parapet with a geometric pattern. Behind the house there is a large two car garage with a flat roof. The backyard is enclosed by a wooden fence. There are several coniferous and deciduous trees in the back yard.

### **160 W. 2nd Street, House**

This house is a one-story ranch with a side gabled roof. The roof is clad in a standing seam metal roofing system. The lot is rectangular, and the house does not fill the lot line. There are large coniferous trees located in front of the house. The house is clad in wood lap siding

which is laid horizontally on the majority of the house, but is laid diagonally from a central point under the side gable. The main entrance door is off center on the façade and there is a three-part picture window on the west side of the door and a square fixed window on the east side of the door. Further down the facade on the west side there is another hung window unit. There are two casement windows on the east side of the house. A one car garage has been added to the primary façade on the west side of the house and it has a flat roof.

### **260 W. 2nd Street, House**

The house is on the south side of W. 2nd Street and is on a rectangular parcel with coniferous and deciduous trees and some ornamental foliage. The two-story house does not have a discernible style as it is currently undergoing extensive renovation. The historic portion of the house is topped with a hipped roof with overhanging eaves. The foundation material is not visible, but the exterior is clad in grey stucco. The entrance is not visible due to foliage and construction fencing, but some casement and slider vinyl windows are visible on the second-floor façade and the west elevation. The extensive renovation includes a large, highly visible addition appended to the east elevation which engulfs the historic portion of the house.

### **280 W. 2nd Street, House**

The house is on the southeast corner of W. 2nd Street and N. 3rd Avenue on a rectangular parcel dotted with deciduous trees and ornamental foliage. The single-story Contemporary style house has a rectangular shape and is topped with a side gable, asphalt shingle roof with widely overhanging eaves and exposed rafter tails. The foundation material is not clearly visible but appears to be poured concrete or concrete block. The exterior is clad in a mixture of vertical wood siding, wood board and batten siding, and stone veneer. The entrance, facing west, is near the south end of the façade. South of the entrance is a pair of large, full-length fixed sash windows each set atop two awning windows, and north of the entrance is another full-length window and six slider windows. There are two slider windows on the north elevation and more on the rear elevation, in addition to at least one secondary entrance. The windows are original aluminum units.

### **340 E. 2nd Street, Commercial Building**

The commercial building is on the south side of E. 2nd Street and is on a very small square parcel where the building encompasses the entire parcel. The two-story subdued Tyrolean (Swiss Revival) style building has a square shape and is topped with a front gable, asphalt shingle roof with exposed roof beams over the façade, which faces north. A decorative balcony on the second floor is constructed of wood and has a patterned wood balustrade. The foundation material is not visible, and the exterior is clad in white textured stucco except for the second-floor façade which is clad in vertically oriented wood siding painted green. The façade is also decorated with applied wood posts and knee brackets below the balcony. The entrance, facing north, is at the center of the façade and is accessed by concrete steps connecting to the sidewalk. A window composed of two awning sashes is on either side of the entrance and two fixed units are on the second floor. On the first floor is a floral painted and above the entrance are roman numerals. On the second floor are two flag posts and a wood sign reading "Dick Alf's Fly Shop" and other signage for the Chapter One Bookstore is elsewhere on the façade.

### **560 E. 2nd Street, House**

The house is on the southwest corner of E. 2nd Street and Alpine Lane, on a rectangular, sloped parcel dotted with coniferous and deciduous trees and ornamental foliage. The single-story Tyrolean (Swiss Revival) style house has a rectangular shape. The house is topped with a front gable, asphalt shingle roof with widely overhanging eaves, exposed rafter tails, and knee brackets. On either side of the roof are shed roof dormers. A large stone-clad chimney is near the center of the west elevation. The foundation material is concrete block and is

visible towards the rear of the house as the property slopes to the south, and other areas of the exterior are covered in wood board and batten siding. The entrance, facing north, is at the east corner of the façade and is sheltered by a front gable portico with exposed framing supported by wood posts and surrounded by a patterned wood balustrade. East of the entrance is a series of three, fixed sash windows each topped with an awning window and set above a blind spandrel. Other elevations contain slider windows. The windows on the façade appear to be original wood units while windows on the other elevations are vinyl replacement units.

### **571 E. 2nd Street, Commercial Building**

The commercial building, which was originally a single-family dwelling, is on the northeast corner of E. 2nd Street and Alpine Lane, on a rectangular parcel dotted with deciduous trees and ornamental foliage. The single-story Tyrolean (Swiss Revival) style house has a rectangular shape. The house is topped with a side gable, asphalt shingle roof with overhanging eaves decorated with scalloped bargeboard. A large stucco-clad chimney is at the center of the east elevation. The foundation material is not visible, but the exterior is clad in beige stucco except for the east gable end which is clad in vertical wood siding. The entrance, facing south, is near the center of the façade and is set within a vestibule topped with a front gable roof with a sunburst pattern in the gable end. East of the entrance is a fixed sash window and west of the entrance are two fixed sash windows. The windows are framed by purpose shutters and are replacement vinyl units.

## **3rd Avenue**

### **171 N. 3rd Avenue, House**

The house is on the west side of N. 3rd Avenue on a rectangular parcel covered with grass. The single-story Tyrolean (Swiss Revival) style house has a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves which is intersected by a large, asymmetric front-facing gable with decorative bargeboard on the north half of the façade. A large, stone-clad chimney is near the south end of the house and a one-car garage is attached on the south side of the house. The foundation material is not clearly visible but appears to be poured concrete. Most of the façade is clad in stone veneer except for the area beneath the gable, which is clad in wood board and batten siding and decorated with applied wood elements. The side elevations are clad in wood siding. The entrance, facing east, is near the center of the façade. South of the entrance is a slider picture window and north of the entrance are two slider windows.

### **211 N. 3rd Avenue, House**

The house is on the west side of N. 3rd Avenue on a rectangular parcel covered with grass, asphalt, stone pavers, and shrouded in deciduous and coniferous trees. The Ranch style house appears to be a split-level (although much of the house is obscured by foliage) with a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves. The foundation material is not visible, but the exterior is clad in beige stucco. The entrance, facing east, is near the center of the façade and is sheltered by a shed roof extension of the eave which is supported by wood posts. South of the entrance are two slider windows and north of the entrance only one slider window at grade is visible.

### **231 N. 3rd Avenue, House**

The house is on the west side of N. 3rd Avenue on a rectangular parcel that slopes to the west and is covered with pavement, gravel, and dirt. The Contemporary style house has two floors due to the sloping parcel and is topped with a side gable, asphalt shingle roof with overhanging eaves and exposed rafters which is intersected by a large, front-facing gable roof

above the attached, two-car garage. A large, stucco-clad chimney is near the center of the south elevation. The foundation material appears to be poured concrete, and the exterior is clad in beige stucco and vertical wood siding. The entrance is obscured beneath a porch south of the garage, which is topped with a shed roof with exposed beams supported by wood posts. On the south elevation of the garage are three fixed or awning replacement aluminum windows, and on the elevation of the house there are several hung and fixed replacement aluminum units.

#### 4th Street

##### **131 W. 4<sup>th</sup> Street, Commercial Building**

This commercial building fills the lot line and there is no vegetation on the lot beyond two street trees planted in front of the east façade on N. 1<sup>st</sup> Avenue. This building is two stories in height although there is a three-story tower on the south end of the building. The grade drops toward the west side of the lot and there is a walkout basement with tenants on the west side of the building. On the south side of the building there is a long porch with a metal iron railing and steps from the sidewalk to the porch. The building has black awnings with advertisements on them. The part of the building that faces N 1st street is vertical wood siding the three-story tower is clad in a stucco like material. On the primary facade there are two steps down to the first-floor level which is slightly set below the grade of the sidewalk the roof of this building is flat although the roofing material is unknown. There is a sign at the northeast corner of the building with the words Perry Building and a listing of the tenants. The north facade of the building is clad in vertical wood siding, and there's a metal fire escape on the north facade and a metal chimney pipe that runs up the full height of the north façade.

##### **160 W. 4<sup>th</sup> Street, Commercial Building**

This commercial building is a front gabled building with a three-story tower added to the west side of the building. The two-story portion is the core block of the building, and it is clad in white brick on the first floor and stucco and stickwork above. There is a bay window on the first floor of the core block and two casement windows above. The main entry door is located at the east side of the building and is a fully glazed door with a transom above. The door is located on a wing on the east side of the building. One window is located on the primary façade of this wing on the second floor and additional windows are also located on the east façade. There is a three-story tower on the west side of the building that is clad in vertical wood siding. There is one pedestrian door at grade and no windows at the second level on the primary façade of this tower. There are windows on the third floor on the primary façade and the east façade. The west side of the tower also has windows at the third floor (a row of six) plus several at the first and second floor.

##### **191 E. 4<sup>th</sup> Street, Commercial Building**

This former house is now used for commercial purposes, and it houses the Java on Fourth coffee shop business. The building is clad in stucco, horizontal wood siding, and vertical metal paneling material. The building is side gabled with a lower crossing gable pediment on the southern side. There is an attached garage on the west side of the building that has been converted into retail/commercial space. The roof is clad in asphalt shingles and the area in front of the former garage is paved to provide a patio seating area. On the south façade there is a covered porch with square wood columns, and wood steps that lead to an outdoor deck (that wraps from the south façade onto the west facade) and provides access to the door which is on the south façade. The first-floor windows appear to be historic wood units with large center panes flanked by divided light hung units. The porch has exposed rafters while faux rafters are visible in the gable ends of the east façade. A gravel patio area is located to the east of the building.

**211 E. 4<sup>th</sup> Street, Commercial Building**

This commercial building is irregularly shaped with many different roof types. The building is primarily clad in vertical wood siding, painted dark green. The building has two main facades: the south façade which fronts on E. 4<sup>th</sup> Street and the N. Washington Avenue façade. The E. 4<sup>th</sup> Street façade has a side gabled roof section, a flat roof outdoor patio section, and front gabled section. The flat roof outdoor patio dominates the south façade, and this patio is supported by round wood columns. Several birch trees are planted in front of this patio near the street. A large deciduous tree is planted in front of the front gabled section. The main entrance is tucked underneath the flat roof outdoor patio section. The N. Washington façade features three large windows topped with a metal awning. There is one pedestrian door on this façade. In front of this façade there is angled street parking.

**451 E. 4<sup>th</sup> Street, Commercial Building**

The commercial building known as Giacobbi Square encompasses the entire block bounded by E. 5<sup>th</sup> Street, N. East Avenue, E. 4<sup>th</sup> Street, and N. Leadville Avenue. There is paved parking on the south side of the parcel and in the parcel's northwest corner. A sign for "Giacobbi Square" is near the southwest corner of the property. The single-story building does not have a discernible style and is an irregular shape topped with a flat roof with no overhang. A pent, standing seam metal roof supported by large columns clad in stucco-like material wraps around the west, south, and east elevations. The foundation material is not visible, and the exterior is clad in grey wood siding. The primary entrance is near the center of the south façade and is accentuated by a double-height portico with partially exposed beams supported by large columns that appear to be clad in stucco. Secondary entrances with access to commercial spaces are on each elevation and are interspersed with fixed aluminum windows.

**5<sup>th</sup> Street****110 W. 5<sup>th</sup> Street, Commercial Building**

This office building is on the south side of 5<sup>th</sup> Street on a rectangular lot with grass and asphalt parking located next to the building. The building has an irregular shape with balconies and external staircases that projects out from the core block of the building. The roof is flat; the eaves are wide and overhanging which creates a covered exterior walkway on the north side of the building. The roofing material is unknown. The east side of the building has a triangular shaped roof protrusion that covers balconies on the east end, and the west side of the building has a rectangular roof protrusion that covers an exterior staircase. On the southwest side of the building there is another triangular shaped roof protrusion that covers balconies on the southwest end. The walkways, staircases, and balconies have wooden balustrades which are painted dark brown. The building is covered is a textured stucco material. Each level has exterior doors that open onto the exterior walkway. Three-part casement windows are found on the north façade while sliding door units are found on the east façade. Two-part casement windows are found on the south façade, but they are not evenly spaced.

**160 W. 5<sup>th</sup> Street, Commercial Building**

This is a one-story commercial building located on the south side of W. 5<sup>th</sup> Street. The lot is rectangular and there is no vegetation. The building faces W. 5<sup>th</sup> Avenue and the building shape is rectangular. The roof slopes back from the front of the building and the words LA CABANITA MEX & RESTAURANT are located on the signage band. An addition has been appended onto the primary façade that roughly bisects the building in two. On the east end, a pedestrian door is located on the primary façade, flanked by sliding vinyl windows. On the west end, another pedestrian door is also flanked by sliding vinyl window units. The building is clad in an undetermined material—it may be wood siding stained to look like stucco. The



building does not fill the lot line and in front of the building there is a brick paver patio with tables.

#### **580 E. 5th Street, House**

The house is on the southwest corner of E. 5th Street and N. Walnut Avenue on a rectangular parcel that has grass, asphalt, and coniferous trees. The single-story Contemporary style house is topped with a front gable, asphalt shingle roof with overhanging eaves which is intersected by two nested gables on the façade. A carport, which was appended to the east elevation, appears to have collapsed and is surrounded by metal fencing. A large, wood siding-clad chimney is near the center of the south elevation. The foundation material appears to be poured concrete, and the exterior is clad in dark, vertical wood siding. The entrance is recessed near the center of the façade and within each front-facing gable is a series of three, full-length windows that appear to be original aluminum units.

#### **651 E. 5th Street, House**

The house is on the north side of E. 5th Street and is on a rectangular parcel that slopes upward to the north and is covered with stone pavers, deciduous and coniferous trees, and ornamental foliage. The two-story Contemporary style house is topped with a multi-level, front gable, likely asphalt shingle roof with overhanging eaves, exposed beams, and knee brackets. A one-car garage is set within the house at the southeast corner. A large, stucco-clad chimney is near the center of the house. The foundation material is not visible and the exterior is clad in dark brown stucco and wood or cementitious paneling. The entrance is near the center of the façade and west of the entrance is a large, fixed window. Above the entrance is a very large, double-height window composed of several fixed sashes. Similar, fixed sash windows are arranged elsewhere on the façade and other elevations.

#### **711 E. 5th Street, House**

The house is on the northeast corner of E. 5th Street and N. Spruce Avenue and is on a rectangular parcel that slopes upward to the north and is covered with grass, deciduous and coniferous trees, and ornamental foliage. The single-story Ranch style house is topped with a side gable standing seam metal roof. A small front gabled addition is appended to the west elevation. The foundation material appears to be poured concrete or concrete block and the exterior is clad in light brown aluminum siding. The entrance, facing south, is at the west corner of the façade and is accessed by a partial-width porch clad in aluminum siding which connects to the street via a series of steps. East of the entrance are two fixed sash windows and a casement window. The windows appear to be vinyl replacement units.

#### **731 E. 5th Street, House**

The house is on the north side of E. 5th Street and is on a rectangular parcel that slopes upward to the north and features a wood retaining wall, grass, deciduous and coniferous trees, and ornamental foliage. A two-car, concrete block and wood sided garage topped with a very shallow front gable roof is set partially below grade at the southeast corner of the lot. The single-story Ranch style house is rectangular and topped with a side gable standing seam metal roof. The foundation material is not visible, and the exterior is clad in light brown aluminum or wood siding. The entrance, facing south, is near the center of the façade and is sheltered by a front gable portico supported by wood posts. A series of wood and concrete steps connect the porch to the street. West of the entrance is a hung window and east of the entrance is a fixed sash picture window and another hung window. The windows appear to be replacement vinyl units.

#### **791 E. 5th Street, House**

The house is addressed at the terminus of E. 5th Street but is situated along a private drive which totally obscures the house from the right-of-way. Recent online photographs were used



to complete this description. The house is on an irregularly shaped parcel on a steep, rocky slope that contains some brush, wood-clad retaining walls, and a lengthy staircase connecting the drive to the house. The two-story Contemporary house is topped with a butterfly-shape, standing seam metal roof with widely overhanging eaves. A masonry chimney is near the center of the house. The house is set atop what appears to be an above grade concrete masonry unit foundation, and the exterior is clad in vertical wood siding. The entrance is obscured and opens onto a wraparound wood deck with a wood balustrade. A full-height wall of windows is located at the south corner of the house, looking over Ketchum. Additional sets of full-height windows are at the north, east, and west corners of the house, and a picture window and slider window are visible on the east elevation.

## 6th Street

### **111 E. 6<sup>th</sup> Street, Commercial Building and House**

There are two buildings located on this lot. One appears to be an office building, and one appears to be a house. The office building is located on the lot line at the west side of the lot while the house is located on the east side of the house. The office building is two stories with the upper story raised above grade. On the west façade of the office building, the lower story has a two-car garage door, a fully glazed pedestrian door, and three dual pane casement windows. Above that, on the second floor, is a series of dual pane casement windows and a pedestrian door. The pedestrian door opens onto a shallow balcony made of wood that wraps from the west façade onto the south façade. The south façade of the office building contains a wooden staircase that provide access. The office building has a gabled roof that is covered in a standing seam metal roof with overhanging eaves in which rafter tails are visible. The house is a one-story side gabled building with a standing seam metal roof. The house is surrounded by a tall wooden fence that obscures details, but it appears the house has casement windows as well.

### **111 W. 6<sup>th</sup> Street, Commercial Building**

The house is at the northwest corner of W. 6th Street and N. 1st Avenue on a rectangular parcel with a brick paver driveway, stone retaining wall, areas of grass, and deciduous and coniferous trees. The Minimal Traditional style house is tipped with a front gable, standing seam metal roof with slightly overhanging eaves which is intersected by side gable roofs. A brick chimney is near the center of the house. A one-car garage is set beneath a front gable roof west of the house. The foundation material appears to be poured concrete, and the exterior is clad in horizontal wood siding except for the gable ends, which are clad in vertical wood siding. The primary entrance, facing south, is recessed within a front-facing gable where the roof is supported by a wood post. West of the entrance is an original wood picture window and a wood ramp with a solid wood balustrade. On the west elevation is another picture window and secondary entrance, and on the east elevation there are three original wood hung windows.

### **131 W. 6<sup>th</sup> Street, House**

This building is one story and has a side-gabled roof which is clad in standing seam metal roofing system. The house is clad in vertical wood siding. There are two primary entrances: one is centered on the west facade in a slightly projecting front gabled entrance portico while the other is centered on the east facade. Each entrance is flanked by windows. On the west façade there are two windows: one window is a wood casement window while the other is a three-light divided light window. On the east façade there is a large three light fixed window and a square casement window. On the west façade, three concrete steps lead to the main door. On the east facade the main door is slightly recessed and is accessed by two wood steps. There is a short brick chimney located on the ridge pole with a metal vent stack in it.

There is one car garage located next to the house accessed by a gravel parking area. The garage is front gabled and has a metal roof with a metal overhead door.

#### **180 W. 6<sup>th</sup> Street, Commercial Building**

This Contemporary style building is a cross gabled building that faces W. 6<sup>th</sup> Street. There are windows in the west gable end that faces Mount Baldy and a deep overhanging eave on the south side of the building. The north side of the building (facing W. 6<sup>th</sup> Street) also has a wide overhanging eave and a centrally placed front gabled wing that contains the primary door. The primary door is reached by concrete steps that leads to the door that is recessed into the front facing gable wing. Black aluminum windows line the north façade. Concrete knee walls enclose planter boxes along the north façade in which native plants are located. A large bush is planted near the northeast corner of the building. Many conifer trees block the west façade of the building from view, and a concrete knee wall separates the lot from the sidewalk on the west façade. Based on old Google Streetview images, this building has been heavily altered.

#### **200 E. 6<sup>th</sup> Street, Commercial Building**

This building is a single-story ranch building that likely used to be a single-family home. This building has an L shaped footprint and a low-pitched, cross gabled roof. The roof is clad in asphalt shingles. The exterior is clad in beige vertical and horizontal wood siding with red trim. There is a ramp on the north façade and a patio where there are several outdoor dining tables. The north façade also contains the primary entrance which is located in the knuckle of the L shape. The windows appear to be wood sliding units and wood casement units. A large weeping willow is located on the north side of the building near the outdoor patio. On the west side of the building, there is more outdoor dining space along with several birch and conifer trees. The outdoor dining area is delineated with a wood railing made of wood posts, wood top rail and wire screen between each post.

#### **280 E. 6<sup>th</sup> Street, Commercial Object**

This commercial object is a Union Pacific passenger train car that sits parallel to N. Main Street. There is lawn in front of the train car along with several small bushes. A metal sign is located in front of the train car that reads EL NINO RESTAURANT Y PUPUSERIA. The train car is roughly 100' long and is painted green with yellow and red accents. There are small rectangular windows along the primary and second facades. The secondary façade faces an outdoor patio area and gravel parking lot to the rear of the train car. A large commercial vent has been placed on the roof to vent the restaurant equipment within. A small porch platform has been built on the northern end of the car which provides access to the main door which is located on the secondary façade that faces the parking lot. A fenced in outdoor patio at the rear has several trees planted around it.

#### **411 E. 6<sup>th</sup> Street, Commercial Building**

The commercial building is at the northeast corner of E. 6th Street and N. Leadville Avenue and is on a rectangular parcel, almost taken up entirely by the building, that slopes downward to the northwest and features ornamental foliage. The Late Modern Movement style building appears to contain two stories and is topped with a flat roof and a roof deck surrounded by a glass balustrade. The foundation material is not visible, and the exterior is clad in cast concrete and vertical, corrugated metal siding. Signage for "SCOTTeVEST" is on the south and east elevations. The entrance is recessed near the east corner of the south elevation, and the south and west elevations are largely composed of a window curtain wall decorated with an applied image of four poodles. The windows are aluminum replacement units.

#### **491 E. 6<sup>th</sup> Street, House**

The house is on the northwest corner of E. 6th Street and N. East Avenue and is on a rectangular parcel that slopes downward to the southwest and features grass and coniferous and deciduous trees which largely obscure the house. A two-story, one-car garage is at the west end of the lot. The two-story, one-car garage is topped with a cross-gable faux wood shingle roof with overhanging eaves. The first floor is clad in yellow stucco and the second floor is clad in wood board and batten siding. Although the house is obscured, it appears to be a two-story Contemporary style house topped with an asymmetrical, front gable, faux tile roof with widely overhanging eaves. The exterior appears to be clad in yellow wood board and batten siding. There is a second floor balcony on the west elevation and a vinyl slider window is visible on the north elevation.

### **560 E. 6th Street, House**

The house is on the southeast corner of E. 6th Street and Alpine Lane and is on a rectangular parcel that slopes downward to the south and features stone pavers, a paved parking area, a stone retaining wall, deciduous and coniferous trees, and ornamental foliage. The two-story, Contemporary style house is topped with a front gable, asphalt shingle roof with widely overhanging eaves, exposed rafters, and knee brackets. A second-floor balcony with a wood balustrade stretches across the west elevation and wraps around to the south elevation. The foundation is not visible, and the exterior is clad in wood board and batten siding. The primary entrance is obscured but appears to be on the west elevation, facing Alpine Lane, and there is another entrance on this elevation as well. Typical windows include aluminum picture, fixed, and casement windows.

## **Alpine Lane**

### **731 Alpine Lane, House**

The house is on the west side of Alpine Lane on a rectangular parcel with grass, a stone retaining wall, a wood fence, and a stone paver driveway. A semi-detached two-car garage sits between the house and Alpine Lane and is topped with a front gable roof and has similar details to the house. The two-story, Tyrolean (Swiss Revival) style house is rectangular in shape and topped with a front gable, wood shingle roof with overhanging eaves supported by wood brackets. A large, stucco-clad chimney is near the southwest corner of the house. The foundation material is not visible, and the exterior is covered with white stucco on the first floor and wood board and batten siding on the second floor and in the gable ends. Windows appear to be vinyl replacement units asymmetrically arranged on the façade and each elevation. The entrance, facing north, is set within a two-story gable roof projection, is surrounded by decorative painting indicative of the Tyrolean style, and is accessed by a large stone porch. The house has multiple balconies, some with staircases to the exterior, all of which have wood balustrades with various patterns.

### **791 Alpine Lane, House**

The house is on the west side of Alpine Lane on a rectangular parcel that slopes upward to the west and features a stone paver pathway, extensive areas of grass, a stone retaining wall, and coniferous trees. The two-story, Tyrolean (Swiss Revival) style house is topped with a front gable, likely wood shingle roof with widely overhanging eaves, exposed rafters, decorative brackets, and decorative bargeboard. A large stone chimney is near the center of the house. A second-floor balcony supported by decorative brackets and surrounded by a patterned wood balustrade is centered on the façade, beneath a sign reading "Chalet Buzz Inn." The foundation is not visible, and the exterior is clad in white and brown siding (likely aluminum) except for the gable ends and the area just beneath the eaves which is clad in wood board and batten siding. The primary entrance, facing east, is beneath the second-floor balcony. South of the entrance is a small hung window and another hung window is in the

gable end. Multiple hung windows are visible on the north elevation. The windows appear to be replacement vinyl units.

## Cottonwood Street

### **260 Cottonwood Street, Hotel**

This long commercial building is rectangular in shape and features a cross gabled roof. The building is a Tyrolean/Swiss Chalet style hotel, and it faces the parking lot and Cottonwood Street beyond. There are coniferous trees planted around the perimeter of the lot. There is a pool and ancillary building to the south side of the hotel. The hotel has a wide, front-facing gable that faces Cottonwood Street, and this portion of the building is three stories. The front facing gable section has a third-floor balcony and a second-floor balcony, both of which have a Tyrolean flat panel balustrade where some of the balusters have cutouts in the shape of flowers, hearts, and shapes to create a distinctly Tyrolean/Swiss Chalet effect. At the first floor there is low stucco wall that partially encloses a front patio area. Arch-headed windows are found along the first floor in the three-story section. The two-story section extends from the north side of the three-story section, and this portion of the building is side gabled. On the second floor of the two-story portion, the balcony continues from the three-story portion of the building, and the balustrade is the same style as mentioned above. At the first floor there is a low stucco wall that eventually stops and another wood balustrade, with cutouts, picks up and continues down the façade. At the north end of the building there is a wooden staircase that provides access to the first-floor balcony.

## East Avenue

### **111 N. East Avenue, House**

The house is on the northwest corner of N. East Avenue and E. 1st Street on a rectangular parcel that contains a wood fence surrounding the property, deciduous and coniferous trees, and ornamental foliage. The foliage obscures much of the house from the right-of-way. A detached two-car garage is at the southwest corner of the property, facing the alley. The garage is two-stories and is topped with a front gable, corrugated metal roof with overhanging eaves and exposed rafters. The exterior is clad in blue stucco with applied wood framing, and the gable end is clad in vertical wood siding. There is a casement window in the gable end and two windows (likely awing or slider) on the south elevation. The house is a two-story, subdued Tyrolean (Swiss Revival) style building with a rectangular shape that is topped with front gable corrugated metal roof with overhanging eaves and exposed rafters. There is a gable roof dormer above the north elevation which features a prow-front gable roof and exposed beams. The foundation material is not visible, and the exterior is clad in black stucco with applied wood framing. The primary entrance is near the center of the façade, which faces east, and is sheltered by a shed, corrugated metal roof porch supported by wood posts and beams. A path leads from the porch to the sidewalk, where a prow-front gable portico shelters the entrance to the property. On either side of the entrance are casement windows, and similar windows are arranged on other elevations. The windows appear to be vinyl replacement units.

### **206 N. East Avenue, Commercial Building**

The commercial building is at the northeast corner of N. East Avenue and E. 2nd Street on a rectangular parcel with stone pavers, grass, coniferous trees, ornamental foliage, and a paved parking area at the rear of the building along Alpine Lane. A sign for "UBS" is near the southwest corner of the property and is adjacent to a flagpole. The single-story Contemporary style building has an irregular shape composed of two offset sections each topped with a front gable, asphalt shingle roof with widely overhanging eaves, exposed rafters and beams, and

knee brackets. The foundation material is not visible, and the exterior is clad in wood siding. The primary entrance, facing west, is near the center of the south half of the façade and is sheltered by a front gable roof with exposed framing which is supported by wood posts. North of the entrance is a fully-glazed sliding door. Each gable end contains similar features (a front gable portico sheltering two fully-glazed sliding doors that open onto wood decks). A series of four fixed windows (likely wood) are in the apex of each gable and multiple series of fixed or casement windows are on the south elevation.

#### **220 N. East Avenue, Commercial Building**

The commercial building is on the east side N. East Avenue on a rectangular parcel with a brick paver patio sheltered by a wood trellis and a paved parking area at the rear of the building along Alpine Lane. Signage for the building's tenants, which include the UPS Store and a business called Salted Sprig, is near the southwest corner of the property. The two-story International style building has an irregular shape and is topped with a flat (likely membrane) roof with no overhang and a simple cornice. The façade, facing west, and the rear elevation, facing east, both contain extensive second-floor balconies sheltered by the main roof. The balcony roofs have exposed framing and are supported by wood posts. The foundation material is poured concrete, and the exterior is clad in wood siding. There are multiple entrances that access the building's commercial spaces which are composed of a fully-glazed aluminum door with a full-length sidelight. On the north section of the façade there are multiple pairs of casement or fixed wood, four-light windows topped with transoms. Sliding vinyl windows are found elsewhere on the façade and other elevations.

#### **440 N. East Avenue, Commercial Building**

The commercial building is on the east side N. East Avenue on a small square parcel entirely taken up by the building. West of the parcel, before N. East Avenue, is a grassy area with ornamental foliage and signage for the commercial businesses in the building. The two-story Colonial Revival style building has a rectangular shape and is topped with a side gable asphalt shingle roof. On the north elevation there is a chimney in the gable end and an exterior staircase to the second floor. There is another concrete block chimney in the gable end on the south elevation. The foundation material is not visible, and the exterior is clad in white aluminum siding. A double-height, full-width porch is recessed across the façade with the roof supported by four square columns. The double-door entrance, facing west, is at the center of the façade. Canted bay windows are on either side of the entrance and there are three hung multi-pane windows on the second floor. The windows appear to be vinyl replacement units.

#### **511 N. East Avenue, Commercial Building**

The commercial building is at the northwest corner of N. East Avenue and E. 5th Street on a rectangular parcel entirely taken up by the building, except for a small, paved parking area at the southwest corner of the property. The two-story Contemporary style building has an irregular shape and is topped with a front gable asphalt shingle roof with widely overhanging eaves. The foundation material appears to be poured concrete, and the exterior is clad in gray wood siding in horizontal and diagonal patterns with each floor demarcated by a wood band. The primary entrance, facing west, is near the center of the façade and is recessed within a rectangular projection. Above the entrance is signage reading "covered." South of the entrance are full-glazed storefront windows with transoms, with several other fixed or casement windows arranged elsewhere on the façade. On the south elevation, facing E. 5th Street, a series of five storefront windows topped with transoms line the first floor, and centered above, on the second floor, are five square fixed or casement windows. The windows appear to be vinyl or aluminum replacement units.

#### **711 N. East Avenue, House**

The house is on the west side of N. East Avenue on a rectangular parcel that slopes downward to the west with an asphalt parking area, stone pavers, and ornamental foliage. Due to the slope and the siting of the building, much of the house is obscured from the right-of-way. A semi-detached two-car garage separates the house from the street. The house appears to be a two-story Contemporary style building with a U-shape that is topped with front and side gable asphalt, shingle roofs with widely overhanging eaves and some exposed beams. The foundation material is not visible, and the exterior is clad in brown vinyl siding except for the garage, which is clad in wood in a faux log pattern. The primary entrance is not visible, but multiple oriel vinyl windows are visible on the north elevation. A deck on the west and north elevation is also visible.

## Edelweiss Avenue

### **111 Edelweiss Avenue, House**

The house is on the southwest corner of intersection of Edelweiss Avenue and Wood River Drive. It is on a rectangular parcel with grass, multiple deciduous trees, and ornamental landscaping. A detached two-car garage is topped with a front gable roof and is at the rear of the property with access to Wood River Drive. The single-story, Ranch style house is rectangular in shape and topped with a side gable, standing seam metal roof with overhanging eaves. A stucco-clad chimney is near the south end of the house. The foundation material is not visible, and the exterior is covered with brown stucco which is likely not the original cladding. The entrance, facing east, is near the center of the façade and features a replacement door. South of the entrance are two sets of three fixed, mono-pane units (likely vinyl) and north of the entrance are two vinyl slider windows.

### **131 Edelweiss Avenue, House**

The house is on the west side of Edelweiss Avenue and is on a rectangular parcel with grass, concrete pavement, deciduous and coniferous trees, and ornamental landscaping. The single-story, Ranch style house is rectangular in shape and topped with a side gable, asphalt shingle roof with overhanging eaves. A one-car garage is attached to the south end of the house. A stucco-clad chimney is near the south end of the house. The foundation material is not clearly visible but may be concrete block, and the exterior is covered with white vinyl siding which is not the original cladding. The entrance, facing east, is north of the garage in a recess sheltered by a front gable with exposed wood structure. North of the entrance is a picture window composed of a central, fixed sash flanked by hung windows and a pair of casement windows. The windows are vinyl replacement units.

### **180 Edelweiss Avenue, House**

The house is on the east side of Edelweiss Avenue and is on a rectangular parcel with grass, stone pavers, coniferous trees, and ornamental landscaping. The single-story, Contemporary style house has an irregular shape. The core block is topped with a large, front gable roof flanked on either side by side gable wings of a lower height. The roofing is asphalt shingles, and the eaves are widely overhanging and feature exposed beams and large knee brackets. A two-car garage composes the south wing of the house. A large, stucco-clad chimney is at the intersection of the core block and the south wing. The foundation material is not visible, and the exterior is covered in brown stucco and dark wood siding. The entrance, facing west, is recessed into the north corner of the core block and is accessed by a stone paver ramp. South of the entrance is a wall of fixed single- and multi-pane windows which appear to be new aluminum units.

### **191 Edelweiss Avenue, House**

The house is on the west side of Edelweiss Avenue and is on a rectangular parcel with grass, deciduous trees, and extensive ornamental landscaping. The single-story, Ranch style house has an L-shape and is topped with a side gable, faux wood shingle roof with slightly overhanging eaves. A large, stucco-clad chimney is near the north end of the house. The foundation material is not visible, and the exterior is covered in light gray stucco. The entrance, which appears to face south, is set within a squared project and is sheltered by a nearly full-width porch with a shed roof supported by square posts. South of the entrance is at least one multi-pane vinyl hung window (foliage obscures most of this area of the façade) and north of the entrance is a series of three similar windows, set within another squared projection, and a secondary entrance to the porch.

### **211 Edelweiss Avenue, House**

The house is on the west side of Edelweiss Avenue and is on a wedge-shaped parcel with grass, concrete pavement, and coniferous and deciduous trees. The two-story house is a modest example of the Tyrolean (Swiss Revival) style and has an irregular shape. The house is topped with a large, front gable, standing seam metal roof with widely overhanging eaves. A single-story, side gable roof wing with a one-car garage is attached to the north elevation and a shed roof dormer is on the south elevation. A large stone chimney is near the center of the house. The foundation material is not clearly visible and may be concrete or concrete block, and the exterior is covered in what appears to be a cementitious board and batten siding. The entrance, facing east, is set within a front gable projection. Fixed sash units are on either side of the entrance and slider and hung windows are on other elevations. The windows are replacement units (likely vinyl) and are framed by purple shutters. A secondary entrance is adjacent to the garage.

### **231 Edelweiss Avenue, House**

The house is on the west side of Edelweiss Avenue and is on a wedge-shaped parcel with grass, stone pavers, deciduous trees, and ornamental landscaping. The single-story Ranch style house has a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves which is intersected by a front gable above the south half of the façade. A large, detached garage is at the rear of the property. A stucco-clad chimney is on the south elevation. The foundation material is not visible and the exterior is clad in brown stucco, which is likely not the original cladding. The entrance, facing east, is near the center of the façade and is sheltered by a shed roof porch supported by paired wood posts. South of the entrance is a series of three hung units and north of the entrance are two pairs of hung units. The windows are replacement units (likely vinyl).

### **251 Edelweiss Avenue, House**

The house is on the west side of Edelweiss Avenue and is on a rectangle-shaped parcel with grass, concrete pavement, and coniferous trees. The single-story Ranch style house has a rectangular shape and is topped with a side gable, standing seam metal roof with overhanging eaves which is intersected by a front gable above the center of the façade. A one-car garage is attached to the north end of the house and appears to have the original garage doors. A large brick chimney is near the north end of the house. The foundation material is not clearly visible and the exterior is clad in light brown aluminum siding except for the lower half of the north half of the façade which is clad in stone veneer. The entrance, facing north, is set within a small front gable nested within the larger front-facing gable and is accessed by a partially sheltered porch. Adjacent to the entrance is a full-length sidelight, south of the entrance is a casement window and two slider windows, and north of the entrance is a large picture window. The windows appear to be a mixture of original aluminum and vinyl replacement units.

### **271 Edelweiss Avenue, House**



The house is on the west side of Edelweiss Avenue and is on a rectangular parcel with grass, concrete pavement, and deciduous trees. The single-story Ranch style house has a rectangular shape and is topped with a gable-on-hip, standing seam metal roof with widely overhanging eaves. A one-car garage is attached to the south end of the house and a large brick chimney is also near the south end of the house. The foundation material is not visible and the exterior is clad in yellow asbestos shingles except for the lower half of the façade which is clad in stone veneer. The entrance, facing east, is near the center of the façade and is sheltered by a pronounced extension of the east eave which is supported by wood posts. South of the entrance is a rectangular projection enclosed with large, fixed windows and north of the entrance are two pairs of windows composed of a casement and fixed unit. The windows may be original wood units.

### **300 Edelweiss Avenue, House**

The house is on the east side of Edelweiss Avenue and is on a triangular parcel with grass, deciduous and coniferous trees, and ornamental landscaping. The single-story Ranch style house has a rectangular shape and is topped with a side gable, asphalt shingle roof with overhanging eaves which is intersected by a front gable at the center of the facade. A large, painted brick chimney is near the center of the house. The foundation material is not visible and the exterior is clad in board and batten siding (likely wood) that has been painted black. The entrance, facing west, is recessed near the center of the façade and is sheltered by the front gable which is supported by wood posts. North of the entrance is a series of three casement windows, and two casement or fixed units, and south of the entrance are two fixed units. The windows are replacement aluminum or vinyl units.

## **Leadville Avenue**

### **120 N. Leadville Avenue, Commercial Building**

The commercial building is on the east side of N. Leadville Avenue on a rectangular parcel that includes grass and a paved parking area at the rear of the building. The two-story International style building has a rectangular shape and is topped with a flat or slightly gabled roof with no eave overhang and a simple cornice. The foundation material appears to be poured concrete, and the exterior is clad in brown wood siding in a vertical pattern. On the façade is a two-story full-width porch with exposed framing and a second-floor balcony with a wood balustrade. The porch is recessed beneath the roof which is supported by wood posts. A similar balcony is on the rear elevation. A staircase on the south half of the façade accesses the second-floor balcony and a lower level. There are two full-glazed entrances on the first floor with picture windows arranged on either side. The same fenestration pattern is on the second floor. South of the entrance are full-glazed storefront windows with transoms, with several other fixed or casement windows arranged elsewhere on the façade. On the south elevation, facing E. 5th Street, a series of five storefront windows topped with transoms line the first floor, and centered above, on the second floor, are five square fixed or casement windows. The windows appear to be vinyl or aluminum replacement units.

### **260 N. Leadville Avenue, Commercial Building**

The commercial building is on the east side of N. Leadville Avenue on a rectangular parcel that includes a patio, concrete, and a stone retaining wall. The single-story Rustic style building has an irregular shape and is topped with a flat membrane roof with a false-front over the façade, which faces west. The foundation material is not visible, and the exterior is clad in faux log siding and a white stucco-like material. The primary entrance is within a vestibule near the center of the façade that is topped with nested front gables with wood shingle roofs. Signage for the Kneadery is above the entrance. Multi-pane wood or vinyl windows are arranged asymmetrically on the façade.

### **360 N. Leadville Avenue, Commercial Building**

The commercial building is on the east side of N. Leadville Avenue on a rectangular parcel that is taken up by the building. The two-story building has an irregular shape but does not have a discernible style. The roof is flat except for a front gable above the façade which is clad in standing seam metal. The second floor is recessed, creating a patio space. The foundation material is not visible, and the exterior is clad in brick. There are multiple entrances on the façade, which faces west, and which are surrounded by aluminum storefront and fixed windows, with similar windows on the second floor. Awnings shelter the first-floor windows on the façade.

### **411 N. Leadville Avenue, Commercial Building**

The commercial building is on the northwest corner of N. Leadville Avenue and E. 4th Street on a square parcel that contains the building and a paved parking lot to the north. The two-story Contemporary style building has a rectangular shape and is topped with a front gable asphalt shingle roof with overhanging eaves, exposed beams and trusses, and brackets. There are four shed roof dormers on the north and south faces of the roof. The east and west elevations are recessed beneath the roof which shelters the ground floor and a balcony on the second floor. The balconies are surrounded by a wood balustrade, are supported by oversized stone-clad piers, and are accessed by exterior staircases. The foundation material appears to be concrete, and the exterior is clad black, vertical wood siding. On the first floor of the south elevation there are multiple entrances, three pairs of full-length fixed windows, and two large fixed windows, and on the second floor there are four pairs of hung windows set above the paired windows on the first floor. Fixed or casement units are in the dormers. The same fenestration pattern is on the north elevation. The windows appear to be a mixture of original and replacement units.

### **680 N. Leadville Avenue, Apartment Building**

There are two buildings on this parcel, which is rectangular in shape and contains a paved parking area, grass, and ornamental foliage. Blaine County parcel data labels the property as commercial use; however, there is no external signage for potential businesses and the building's layout appears to support multi-family residential use. The building to the north is a two-story, Shed style building with a rectangular shape. The shed roofs have simple cornices and appear to be clad in asphalt shingles or membrane roofing. The west half of the building is one-story while the east half is two-story and contains two recessed and sheltered balconies on the west elevation. The foundation material appears to be poured concrete, and the exterior is clad natural wood siding laid in diagonal and horizontal patterns with areas of wood shingles. On the façade, facing west, there are two entrances beneath a pent roof supported by wood posts and three vinyl slider windows. Multiple fixed windows are visible on the balconies, and secondary entrances and multiple slider windows are on the north elevation. The building to the south was constructed in 2005, has a rectangular shape, is topped with a gable-on-hip roof, and is sited diagonally on the parcel. The roof is clad in wood shingles and the exterior is painted wood siding.

### **700 N. Leadville Avenue, Condominium Complex**

There are five condominium buildings on this parcel, which has an irregular shape and contains a paved street, deciduous and coniferous trees, and ornamental plantings. A sign near the southwest corner of the property indicates it is the Knob Hill Ridge Private Residences. Each Shed style building contains multiple units with a ground-floor garage set beneath two floors of living space. Each building is topped with side gable and shed asphalt shingle roofs with overhanging eaves and there are multiple stone-clad chimneys. The foundation materials are not visible but may be poured concrete, and the exterior is clad in painted wood siding with accents of stone veneer and stucco. The entrances open directly to

the street and are adjacent to a casement picture window and the garage. Above the entrances are a series of six fixed windows adjacent to a second-floor balcony above the garage. Additional casement or fixed windows are on the facades.

## Main Street

### **191 N. Main Street, Commercial**

This commercial building has a rectangular footprint and a flat roof. The building fronts on N. Main Street and is comprised of several storefront bays. A small pent roof, clad in wood shake shingles, runs the length of the N. Main Street façade. Below the pent roof the building has nearly full height windows (stopping 1' above the grade of the sidewalk) and fully glazed doors into each store. Above each door the pent roof has skylights to provide light to the entrance of each store. A small amount of brick is visible at the northeast corner of the building. The other primary façade fronts on E. 2<sup>nd</sup> Street and this façade has wood posts at regular intervals, running from the parapet to grade. In between these posts the building is clad in vertical wood siding. There are several fixed wood windows on this façade. There is also a recessed entrance door with a red awning above it with signage for SUSHI ON MAIN. The back façade faces a small asphalt parking area and this façade appears to be clad in stucco. There are five fixed windows on the façade and a back entrance.

### **200 N. Main Street, Vacant Lot**

This parcel is at the northeast corner of N. Main Street and E. 2nd Street. It is rectangular and is currently surrounded by construction fencing, as the historic building on this site was recently demolished.

### **280 N. Main Street, Commercial Building**

The commercial building is on the southeast corner of N. Main Street and E. Sun Valley Road on a square parcel that is filled by the building. The north end of the building is one-story while the south end is two-story. The one-story section is topped with a rooftop balcony and penthouse, and the two-section is topped with a flat roof with mechanical units. Some sections of the roof are lined with what appears to be a falsely historic, Italianate style cornice. The building appears to have been highly altered and therefore does not have a discernible style. The foundation material is not visible, and the exterior is clad in brick, what appears to be metal or cementitious panels, and concrete masonry units. The primary entrance is near the north corner of the façade, which faces Main Street, and is sheltered by an awning beneath signage for Warfield Distillery and Brewery. South of the entrance are pairs of hung windows (likely fixed shut), a series of full-length windows, and two sets of windows that stretch between the first and second floors of the southern section. Multiple pairs of hung windows (likely fixed shut) are on the north elevation.

### **340 N. Main Street, Commercial Building**

The commercial building is on the east side of N. Main Street on a square parcel that includes the building, a paved parking area north of the building, and some foliage. The two-story Tyrolean (Swiss Revival) style building has a rectangular shape, and the west half of the building is topped with a large front gable, standing seam metal roof with overhanging eaves and exposed beams that is intersected by a side gable roof. The east (rear) half of the building is topped with a flat roof surrounded by a parapet. The foundation material is not visible, and the exterior is clad in vertical wood siding except for the base of the façade which is clad in stone veneer. The primary entrance is composed of double-doors recessed into the center of the façade beneath a balcony with a wood balustrade. On either side of the entrance are large storefront windows and above the entrance, on the second floor, is a sliding door.

### **380 N. Main Street, Commercial Building**

The commercial building is on the southeast corner of N. Main Street and E. 4th Street on a rectangular parcel filled by the building. The single-story building does not have a discernible style. It is rectangular in shape and topped with a flat roof with a small gable projecting over the entrance on the façade (facing west). The foundation material is not visible, and the exterior is clad in vertical wood boards except for the base of the façade and north elevation which is clad in brick veneer and the corners of the façade which are framed in what appears to be painted wood. The primary entrance is recessed into the center of the façade and is flanked on either side by a pair of hung windows. A large, fixed window is south of the entrance and multiple hung windows with awnings, and a bicycle rack are arranged on the north elevation.

### **511 N. Main Street, Commercial**

This rectangular, flat roof building is located at the northwest corner of N. Main Street and W. 5<sup>th</sup> Street. The building sits at the back of the lot, and the front is a large asphalt parking lot. The building has an overhanging eave at the front façade with a signage band that reads VELTEX. A set of fully glazed aluminum doors provide access into the building. Two large picture windows on either side of the doors have signage. The building is clad in a stucco like material and there is a low retaining wall that runs along the south edge of the building and part of the parking lot due to a grade change on the adjacent sidewalk. The lot levels off closer to N. Main Street and there are two curb cuts to access the parking lot: one on N. Main Street and one on W. 5<sup>th</sup> Street. Gooseneck lights are found at the parapet along both primary facades (facing N. Main and W. 5<sup>th</sup> Street).

### **703 S. Main Street, Motel**

This is a commercial motel building with a two-story tower portion and a long, low motel building to the north of the tower. The tower building is clad in wood board and batten siding, and it has a pyramidal roof that is clad in seamed metal. The tower has a slightly projecting wing, covered with a shed and flat roof that covers a sunroom and a front porch. The flat roof portion covers the porch, and it is supported by two wood Craftsman style columns. The porch has exposed rafter tails painted red. There is a wood sign about the sunroom roof that reads LIFT TOWER LODGE. Flowers and shrubs are planted in front of the tower and to the north side of it. The main entrance door is tucked underneath the porch and there may be another door into the sunroom off the porch. To the north of the tower is a five-room motel with doors that open to the asphalt parking lot located in front of the motel building. The rectangular building has a hipped roof that is clad in a seamed metal roof. The doors are evenly spaced down the façade and each door is a raised panel fiberglass unit. Vinyl hung windows are placed along the façade. Two steps lead to each door.

### **780 N. Main Street, Commercial Building**

The commercial building is on the east side of N. Main Street on an irregular parcel filled by the building. The two-story International style building is topped with a flat roof with no eave overhang. A one-car garage and covered parking area are on the north end of the building. The foundation material is not visible, and the exterior is clad in wood siding painted gray. The primary entrance is near the center of the façade, which faces west and contains multiple recesses, and is sheltered by a second-floor balcony. Multiple full-length windows composed of a large, fixed sash above an awning window are on the façade on either side of the entrance. The second floor contains three balconies, some of which are supported by posts, and multiple circular and picture windows (mostly composed of a fixed sash adjacent to what is likely a casement window). The windows appear to be original wood and/or aluminum units.

## River Street

### **171 W. River Street, Condominiums**

This building is a medium-scale condo complex with two buildings, each of which is two stories tall and they are clad in stucco and vertical wood siding. The buildings have standing seam metal roofs. The buildings have an irregular shape with slightly projecting wings and wood balconies at intervals. The balconies have wood rails and balusters. There are several chimneys, some of which are clad in vertical wood siding and others are stucco. The majority of the windows appear to be hung wood units although some units vary: one unit has wood units while another appears to have aluminum units and yet another has swinging fiberglass patio door units. Each unit has a patio door that leads onto a wood deck patio set on grade. There is green lawn around the periphery of each building along with several mature coniferous trees. Several Aspen trees are planted directly next to the building as well.

### **211 W. River Street, Duplex**

The duplex is on the northwest corner of W. River Street and S. 2nd Avenue on a rectangular parcel with a paved parking area, grass, deciduous and coniferous trees, and ornamental foliage. The single-story, Contemporary style building is topped with a shed, asphalt shingle roof with widely overhanging eaves and exposed rafters. There are two, one-car, recessed garages near the center of the façade, which faces south. The foundation is not visible, and the exterior is clad in wood board and batten siding. There are three entrances on the façade – near the east and west corners and near the center – with the side entrances opening onto wood decks. Adjacent to the entrances are aluminum slider windows that may be original units.

### **311 W. River Street, Apartment Complex**

The apartment complex, comprised of two buildings, is on the northwest corner of W. River Street and S. 3rd Avenue on a rectangular parcel with a paved parking area, grass, and deciduous and coniferous trees. The two-story, Contemporary style buildings are topped with side gable, asphalt shingle roof with overhanging eaves. The foundations are not visible, and the exteriors are clad in what appears to be corrugated metal laid in vertical and horizontal patterns, with applied framing. The entrance to each unit is within a recessed hall at the center of each building. The entrance to the hall is sheltered by a gable roof portico supported by square posts. On the facades, which face the center of the parcel, there are singular and paired vinyl slider windows on either side of the entrance hall on the first and second floors. On the rear elevations, there are sliding doors on the first floor and vinyl slider windows on the first and second floors.

## Spruce Avenue

### **200 N. Spruce Avenue, Condominium Complex**

The mixed-use condominium and commercial complex is on the east side of N. Spruce Avenue and is set diagonally on an irregularly shaped parcel with a paved parking area and deciduous and coniferous trees. The two- and three-story Contemporary style building is topped with multi-height side gable, asphalt shingle roofs with some exposed beams. A balcony is located on the façade, facing west, near the center of the building. The foundation material is not visible, and the exterior is clad in brown wood siding. The primary entrance is near the south end of the façade and is sheltered by a porch with a flat roof with exposed framing that is supported by wood posts. There are multiple black aluminum casement and fixed windows arranged on the façade and other visible elevations.

### **415 N. Spruce Avenue, Ketchum Community Library**

The library is on the northwest corner of N. Spruce Avenue and E. 4th Street on an irregularly shaped parcel that contains the building, a paved parking area, grass, deciduous trees, and ornamental foliage. A flagpole and signage for the library is near the center of the east side of the property. The single-story Contemporary style building has an irregular shape which is topped with a cross gable, asphalt shingle roof with overhanging eaves and exposed rafter tails. There are two gables that extend upward from the roof and are lined with clerestory windows. The foundation material appears to be poured concrete, and the exterior is clad in brown wood siding in a vertical pattern with some accents of stone. The primary entrance is near the center of the façade, which faces east, and is sheltered by a large gabled roof supported by V-shaped posts with overhanging eaves and exposed beams and rafters. Large, fixed windows are south of the entrance and are arranged in each gable end.

#### **420 N. Spruce Avenue, Condominium Complex**

The condominium complex, composed of two buildings, is on the east side of N. Spruce Avenue on a rectangular parcel with a paved parking area, grass, and deciduous and coniferous trees. The two-story Contemporary style buildings are each topped with a side gable, wood shingle roof. There are two balconies with wood railings on the second floor of each façade, set above ground floor porches shielded by wood fencing. Walls with rectangular openings extend outward from the façade providing privacy on each side of the balcony and porch. The foundation material appears to be concrete masonry units, and the exterior is clad in EIFS (exterior insulation finishing system) and wood siding. There are two entrances centered on each facade, which are slightly recessed, and adjacent to each entrance is a full-length sidelight. The balconies and porches are accessed by full-glazed sliding doors, and the doors on the balconies are topped with transom windows. Multiple fixed or casement windows are visible on the north and south elevations of each building. The windows appear to be black vinyl or aluminum units.

#### **580 N. Spruce Avenue, House**

The house is on the east side of N. Spruce Avenue and is set diagonally on a rectangular parcel which slopes downward to the southwest. The parcel contains a paved parking area, a stone retaining wall separating the parcel from the street, grass, and deciduous and coniferous trees. The two-story Contemporary style house is topped with a front gable asphalt shingle roof with widely overhanging eaves and exposed rafters. There is a large stone chimney near the west end of the house. An attached two-car garage separates the house from the street and is topped with a second-floor deck surrounded by a wood railing. Another second-floor deck is partially sheltered by the roof eaves on the south elevation. The foundation material is not visible, and the exterior is clad in stone (the same stone used for the retaining walls) and horizontal and vertical wood siding. The primary entrance is not visible from the street. On the south elevation of the garage are three fixed windows and in the gable end on the west elevation, facing the second-floor deck, are large, full-height fixed windows. Additional full-height window units are visible on the south elevation. The windows may be original units.

#### **680 N. Spruce Avenue, House**

The house is at the terminus of N. Spruce Avenue and is set on an irregularly shaped parcel which slopes downward to the southwest. Since the house is at the end of N. Spruce Avenue, only a portion of the house is visible from the right-of-way. The parcel contains an asphalt parking area, stone retaining walls, and shrubbery. The two-story Contemporary style house has a V-shape and is topped with multiple, multi-level shed roofs (likely asphalt shingle) with widely overhanging eaves and exposed beams. An attached two-car garage is set beneath second floor living space in the western leg of the V, and north of the garage is an exterior staircase to the second floor. A large balcony is visible on the east end of the house. The foundation material is not visible, and the exterior is clad in wood siding. The primary entrance is obscured from the street but appears to be recessed within the center of the V beneath a

flat roof porch supported by a wood post. Multiple singular, paired, and triple sets of windows are on each elevation.

## Sun Valley Road

### **191 W. Sun Valley Road, Commercial Building**

This is an irregularly shaped commercial building which features a sharply pitched roof that is truncated, ending in a splayed roof on either side of the sharply pitched central portion of the roof. The roof is clad in green standing seam metal roofing system. The building is clad in beige stucco. The main design feature is a triangular window (tucked into the top of the sharply pitched roof), comprised of four panels that faces N. 2<sup>nd</sup> Avenue. The main panel is a dual pane center window, flanked by two triangle windows and topped by another triangular window. This entire window assembly has green trim and appears to mimic the shape of a pine tree. The long side of the building that faces W. Sun Valley Road has several windows that run from the roof eaves nearly to grade. Further along this façade there are two doors, one a fully glazed wood unit and, further east, a set of fully glazed swinging doors. There are densely planted trees around the building including coniferous trees and birch trees. On the west façade there is a rubble rock retaining wall and steps that lead to the lawn on the west side of the building.

### **200 E. Sun Valley Road, Commercial Building**

This Tyrolean/Swiss Chalet style commercial building is irregularly shaped with many different roof types. The building has two main facades: the north façade which fronts on E. Sun Valley Road and the N. Washington Avenue façade. The E. Sun Valley façade has a front gabled roof with several on the roof elements including a pent roof that intersects with the front gabled roof. A pergola structure has been attached to this façade, and it also intersects with the pent roof and the front gabled roof. There is a large square chimney that is clad in vertical wood siding located next to the front gabled roof. The E. Sun Valley façade is clad in vertical wood siding while the patio on this side is concrete brick pavers. There are hanging plants (with flowers) and wood planter boxes with native grasses hung from the pergola. Above the pergola a wood sign hangs from a wooden post that reads SMOKY MOUNTAIN PIZZERIA & GRILL. There are remnants of the Tyrolean/Swiss Chalet style: decorative barge boards in the front facing, wood shake shingles on the pent roof, and exposed rafter tails on the pent roof all still exist on this building. The N. Washington façade is clad in vertical wood siding and, behind the main portion of the building, there is an asphalt parking area and an addition on the back of the building that contains a delivery entrance.

### **211 E. Sun Valley Road, Commercial Building**

This two-story commercial building sits at the northeast corner of E. Sun Valley Road and N. Washington Avenue. The building is rectangular in shape except the southwest corner is clipped to create a chamfered edge. The grade drops along N. Washington Avenue and there are three garage bays at grade on this façade along with a stone retaining wall. At the primary entrance at the chamfered corner there is a recessed entry at the first floor and a balcony with a solid wood balustrade above. At the second floor, where the balcony is located, there are three arched openings. A metal spiral is located on this balcony and it provides access to a rooftop deck that has a metal railing. The main entry is above grade and stone steps, and a large planter box, provide access and are located in front of the chamfered corner. Four window openings are located on the N. Washington Avenue façade at the first floor and second floor—some are single units and others are paired units. Two trees are planted in front of the building (one in the planter box and one at the street).

### **400 E. Sun Valley Road, Commercial Building**



This building is located at the southeast corner of E. Sun Valley Road and N. Leadville Avenue. The building is two stories tall and is clad in brick on the bottom, and vertical board and batten wood on the second floor. There is a faux mansard/pent room at the parapet, and this faux mansard is clad in asphalt shingles. There are two primary facades: one that faces E. Sun Valley Road and one that faces N. Leadville Avenue. The façade on E. Sun Valley Road has a second-floor balcony with an iron railing that runs the length of this façade. Doors into tenant spaces and windows line the upper floor. At the first floor, at the far east side of this façade, there is a carport. The rest of the first-floor features doors and windows for the shops and businesses. At the midpoint of this façade there are stairs down to a basement level where there is a restaurant. Next to this stair there is a spiral staircase that provides access to the balcony. The balcony wraps from the E. Sun Valley façade onto the N. Leadville façade. A wood boardwalk provides a walkway underneath the balcony on both primary facades.

#### **411 E. Sun Valley Road, Country Cousin Commercial Building**

This is a cross gabled, 1 ½ story log building with two primary facades: one that fronts on E. Sun Valley Road and one that fronts on N. Leadville Avenue. The building is log construction and there is vertical half-log cladding in the gable ends. The rest of the walls are log. There is an addition on the east end of the building that is clad in vertical and horizontal wood siding, painted green. The addition has a side-gabled roof. The roof on the building is clad in wood shake. The log portion of the building has its main entrance on E. Sun Valley Road and there are twelve light wood windows on either end of the log portion. The door is covered by a small front gabled roof supported by knee braces. There are two windows on the N. Leadville façade, also wood units. On the addition there are several windows at the first level: a bay window and, beside the bay window, a door into another commercial space. On the second floor there are several hung window units.

#### **460 E. Sun Valley Road, Commercial Building**

This is a large rectangular commercial building that is located on the southwest corner of E. Sun Valley Road and N. East Avenue. There are two primary facades on these two streets as well. There is a prominent clock tower with a pyramidal roof at the northwest corner of the building. The first floor of the building is clad in brick while the upper story is clad in stucco. A prominent porch/canopy runs the entirety of both primary facades, in between the first and second floor. The canopy features I beam support that are exposed, and holes have been punched in these beams at regular intervals to create decoration. At the first floor, these I beams, and the canopy roof itself, are supported by large square metal clad columns (set upon low brick piers) that are spaced evenly down both facades. The roof overhanging substantially at the second floor and there are exposed rafter tails that are large in scale. There are regularly spaced windows on the second floor (paired aluminum units) and large commercial storefront windows on the first floor. The tenant doors are found at the midpoint of the E. Sun Valley façade and at the northeast corner.

#### **491 E. Sun Valley Road, Ketchum Sun Valley Branch - Bank of Idaho Commercial Building**

This building is located at the northwest corner of N. East Avenue and E. Sun Valley Road. This Contemporary-meets-Shed-meets-Tyrolean style building primary facades on both of these streets. The building has a unique almost A frame-like shape, but the steeply pitched roof does not come to a point, but rather, ends in a flat expanse. As the A shape goes down, very steeply, it then kicks out to create a very shallow flared eave almost. The overall shape of this roof is akin to an elongated cowboy hat. The roof is oriented to the side, and the overall shape of the building is rectangular. The vast expanse of roof visible on the E. Sun Valley Road façade is clad in wood shakes. There are three dormers on the E. Sun Valley façade. At the first floor on the E. Sun Valley façade the façade is very unique: there are nine bays and there are slightly protruding bays that create a push and pull feel on this façade. The two

most western bays have cordwood construction while the next two bays are recessed and have large windows. The next bay has cordwood construction, and the next bay is recessed, and this is the bay that contains the primary entrance. The next three bays have large windows. Note that there is a smaller "hat shaped" roof projection on this primary façade as well and it is centered over the main door and the adjacent cordwood construction bay. The façade that faces N. East Avenue has brace framing and glazing between these braces is heavily tinted. Cordwood construction is located at the lower walls on this façade as well. Additionally, a roof to grade cordwood wall is placed on the inside of the amber tinted glass (inside the building) but it is visible on the exterior. Several logs have been placed in the ground in front of this large window on this façade. Windows and bracing are also located in the other gable end that faces the Country Cousin store, but cordwood construction is placed on the first floor on that façade.

### **600 E. Sun Valley Road, BMO Bank Commercial Building**

This bank building is located at the southeast corner of E. Sun Valley Road and N. Walnut Avenue. This Contemporary style building is side-gabled and has two primary facades on the aforementioned streets. The building has a complex roof with an airplane-bungalow-like second floor at the midpoint of the footprint. The roof is clad in wood shakes. Two covered teller bays are also located at the midpoint of the footprint and the roof that covers the teller bays connects the main bank (to the west) to another building to the east (on a different lot and not a part of this building). The primary façade of the bank on N. Walnut Avenue has three huge rafters that extends out past the eave. There are six thin windows in the gable end that extend down to grade. There are additional windows at each end of this façade with an expanse of stucco and vertical wood cladding between the six thin windows and the windows at the outer edge of this façade. On the E. Sun Valley façade the very prominent eave (made up of two boards almost like a frieze and architrave) draws the eye horizontally along the low expanse of this building. Thin wood framed windows are interspersed between vertical wood cladding on this façade. The main doors are located just off center on this façade. There are clerestory windows in the airplane-bungalow-like second floor. There is a parking lot behind the building and several mature trees planted in front of it along E. Sun Valley and low bushes along N. Walnut Avenue.

### **700 E. Sun Valley Road, Commercial Building**

This rectangular Contemporary style commercial building has a flat roof and a wide, overhanging eave. The building is clad in vertical wood siding as is the boxed, overhanging eaves. The building has a small wooden stoop and steps that leads to the primary door which is fully glazed. The primary door is located on the E. Sun Valley façade. Several rectangular (wood framed) windows are located on this façade. There is one fixed window located on the Spruce Avenue façade. There are several windows on the back façade, but it is unclear what material or style they are. Mature hardwood trees are located behind the building. There is a large asphalt parking lot located in front of the building, as the building is set back on its lot.

## **Walnut Avenue**

### **291 N. Walnut Avenue, Hotel**

This Tyrolean/Swiss Chalet style hotel building is located on the southwest corner of E. Sun Valley Road and N. Walnut Avenue. This hotel building has a U shaped footprint and each of the three wings has gabled roofs. The portion of the building that runs along E. Sun Valley Road is one story tall while the portion that runs along N. Walnut Avenue is two stories tall. The wing that runs along the alley is also two stories with a one-story wing to the south. The building has broad, overhanging eaves and exposed rafter tails. The siding is wood shingle, stucco, and a vertical cladding that may be metal. The roofing material is undetermined. A

stone retaining wall runs along E. Sun Valley Road and there is a central external staircase on the primary façade that fronts on E. Sun Valley Road. Knee braces are spaced evenly along this façade as well. The primary entrance is located at the far east end of the E. Sun Valley façade, and this area is also clad in vertical metal siding. The primary door is a fully glazed single door flanked by sidelights and a transom with additional windows on either side of the door/sidelight assembly and above it. The alley façade features large glass windows with wood balconies—the balconies have wood slat balustrades.

The primary façade on N. Walnut Avenue contains large windows at the north corner of the building—this area is the office. The rest of this façade has three openings/voids that lead to exterior staircases. A wood balcony on the second floor runs nearly the full length of this façade. The balustrade is flat wood slat and there are knee braces spaced evenly along this façade too.

### **511 N. Walnut Avenue, House**

This house is a one-story Contemporary style ranch with a side gabled roof. The house has a metal roofing system. The main entry is centered on the primary facade and is flanked by sandstone cladding. Large windows flank either side of the door. These are modern aluminum units that are divided into eight panes by aluminum muntins. A square chimney pierces the roof at the southern end of the building, and this appears to be clad in a weathered wood or metal cladding. Two limestone posts delineate the yard from the street, and, between these posts, the brick paver walkway access the front door. Several low brick steps provide access from the walkway to the door. The front door is a double door unit with four lites. A wood three rail fence encloses the property. The house is surrounded by mature trees, including several aspens to the south side of the house.

### **611 N. Walnut Avenue, Clara Spiegel House**

This Contemporary style house is located at the northwest corner of E. 6<sup>th</sup> Street and N. Walnut Avenue. The house has a low-pitched gable roof with a flat roof carport on the east side of the house. The front gabled section has floor to ceiling windows in the center of this façade and horizontal wood siding at either end. There are two brick chimneys at the ridge line, and the roof is clad in brown asphalt shingles. A large asphalt parking area and driveway take up the east part of the lot. The west part of the lot is heavily planted with trees, mature bushes and flowers, and a sloping lawn. Just above the carport on the east side there is a row of clerestory windows on the east façade of the house. The west façade of the house has a patio and another row of windows. A back addition creates a cross gabled roof on the west side of the house and there is another door into this self-contained apartment.

### **811 N. Walnut Avenue, House**

This Shed style house is located on the west side of N. Walnut Avenue. The house is side gabled and is clad in a wood shake shingle roof. The central portion of the roof is raised higher than the two side wings, creating a raised center portion where the main entry door is located. The house is clad in vertical wood siding and there is an detached two car garage in front of the house. Only one window is visible, and it appears to be a casement unit. The house is surrounded on the west with large coniferous trees. At the east side of the lot a brick-paver driveway and parking area takes up the entirety of the east side.

### **860 N. Walnut Avenue, House**

This Contemporary style two story house has a front gabled roof with windows in the gable end and vertical wood siding. The roof is clad in asphalt shingles. The driveway is located in front of the house and there are mature coniferous and deciduous trees on the north side of the house. A prominent wood balcony is located on the second floor, and it has a wood

balustrade and stairs near the south end of the balcony. At the first floor the entrance is located under the porch and there are several windows (appear to be vinyl) next to the door. A large, rectangular chimney is located on the ridge.

### **303 N. Walnut Avenue, Michel's Christiania Restaurant Commercial Building**

This Contemporary style restaurant features is located at the northwest corner of N. Walnut Avenue and Sun Valley Road. The building has a steeply pitched A frame roof that runs parallel to Sun Valley Road with a flat roof on the porte-cochere on the east façade. The building has wide eaves, exposed roof beams at the gable ends, and expanse of windows on the east and west gable ends. Beside the windows in the gable ends the building is clad in stucco and vertical wood siding. A large, prominent chimney pierces the roof near the east end of the building, and the chimney is also stucco. A small driveway provides access to the porte-cochere and the door. The main door is located under the porte-cochere and there is stone cladding next to the door. Mature trees are planted next to the building along Sun Valley Road.

## **Warm Springs Road**

### **780 Warm Springs Road, Commercial Building**

The building is on the east side of Warm Springs Road on an irregularly shaped parcel that has a paved parking area. The single-story Contemporary style building has an L-shape and is topped with a flat roof. A metal garage door accesses an attached garage at the south end of the façade. A blade sign for "Reflex" hangs from the cornice on the façade. The foundation material is not visible but is likely concrete masonry units, as the building is constructed of exposed concrete masonry units except for the façade, which is clad in wood siding laid in a diagonal pattern. There are no entrances on the façade, but multiple entrances are on the north elevation. The façade is recessed beneath the roof and contains two square fixed windows. The north elevation contains similar square fixed windows and additional garage doors.

### **791 Warm Springs Road, Commercial Building**

The building is on the southwest corner of Warm Springs Road and E. 8th Street on a rectangular lot that has a paved parking area, large wood deck, and grass. The single-story Ranch style building has a U-shape and is topped with a side gable, standing seam metal roof which is intersected by two front gable wings. The west wing is a semi-detached garage clad in wood siding with exposed rafter tails and the façade of the east wing contains a large, painted brick chimney. The foundation material is not visible, and the exterior is clad in wood siding and wood board and batten siding. The primary entrance is near the center of the façade, which faces north towards E. 8th Street, and is sheltered by a shed roof supported by wood posts. Typical windows are casement, slider, and hung vinyl units

## **Washington Avenue**

### **731 N. Washington Avenue, House**

The house is on the west side of N. Washington Avenue and is on a rectangular parcel with a gravel parking area, grass, deciduous trees, ornamental foliage, and a light post. The single-story Rustic style house has an irregular shape and is topped with a hipped standing seam metal roof. A brick chimney is near the northwest corner of the house. An attached one-car garage projects from the north end of the façade. The foundation material is not visible, and the exterior is composed of wood logs. The primary entrance is near the intersection of the garage and house. East of the entrance is a fixed sash window, and south of the entrance, on

the façade, is another fixed window, a large picture window, and another fixed or casement window. The windows are replacement vinyl units.

### **380 N. Washington Avenue, Commercial Building**

This commercial building is an irregularly shaped building with a hipped roof with elongated eaves which cover upper floor balconies. The roof is clad in asphalt shingles and the building itself is clad in vertical wood siding. The northern part of the building is roughly rectangular while the southern wing is an elongated rectangle with an upper floor balcony and shop entrances set below the balcony on the first floor. The grade drastically changes around this building, and the east side of the building appears to be only one story. The west side is two stories. There is parking and a deck and ramp to grade on the east side. The primary façade is the side that faces E. 4<sup>th</sup> Street and there are two slightly projecting wings on the east and west side of the façade. Large shop windows in these wings show goods for sale. A wooden sign that reads WASHINGTON AVENUE PLAZA hangs from the upper balcony on this façade. A prominent chimney pierces the roof on this façade, and the chimney is clad in vertical wood siding.

### **440 N. Washington Avenue, Commercial Building**

This building is rectangular, with two stories and topped with a flat roof. The primary façade fronts N. Washington Avenue and has a recessed entrance bay centered on the façade that is flanked by two windows on one side and one window and a door on the other side. Another raised panel fiberglass door is located on the primary façade near the northern end of the building. On the second floor there are four sliding vinyl windows of different sizes. The upper part of the façade is clad in vertical wood siding while the lower half is clad in a stucco material. A wood privacy fence enclosed the northern and southern part of the lot that fronts on N. Washington but there is a gap in the fence to provide access to the recessed entrance of the building. Several deciduous trees are planted along the northern edge of the lot.

### **460 N. Washington Avenue, Commercial Building**

This commercial building is front gabled, and the roof is clad in asphalt shingles. The building is rectangular in shape and the upper gable of the primary faced is clad in wood shingles. There are overhanging eaves on the north and south side of the building, and these eaves are clad in wood shingles. The rest of the building is clad in vertical board and batten siding and stucco (or, possibly painted CMU block). The primary façade has a small projecting wing with a pent roof. The main entrance is located on this wing and there is a large wood picture window next to the door. Another large picture window with reflective glass is located on the other side of the door. On the south side of the building there is a paved outdoor dining area with several trees planted along the southern edge of the property to provide shade to the dining patio.

### **591 N. Washington Avenue, House**

This Tyrolean/Swiss Chalet style house is located at the southwest corner of E. 6<sup>th</sup> Street and N. Washington Avenue. The grade changes on this lot and the west side of the house is two floors (walkout basement) while the east side of the house is one story. The house has a front gabled roof and there is a decorative, scalloped barge board along the primary façade gable. The roof is clad in a seamed metal roof. A second-floor balcony has a solid wood railing and a step of wooden steps from grade up to the second floor. The windows appear to be aluminum sliding units and there is a three-part picture window on the primary façade. A wooden privacy fence obscures the west side of the house. There is a large coniferous tree in this fenced side yard. The east side yard has some native flowers and grasses and there is another privacy fence on this side that partially encloses an asphalt parking lot on this side.

## Cultural and Historic Context

The text below gives additional details about the historic themes that provide historic context to the resources in Ketchum that were surveyed for this project. These themes are intended to give a broad overview of the history of Ketchum and the selected resources as it pertains to each historic context. These contexts directly relate to the architectural resources documented during the course of the survey, and therefore includes histories related to community planning and development, recreation and tourism, commerce, and the dominant architectural styles and traditions. When information on specific buildings was uncovered during the course of the survey, it is included here as well.

### Early History

Located in Idaho's Wood River Valley, the Ketchum area was first occupied by humans more than 16,000 years ago, as Native Americans moved into the area from the Stanley Basin and the Snake River plains.<sup>1</sup> The Wood River Valley served as an important travel route linking the Snake River plain to the Sawtooth Mountains.<sup>2</sup> Paleolithic peoples made tools at a site near Elkhorn, in the foothills of Dollar Mountain, with archaeological artifacts including tools, arrow points, and earthen ovens used to fire ceramics dating back 6,000 to 10,000 years.<sup>3</sup> Later, the land around Ketchum was traditionally home to the Great Basin Shoshone and Bannock tribes and the Shoshone band of the Tukudika (or Sheep Eaters) who traveled through the area, hunting and fishing.<sup>4</sup> The first European contact for many of the Shoshone and Bannock tribes likely came in the mid-1700s via trappers and fur traders from the Hudson Bay Company and North West Company although ancillary contact (via the introduction of the horse and trade goods) occurred much earlier.<sup>5</sup> The Bannock Indian War ended in 1879 forcing the Native Americans of the Wood River Valley to leave the area.<sup>6</sup>

In 1879 David Ketchum, a trapper and frontiersman originally from Missouri, built a cabin where Warm Springs Creek empties into the Big Wood River, just west of modern-day Ketchum.<sup>7</sup> A year later the town was founded, and it was christened in his honor after the first name "Leadville" was discarded as overused.<sup>8</sup> The nascent town was platted by 1881, laid out in an orthogonal grid pattern with Main Street roughly bisecting the town into two

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<sup>1</sup> Claudia Taylor Walsworth, *Archaeological and Historic Survey Report, 2005 Ketchum Reconnaissance Survey, Blaine County, Idaho* (August 2005), 12-14.

<sup>2</sup> Claudia Taylor Walsworth, *Archaeological and Historic Survey Report, 2005 Ketchum Reconnaissance Survey, Blaine County, Idaho* (August 2005), 14.

<sup>3</sup> Wendolyn Spence Holland, *Sun Valley: An Extraordinary History* (Ketchum, ID: The Idaho Press, 1998), 21; Claudia Taylor Walsworth, *Archaeological and Historic Survey Report, 2005 Ketchum Reconnaissance Survey, Blaine County, Idaho* (August 2005), 15.

<sup>4</sup> "Native American Heritage in the Wood River Valley," Visit Sun Valley, accessed 8/19/25, accessed at: <https://visitsunvalley.com/native-american-heritage/>.

<sup>5</sup> "Final Environmental Impact Statement for Hydropower License," Federal Energy Regulatory Commission, Office of Energy Projects, Hells Canyon Hydroelectric Project FERC Project No. 1971-079 (August 2007), 484-485.

<sup>6</sup> Kate Hull, "Searching for Ketchum," SunValleymag.com (7/6/2021), accessed 8/20/2025, accessed at: <https://sunvalleymag.com/articles/searching-for-ketchum/>.

<sup>7</sup> Wendolyn Spence Holland, *Sun Valley: An Extraordinary History* (Ketchum, ID: The Idaho Press, 1998), 64-67.

<sup>8</sup> Kate Hull, "Searching for Ketchum," SunValleymag.com (7/6/2021), accessed 8/20/2025, accessed at: <https://sunvalleymag.com/articles/searching-for-ketchum/>.



east and west halves. By 1890, Sanborn maps show a thriving small town with general stores, drug stores, public halls, a hotel, livery stables and corrals, and several churches.<sup>9</sup>

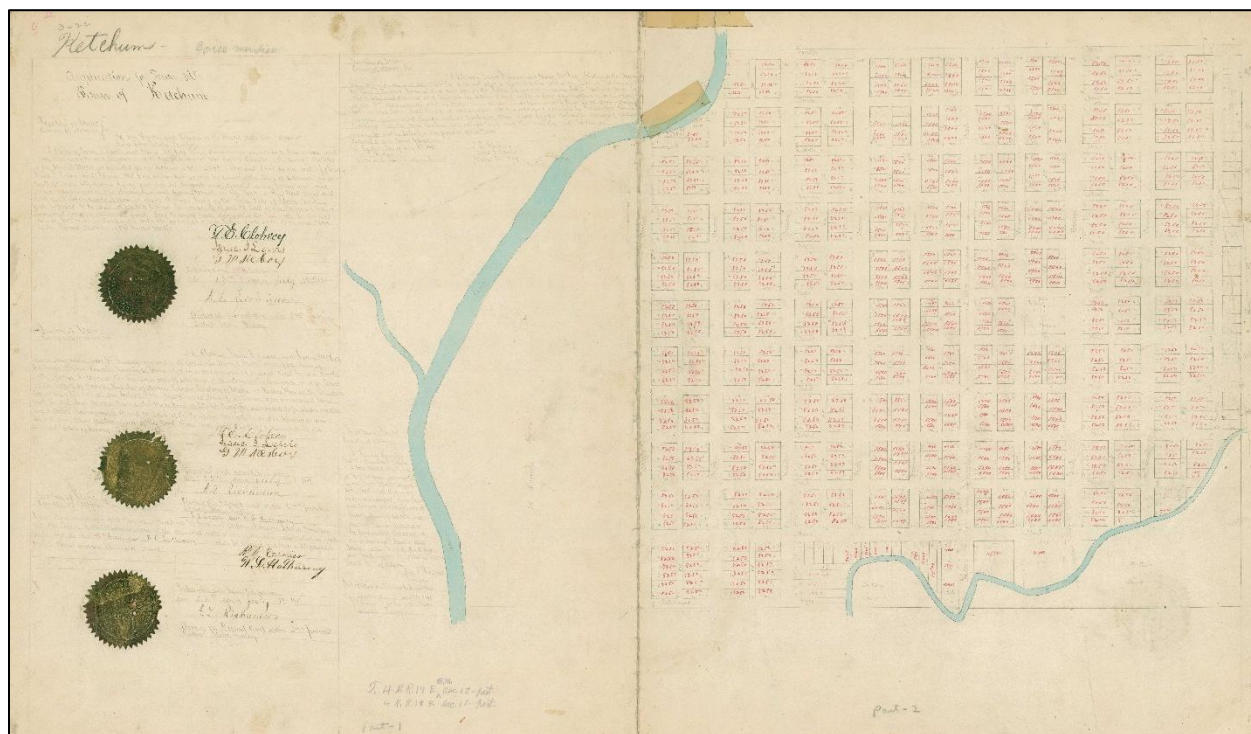


Figure 8. The original town plat for Ketchum, 1881. National Archives and Records Administration.

With mountains surrounding it from the west, north, and east, and the desert plains to the south, Ketchum was (and still is) a difficult place to reach and, at its founding in 1879, this was especially true. One of the most significant developments in Ketchum's history came with the arrival of the Oregon Shortline Railroad in 1884. Connecting Ketchum to points further south, Ketchum was the most northern stop on what would eventually become the Wood River branch of the Union Pacific Railroad.<sup>10</sup> The railroad connection marked an important turning point in the history of Ketchum as it made the little town more accessible to the outside world. Originally the railroad was constructed as a narrow-gauge track to serve the booming silver mines in the area, however it also transported people, mail, and livestock along with a greater selection of dry goods and groceries. Crucially, the railroad connection ensured that Ketchum would survive once mining ceased. Other mining towns not located along a viable transportation corridor—frontier camps and towns like Boulder City and Bullion City among others—became ghost towns once the mining industry ended.<sup>11</sup>

Mining dominated as the primary driver of Ketchum's early economy. Silver and lead were successfully mined in the hills surrounding Ketchum with millions of dollars' worth of ore

<sup>9</sup> Sanborn Map Company, Ketchum, Idaho (1890), Sanborn Fire Insurance Map, From City of Ketchum Historic Preservation Commission archives; Wendolyn Spence Holland, *Sun Valley: An Extraordinary History* (Ketchum, ID: The Idaho Press, 1998), 80.

<sup>10</sup> James C. Vissers, *A History of Sun Valley*, Community Library of Ketchum, Jeanne Rodger Lane Center for Regional History (undated), 3.

<sup>11</sup> Wendolyn Spence Holland, *Sun Valley: An Extraordinary History* (Ketchum, ID: The Idaho Press, 1998), 75-76; 85.



transported out of the valley in the late 1800s.<sup>12</sup> Businesses that supported the mining industry became crucial pieces of the early Ketchum economy as well. The Philadelphia & Idaho Company Smelter—located northwest of downtown Ketchum—processed the ore coming out of the mines around Ketchum while the Ketchum Fast Freight Line utilized large mule teams to haul ore from the mines to the nearest railroad depot in the years before the railroad reached Ketchum.<sup>13</sup> Although the bulk of the population in Ketchum during this time period were White, there was a sizeable group of Chinese residents who comprised approximately 26% of the total population of the Idaho territory in 1870 (Figure 9).<sup>14</sup>

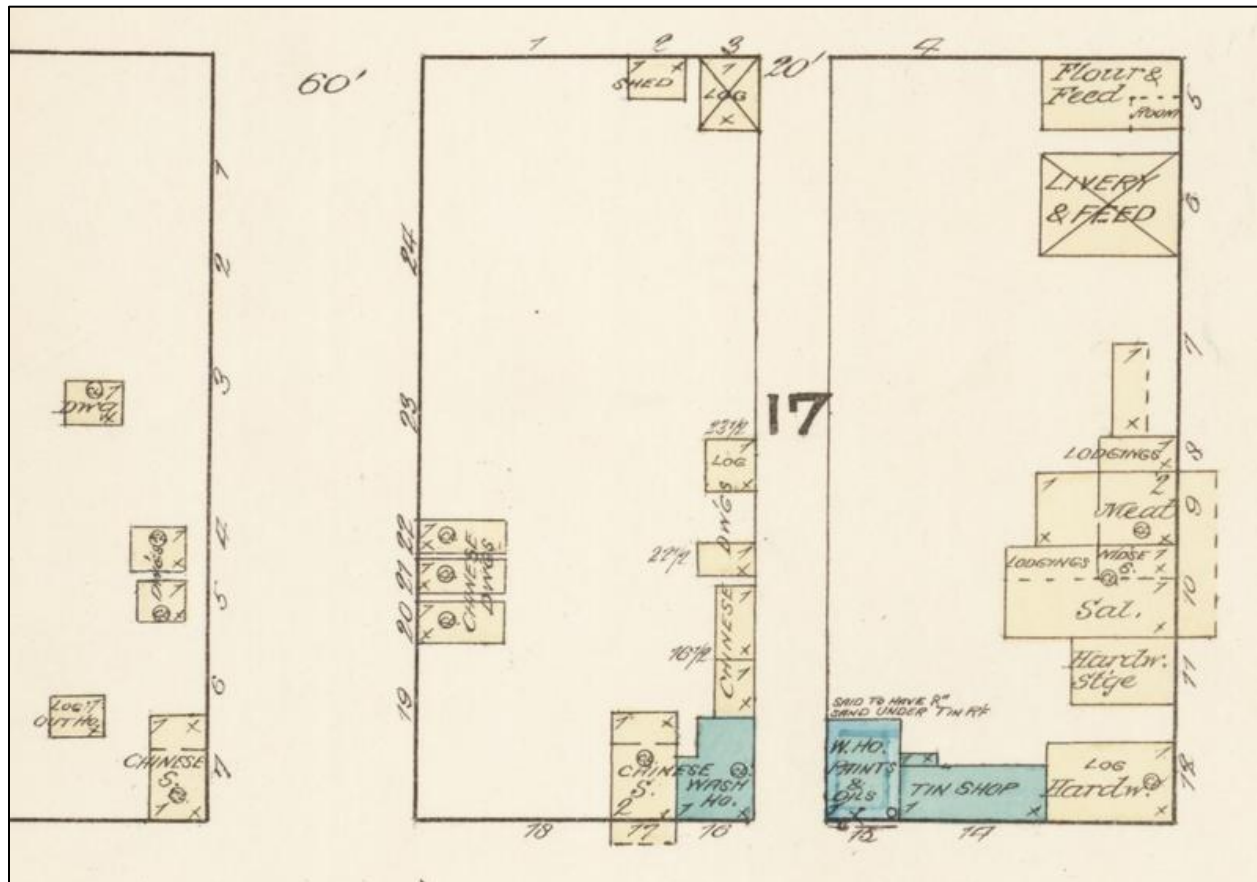


Figure 9. This 1885 Sanborn map shows a small area of Chinese dwellings, a wash house, and a store. The block is bounded by 4th Avenue to the north, Main Street to the east, 3rd Avenue to the south, and Washington Avenue to the west. Library of Congress.

The mining boom in Ketchum was short lived, however, and mines began to close in the late 1880s. By 1892, when silver prices cratered and the costs to extract the ore continued to climb, the industry all but ceased. The closure of the mines had a profound effect on Ketchum as the population went from a high of 2,000 residents in 1889 to about 300 in 1900.<sup>15</sup>

<sup>12</sup> James C. Vissers, 2.

<sup>13</sup> James Henry Hawley, *History of Idaho: Gem of the Mountains* (Chicago, IL: S.J. Clarke Publishing Co., 1920), 204.

<sup>14</sup> Arnolando De Leon, *Racial Frontiers: Africans, Chinese, and Mexicans in Western America 1848-1890* (Albuquerque, NM: University of New Mexico Press, 2002), 82.

<sup>15</sup> Wendolyn Spence Holland, *Sun Valley: An Extraordinary History* (Ketchum, ID: The Idaho Press, 1998), 121.

Ketchum's population would not reach its 1889 peak again until tourism became a full-fledged industry in the city by the 1970s.<sup>16</sup>

With the decline of mining, Ketchum's economy shifted towards agriculture and raising livestock. Sheep ranching in particular became a viable industry, supported in part by lax regulation which allowed ranchers to graze their flocks on public lands and by the collapse of the local population which left farms and land claims vacant (Figure 10). In 1890 there were an estimated 614,000 sheep in the region.<sup>17</sup> Although cattle had accompanied some of the earliest settlers to Ketchum, adequate grazing and vegetation for the large bovines was in short supply. Sheep required less food and could navigate more varied terrain, and this suitability is evidenced by the growth in the sheep population which reached 2.65 million animals by 1918.<sup>18</sup> An essential part of the success of the sheep industry in Ketchum were the Basque people who hailed from the Pyrenees Mountains in Spain. The Basque began immigrating to Idaho in the 1890s, spurred to the U.S. by oppressive, fascist politics in Spain. Once in the Wood River Valley, many Basque people thrived working in the sheep industry around Ketchum. Today, Idaho has the largest Basque population outside of the Pyrenees.<sup>19</sup>



*Figure 10. Sheep leaving a shearing corral near Ketchum, c.1939. Idaho State Archives.*

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<sup>16</sup> Ketchum City Council, "The Ketchum Comprehensive Plan," April 8, 1983, 7, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History.

<sup>17</sup> "Sun Valley vs. Ketchum...What is the Difference?" VisitSunValley.com, accessed 9/4/2025, accessed at <https://visitsunvalley.com/sun-valley-vs-ketchum-what-is-the-difference/>.

<sup>18</sup> "North Sheep Draft Environmental Impact Statement," U.S. Department of Agriculture, Forest Service, Ketchum Ranger District, Sawtooth National Recreation Area (3/18/2004), 3-47;

"Sun Valley vs. Ketchum...What is the Difference?" VisitSunValley.com, accessed 9/4/2025, accessed at <https://visitsunvalley.com/sun-valley-vs-ketchum-what-is-the-difference/>.

<sup>19</sup> Sharon Fisher, "Exploring Boise's Basque History," FromBoise.com (2024), accessed 9/3/2025, accessed at <https://fromboise.com/posts/exploring-boise-s-basque-history-1>.

The natural beauty and benefits of the Wood River Valley did not escape the notice of early settlers and as early as the 1880s, the Wood River Valley began to entice tourists. Built by Civil War veteran Captain Henry Guyer, Jr. the Guyer Hot Springs Resort was completed in 1882.<sup>20</sup> Located west of downtown Ketchum on Warm Springs Creek, the resort had a foot bridge that led to the creek-side mineral pools, a fine hotel lodge, parties and lawn games, and a plunge pool.<sup>21</sup> The resort became an internationally known destination, and famous guests included an 1891 visit by Jay Gould (who had a large stake in the Union Pacific Railroad). The resort flourished in the 1890s and 1910s.<sup>22</sup>

Driven by the region's stunning natural beauty and abundant outdoor recreation opportunities, tourism would later become an economic mainstay, and the development of the Sun Valley Resort was a key piece of this tourism boom. Sun Valley is a separate municipality located two miles northeast of Ketchum, but the development of its namesake ski resort profoundly affected the development of Ketchum. The Sun Valley Resort was the brainchild of Averell Harriman, chairman of the Union Pacific Railroad, and upon its completion in 1936, it became "America's first destination ski resort" and quickly became a premiere destination for winter tourism (Figure 11).<sup>23</sup> At its founding in 1936, the town of Ketchum was small and quiet (with a population of just 224 counted in the 1930 census), but from the beginning the resort began attracting a growing number of visitors.<sup>24</sup> Due to the difficulty in reaching this remote part of the country, and the upscale nature of the Sun Valley Resort, wealthy families and Hollywood celebrities in particular were patrons of the resort.



Figure 11. The Sun Valley Lodge in 1937. National Archives and Records Administration.

<sup>20</sup> Mary Jane Griffith, *Early History of Ketchum and Sun Valley*, from City of Ketchum Archives, 7.

<sup>21</sup> Mary Jane Griffith, *Early History of Ketchum and Sun Valley*, from City of Ketchum Archives, 34.

<sup>22</sup> Wendolyn Spence Holland, *Sun Valley: An Extraordinary History* (Ketchum, ID: The Idaho Press, 1998), 103-105.

<sup>23</sup> Karen Bossick, "An Enduring Green Thumb," *SunValleyMag.com* (7/2/2019), accessed 9/3/2025, accessed at <https://sunvalleymag.com/articles/an-enduring-green-thumb/>.

<sup>24</sup> Riley Moffat, "Population History of Idaho," Brigham Young University, accessed 9/2/2025, accessed at [https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064\\_populationhistoryofidaho1863-1980.pdf](https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064_populationhistoryofidaho1863-1980.pdf).



The construction of better roads and highways made the town more accessible to visitors, which was a critical turning point in its development. Although the Sawtooth Park Highway had been extended from Hailey, through Ketchum, to Galena in 1916, for much of its early history “winter weather conditions were often a major obstruction in transportation to and from the area.”<sup>25</sup> In 1937, the “semi-surface” paving of U.S. Highway 93 greatly improved conditions on the road and made it easier for tourists to reach the town by car.<sup>26</sup> This was instrumental in the development of Ketchum as a resort destination.

As tourism continued to thrive the demand for air transportation increased as Sun Valley’s ski facilities boomed in popularity. In 1947, the United States Forest Service built an airstrip near the resort, and in 1951, the first commercial flight to the area was offered by Western Airlines. The airport continued to grow, and by the 1960s, it had become a significant regional hub for flights to and from major cities like Salt Lake City and Boise. Additionally, in the mid-twentieth century, air travel became an increasingly important aspect of Ketchum’s transportation history. The Sun Valley Airport (now Friedman Memorial Airport), located just outside Ketchum, was originally built in 1931 but underwent significant expansion in the 1940s and 1950s to accommodate the growing number of visitors to the area. In 1960 West Coast Airlines began service between Boise, Sun Valley/Ketchum, and Twin Falls.<sup>27</sup>

Recreation tourism continued to play a role in Ketchum’s growth. In the Sawtooth National Forest (located west of Ketchum) there were 5,400 recreation visitors in 1917 and this increased to 15,000 visitors by 1935.<sup>28</sup> Working in conjunction with the Sun Valley Resort, the U.S. Forest Service cleared trails around the resort in 1938-1940 which increased tourism to 69,000 visitors to the Sawtooth National Forest by 1940.<sup>29</sup> In the midst of this burgeoning tourism industry, Ketchum entered 1950 as a small village that would be radically changed over the ensuing three decades. As the U.S. exited World War II Americans experienced “greater affluence, increased leisure time, and a new system of interstate highways” which, in turn, spurred tourism around the country.<sup>30</sup> Correspondingly, by 1946, Ketchum experienced a huge influx of tourists for the opening day of fishing season that reportedly swelled the town to five times its normal size.<sup>31</sup> As evidence of the huge tourist related support needed to handle this influx, nearby Sun Valley Resort employed approximately 1,000 people in 1947.<sup>32</sup> Although concrete tourist numbers have been hard to find, it is clear that tourism continued to grow as Ketchum neared the midpoint of the century.

## Ketchum 1950 – 1980

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<sup>25</sup> Jennifer Gorman, “Blaine County Transportation: A History of Bridges and Roadways in Blaine County, Idaho,” Idaho Department of Transportation (undated), 24.

<sup>26</sup> Jennifer Gorman, “Blaine County Transportation: A History of Bridges and Roadways in Blaine County, Idaho,” Idaho Department of Transportation (undated), 35.

<sup>27</sup> “West Coast Airlines Begins Scheduled Service to Sun Valley,” *The Herald Journal* (Logan, UT), 8/30/1960.

<sup>28</sup> Anthony Godfrey, *From Burley to Haily, Idaho: Administrative Facilities of the Sawtooth National Forest, 1891-1960*, U.S. Forest Service Report No. SW-04-2195 (2/15/2004), 25.

<sup>29</sup> Anthony Godfrey, *From Burley to Haily, Idaho: Administrative Facilities of the Sawtooth National Forest, 1891-1960*, U.S. Forest Service Report No. SW-04-2195 (2/15/2004), 25-26.

<sup>30</sup> James Ciment, *Postwar America: An Encyclopedia of Social, Political, and Economic History* (New York, NY: Routledge, 2006), 497.

<sup>31</sup> Dave Johnson, “Ketchum Swells to Welkin-Ringing Boom Town to Celebrate Fishing Season’s Opening Day,” *The Idaho Statesman*, 5/21/1946.

<sup>32</sup> “Sun Valley Joins New Idaho Villages,” *Bonnars Ferry Herald*, 5/1/1947.

The focus of this survey is historic resources built between 1950 and 1980. Thus, the focus of the historic contexts in this section spans those years. Each major context area is explored in relation to the historic resources that were surveyed for this project. There are likely many other resources in Ketchum related to these contexts, but if they are not included here, it is likely because this project did not survey those specific sites.

## Community Planning and Development

Amidst this cultural context, Ketchum emerged in 1950 as a town poised for change (Figure 12). Just a few years prior, Ketchum had incorporated as a village in 1947.<sup>33</sup> At this point, Ketchum was a small town with an economy that was primarily based on agriculture, farming, and logging; but tourism continued to grow. Although the permanent population through the 1950s stayed flat (Ketchum had 752 people in 1950 and by 1960 it slightly contracted to 746) tourism was, by all accounts, pushing the peak season population well beyond that.<sup>34</sup> It was widely recognized that the economy in Ketchum was greatly reliant on tourism.<sup>35</sup> These surges in part-time residents put pressure on this small community throughout the middle decades of the twentieth century.

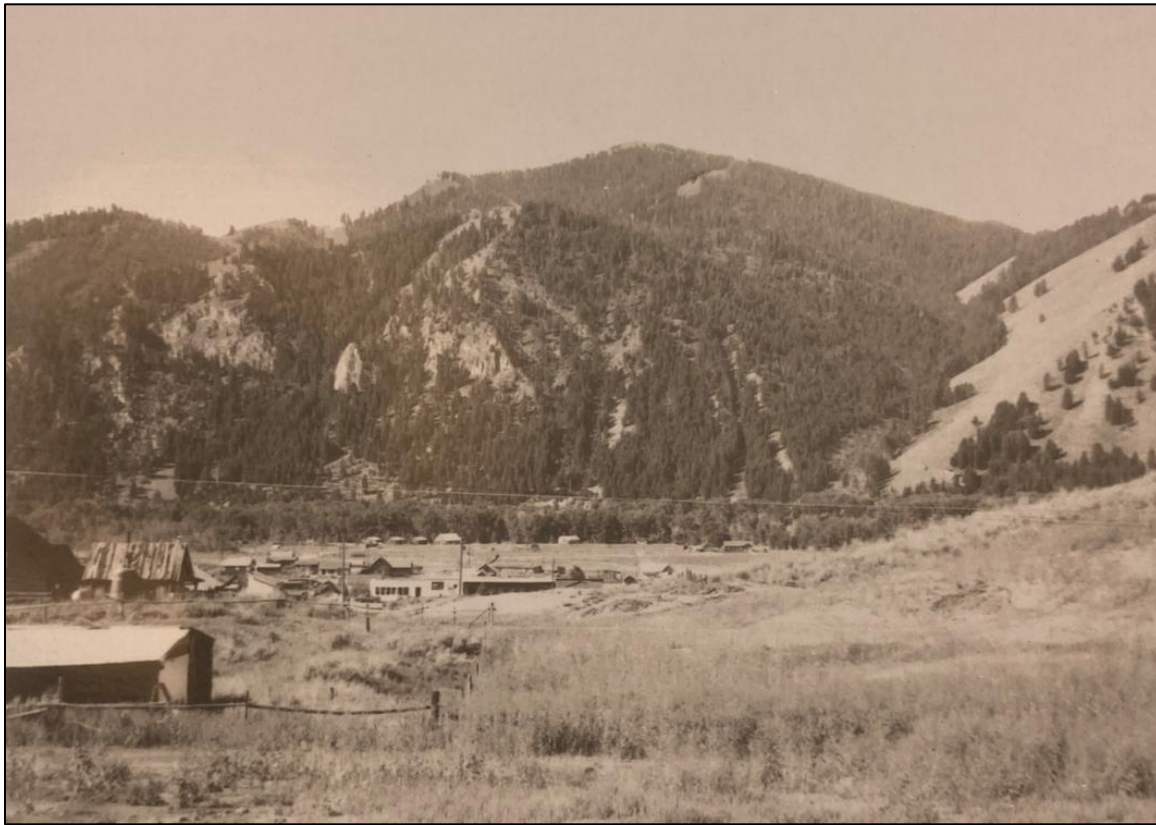


Figure 12. A view of Ketchum from Knob Hill, dating to 1954. Jeanne Rodger Lane Center for Regional History.

<sup>33</sup> "New Villages Share State Liquor Profits," *The Idaho Statesman*, 10/15/1947.

<sup>34</sup> Riley Moffat, "Population History of Idaho," Brigham Young University, accessed 9/2/2025, accessed at [https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064\\_populationhistoryofidaho1863-1980.pdf](https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064_populationhistoryofidaho1863-1980.pdf).

<sup>35</sup> "Idaho's Land Of...", *The Salt Lake Tribune*, 7/13/1952; "West Coast Airlines Begins Scheduled Service to Sun Valley," *The Herald Journal* (Logan, UT), 8/30/1960.



Prior to the growth that Ketchum would experience in the ensuing decades, the original plat from 1880 essentially served as the developed boundaries of the city. But by and large, Ketchum "meandered along from year to year."<sup>36</sup> By the late 1950s, some alterations to the original orthogonal pattern had occurred. In 1958, the Northwest Development Company replatted three blocks at the northwest corner of 1st Street and 3rd Avenue and created 24 lots for single-family homes along the new Edelweiss Avenue (Figure 13).<sup>37</sup> Interestingly, the curve of Edelweiss Avenue is likely due to the old railroad easement that used to run just west of the plat.<sup>38</sup> A map from 1967 shows that, by that time, thirteen houses had been built along Edelweiss Avenue.<sup>39</sup> Little is known about the Northwest Development Company, a subsidiary of the Boise-based Mortgage Insurance Corporation, but it appears the firm completed several residential and commercial development projects across Idaho.<sup>40</sup>

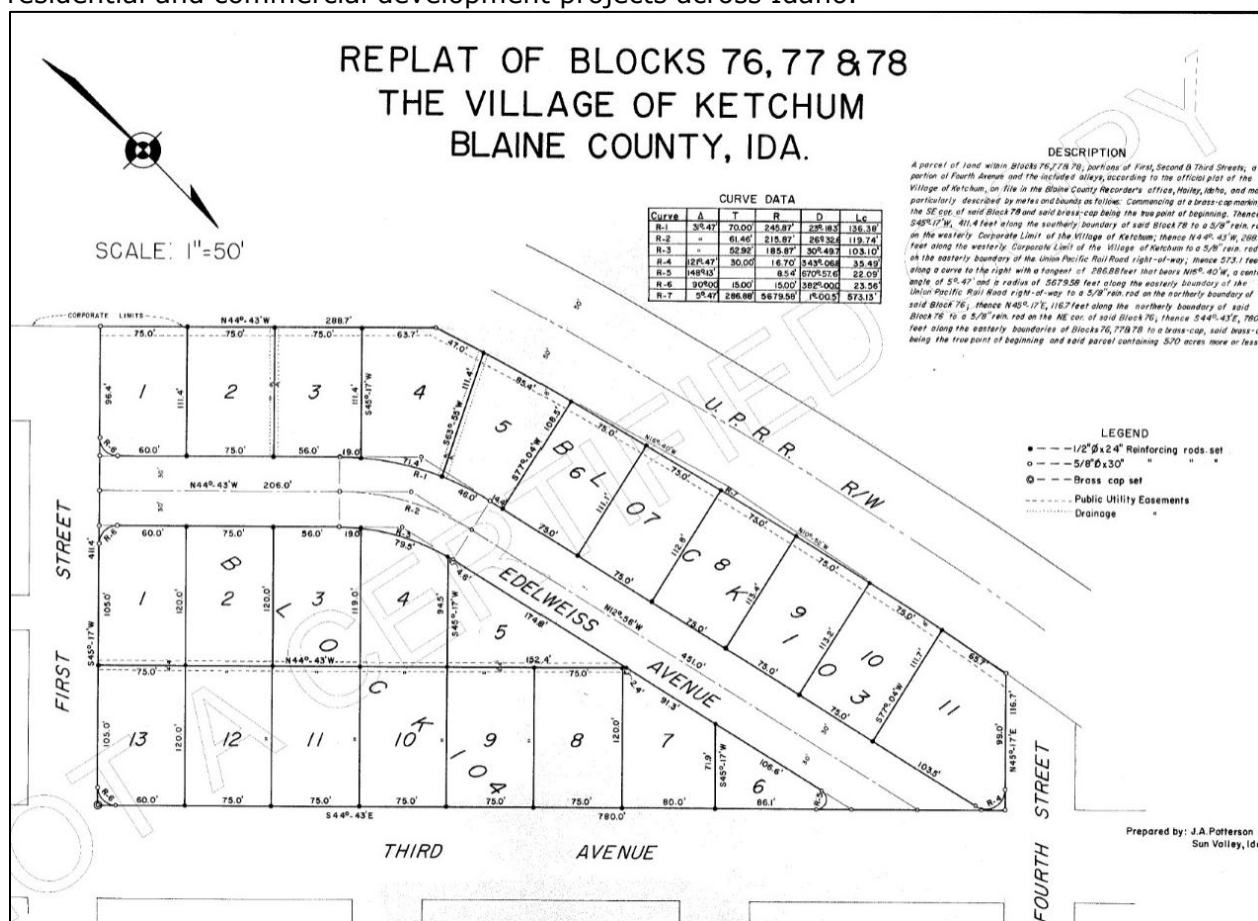


Figure 13. 1958 replat of part of Ketchum's original townsite. Blaine County Register of Deeds.

<sup>36</sup> O. A. (Gus) Kelker, "Ketchum Area's \$6 Million Building Boom Is Really Something To Behold," *Times-News* (Twin Falls, ID), September 14, 1969.

<sup>37</sup> "Replat of Block 76, 77 & 78, The Village of Ketchum Blaine County, Ida.," subdivision plat, August 1958, Blaine County Register of Deeds.

<sup>38</sup> 1974 Zoning Map of Ketchum, Community Library of Ketchum, Jeanne Rodger Lane Center for Regional History.

<sup>39</sup> U.S. Department of the Interior, U.S. Geological Survey Map (1967).

<sup>40</sup> "Pocatello Adds 140 Acres Near Ordnance Plant," *Idaho State Journal* (Pocatello, ID), November 11, 1957; "Building Permits Total \$99,600," *South Idaho Press* (Burley, ID), April 19, 1961; "Zone Study Would Add Camelback," *Idaho Statesman* (Boise, ID), June 29, 1966; "Group Protests Annexation by City of Pocatello," *Idaho State Journal* (Pocatello, ID), November 22, 1957.



Areas adjacent to downtown like the Knob Hill neighborhood are part of the original plat of Ketchum but the housing stock was largely built during the 1950s through 1970s based on the build dates of the homes in this area. For instance, houses in Knob Hill at 860 N. Walnut Avenue (Figure 14), 791 Alpine Lane, and the Clara Spiegel House at 611 N. Walnut Avenue were all constructed in the 1950s and each showcased popular architectural trends of the mid-century.<sup>41</sup>



Figure 14. The house at 860 N. Walnut Avenue was constructed in 1954. Photograph by Loggia Preservation, 2025.

It was also in the 1950s that Ketchum's Community Library got its start. In 1955, seventeen women established a library association and each donated one dollar towards the formation of the Gold Mine Thrift Shop which provided funding for the construction and operation of a library to serve Ketchum, Sun Valley, and Triumph residents (Figure 15).<sup>42</sup> The women would collect items to resell from Ketchum's residents and take turns staffing the thrift store. In just one year the women collected enough money and had garnered enough support from Ketchum's businesses which donated labor and materials to build the first library in 1957 at 331 N. Walnut Avenue.<sup>43</sup> Sited on land donated by Union Pacific, the 1957 library was

<sup>41</sup> This information was gathered from Blaine County Parcel Data.

<sup>42</sup> "Library Move Is Opened By Blaine People," *Times-News* (Twin Falls, ID), March 6, 1955.

<sup>43</sup> "Ketchum Coddles Bookworms," *Idaho Statesman* (Boise, ID), February 3, 1977.



constructed of concrete clad in Mediterranean pink tile, had rafters and paneling of brown-stained wood, and on the interior had butternut beams, a vinyl cork tile floor and coral colored metal shelving.<sup>44</sup> Ketchum's library is unique in that it was not supported by local taxes, but was instead funded entirely by the Gold Mine Thrift Shop and generous donations from Ketchum's residents.<sup>45</sup> The library quickly outgrew its initial space and in 1963 an addition was constructed, which again relied on funding from the Gold Mine Thrift Shop.<sup>46</sup>



Figure 15. Photograph of the women who formed the Community Library Association, which raised the funds for building the first iteration of Ketchum's Community Library. Photograph from the Ketchum Community Library.

In 1964, Union Pacific sold the Sun Valley Resort to California developer Janss Corporation, which ushered in an era of unbridled growth for Ketchum.<sup>47</sup> The *Times-News* of Twin Falls

<sup>44</sup> "Ketchum Gets Second Library As Building Nears Completion," *Times-News* (Twin Falls, ID), October 31, 1957; 17 Young Women Largely Responsible For Library For Ketchum, Sun Valley," *Times-News* (Twin Falls, ID), February 20, 1958.

<sup>45</sup> Noel Kreft, "Ketchum Library is unique in more ways than one," *South Idaho Press* (Burley, ID), July 27, 1980.

<sup>46</sup> "Library in Ketchum to be Enlarged," *Times-News* (Twin Falls, ID), March 31, 1963.

<sup>47</sup> Daniel Moore, Jr., ed., "Ketchum Community Project," 1974, Division of Budget, Policy Planning and Coordination, 2, Jeanne Rodger Lane Center for Regional History.

reported in 1969 on the building boom in Ketchum writing that when Janss Corporation became involved in Sun Valley, Ketchum's growth was, "rapid and directional."<sup>48</sup> Janss Corporation was headed by avid Sun Valley skier Bill Janss and quickly began to capitalize on Sun Valley's glamorous reputation. In 1967, the installation of a new ski lift at Sun Valley, known as the "Dollar Mountain Chairlift," improved access to the slopes and contributed to the resort's reputation as a top-tier destination for skiers. Open land, once home to grazing sheep and cattle disappeared as developers bought more land for apartments, condos, and recreational facilities.<sup>49</sup> This era marked the beginning of significant development in the area as more infrastructure was built to support an influx of visitors. Through the ensuing years of his ownership, Janss expanded skiing on Bald and Dollar Mountains, establishing new tennis, golf, and horseback riding programs which drew tourists through the summer months, and building new houses and condos in Sun Valley.

As Sun Valley's expansion explicitly catered to the wealthy, Ketchum offered less expensive real estate that still had access to area attractions.<sup>50</sup> Moreover, Ketchum's downtown functioned as the commercial center for Sun Valley and was frequented by Sun Valley tourists.<sup>51</sup> The 1960s saw the construction of residential, commercial, and religious buildings throughout Ketchum's downtown area.<sup>52</sup> In 1966 thirty new buildings were under construction in and around Ketchum which included several motels, commercial buildings, and homes.<sup>53</sup>

The population in Ketchum grew in the 1960s nearly doubling from 746 in 1960 to 1,454, growing more rapidly than both the county and state (Figure 16).<sup>54</sup> In just a few years Ketchum's population increased again to 2,707 people by 1973.<sup>55</sup> In 1978, with a permanent population of about 3,000 (in Ketchum and Sun Valley combined), the annual tourist count of 12,000 brought tensions as to how such a small town could provide adequate infrastructure (especially roads and sewers) and for such a large number of tourists.<sup>56</sup> And, in 1973, the headquarters of the Sawtooth National Recreation Area was established in Ketchum, bringing upwards of one million tourists through Ketchum annually.<sup>57</sup>

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<sup>48</sup> O. A. (Gus) Kelker, "Ketchum Area's \$6 Million Building Boom Is Really Something To Behold," *Times-News* (Twin Falls, ID), September 14, 1969.

<sup>49</sup> "Raising livestock a major industry," *Wood River Progress* 1974 (Summer 1974).

<sup>50</sup> Ketchum City Council, "The Ketchum Comprehensive Plan," April 8, 1983, 5, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History; Van Gorden Sauter, "Bill Janss," excerpted from *The Sun Valley Story*, December 22, 2023, [SunValleymag.com](https://sunvalleymag.com/articles/bill-janss/), accessed September 17, 2025, <https://sunvalleymag.com/articles/bill-janss/>.

<sup>51</sup> William Clark, "Downtown Ketchum: A Working Paper," submitted to the City of Ketchum October 11, 1978, 33, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History.

<sup>52</sup> "Ketchum Sees Building Boom," *Kellogg Evening News* (Kellogg, ID), October 22, 1969.

<sup>53</sup> "Ketchum Building Tempo Picks up Following Slow early-Summer Start," *Sawtooth Mountain Star*, October 1966.

<sup>54</sup> Riley Moffat, "Population History of Idaho," Brigham Young University, accessed 9/2/2025, accessed at [https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064\\_populationhistoryofidaho1863-1980.pdf](https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064_populationhistoryofidaho1863-1980.pdf);

William Clark, "Downtown Ketchum: A Working Paper," submitted to the City of Ketchum October 11, 1978, 30, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History.

<sup>55</sup> Ketchum City Council, "The Ketchum Comprehensive Plan," April 8, 1983, 7, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History.

<sup>56</sup> University of Missouri, *Tourism USA: Volume I Appraising Tourism Potential* (U.S. Department of Commerce, United States Travel Service, 1978), 74, 80.

<sup>57</sup> Ketchum City Council, "The Ketchum Comprehensive Plan," April 8, 1983, 5, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History.

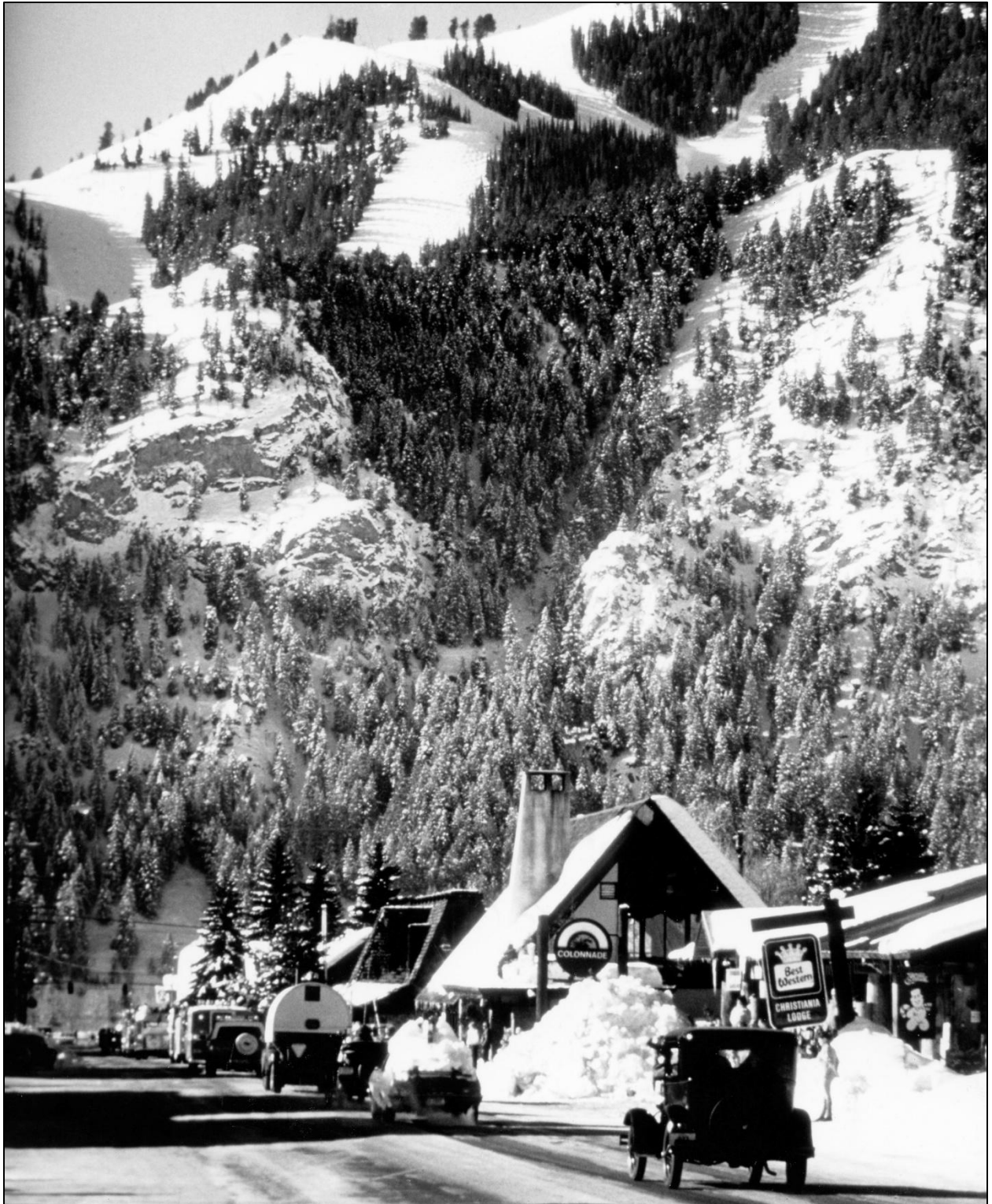


Figure 16. Photograph of the streetscape on E. Sun Valley Road, looking west towards Bald, c.1970s. Blaine County Historical Museum.



Lack of housing was another issue that began to plague Ketchum in the late 1960s and 1970s. Although building permits peaked in Ketchum in 1972 when 241 permits were issued, construction of housing geared toward working-class residents failed to keep pace with demand, which caused housing prices to skyrocket forcing working-class residents to neighboring towns in the valley.<sup>58</sup>

While the northern section of the Trail Creek neighborhood is within Ketchum's original plat, the south includes subdivisions dating to the 1980s, and generally, resources in and around the neighborhood date to the 1960s through 1980s which reflects Ketchum's immense growth during these decades. For instance, small-scale apartment buildings like the Diamond Sun apartments at 231 W. 1<sup>st</sup> Street helped eased the housing shortage, but only slightly. Built by Al Jenkins of Twin Falls, the Diamond Sun apartments (Figure 17) were constructed in 1968 and were advertised as "bachelor" apartments that came fully furnished, likely catering to the transient population who migrated to Ketchum to work on the slopes during the ski season.<sup>59</sup> In 1970 more units were added at the Diamond Sun to help ease the housing shortage.<sup>60</sup> Slightly larger in scale are the Aniceto Apartments at 171 W. River Street which were constructed in 1975-1976 and advertisements from 1976 indicate they were 1 and 2 bedroom units with fireplaces, dishwashers, and had access to a laundry center.<sup>61</sup> The Pines at 211 N 1<sup>st</sup> Avenue 1 (circa 1971) and the apartment/condo complex at 771 N. 1<sup>st</sup> Avenue (circa 1978) are additional examples of apartment buildings in Ketchum dating to the late-1960s and 1970s.



Figure 17. The Diamond Sun Apartments at 231 W. 1<sup>st</sup> Street. Photograph by Loggia Preservation, 2025.

<sup>58</sup> Ketchum City Council, "The Ketchum Comprehensive Plan," April 8, 1983, 36, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History; "Twenty Years Ago," *Idaho Mountain Express*, October 20-26, 1999.

<sup>59</sup> "1965: Record Snows; Ketchum Annexes; Final Harriman Cup Run, Condominiums Started," *Sawtooth Mountain Star*, June 1968; "Classifieds," *Sawtooth Mountain Star*, June 1968.

<sup>60</sup> "Opening of 1970 Season Brings Flood of New Facilities, Services," *Sawtooth Mountain Star*, January 1970.

<sup>61</sup> "Classifieds," *Ketchum Tomorrow*, April 1, 1976.



The increase in Ketchum's full-time resident population, accompanied by swelling seasonal tourist numbers which were estimated to double the city's population, continued to put pressure on city resources as the city wrestled with how to manage its growth.<sup>62</sup> In December 1973 the Ketchum City Council enacted a 120-day moratorium on building permits for new structures that would require sewer hookups.<sup>63</sup> The sewage treatment plant was constructed in 1968 and expanded shortly after construction in 1972, but following the passage of the Clean Water Act in 1972 the state passed comprehensive measures to protect water quality, which made Ketchum's sewage treatment facility inadequate.<sup>64</sup> The moratorium was extended in 1974 to mid-April of that year which gave the city additional time to pass a zoning ordinance, zoning map, and sewer hookup ordinance which would begin bringing its processes in compliance with the Clean Water Act and federal flood insurance requirements.<sup>65</sup> However, these actions by the city in the early 1970s did not fully address the growth issues faced by the city.

In February 1977, an emergency 60-day moratorium was issued specifically targeting multi-unit buildings containing three or more units, which at that time accounted for eighty percent of all building permits in Ketchum. It also capped the number of building permits issued by the city for the new construction of single-family houses and duplexes, drawing the ire of citizens who had invested money developing architectural plans for houses that could no longer be constructed that year. The moratorium was extended through 1977 as the city continued to work to come into compliance with sewage discharge limits imposed by the state as a result of the Clean Water Act.<sup>66</sup> To continue controlling the city's immense growth following the end of the moratorium, in February 1979 the city adopted an ordinance to allocate a limited number of sewer connections to new construction projects. The ordinance established a design review process to take place before the issuance of a building permit.<sup>67</sup>

To accommodate the growing number of residents and their reading habits, in 1976 a new, larger library was constructed at 415 N. Spruce Avenue using funds from the Gold Mine Thrift Shop and donations collected over a span of twenty years (Figure 18). Local architect Dates Fryberger designed the building with an understanding of the library's importance to Ketchum, as the design allowed for expansion without the need for structural changes. Fryberger used natural woods throughout the building, native Idaho stone, and cedar siding – all as a nod to Ketchum's natural beauty. Upon the opening of the new library on N. Spruce Avenue, the Gold Mine Thrift Shop moved into the original library building at 331 N. Walnut Avenue, where it remains today.<sup>68</sup>

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<sup>62</sup> William Clark, "Downtown Ketchum: A Working Paper," submitted to the City of Ketchum October 11, 1978, 32-33, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History.

<sup>63</sup> "Ketchum Votes Permit Delay On Building," *Idaho Statesman* (Boise, ID), December 6, 1973.

<sup>64</sup> Stephen Hull, "Nondeterioration and the Protection of High Quality Waters Under Federal Water Pollution Control Law," *Utah Law Review* no. 4 (1977), 737-740; "Construction Meeting Set In Ketchum," *Idaho Statesman* (Boise, ID), February 16, 1977; University of Missouri, *Tourism USA: Volume I Appraising Tourism Potential* (U.S. Department of Commerce, United States Travel Service, 1978), 80.

<sup>65</sup> "Ketchum Will Comply on Land Use Code To Qualify for Federal Flood Insurance," *Idaho Statesman* (Boise, ID), April 3, 1974.

<sup>66</sup> "Construction Meeting Set In Ketchum," *Idaho Statesman* (Boise, ID), February 16, 1977; "Ketchum Building Halt Set," *Times-News* (Twin Falls, ID), April 8, 1977; Christopher Bogan, "Area Moratorium Arouses Criticism," *Times-News* (Twin Falls, ID), August 8, 1977.

<sup>67</sup> "Ketchum ends moratorium on building," *Times-News* (Twin Falls, ID), February 11, 1979.

<sup>68</sup> "Ketchum Coddles Bookworms," *Idaho Statesman* (Boise, ID), February 3, 1977.

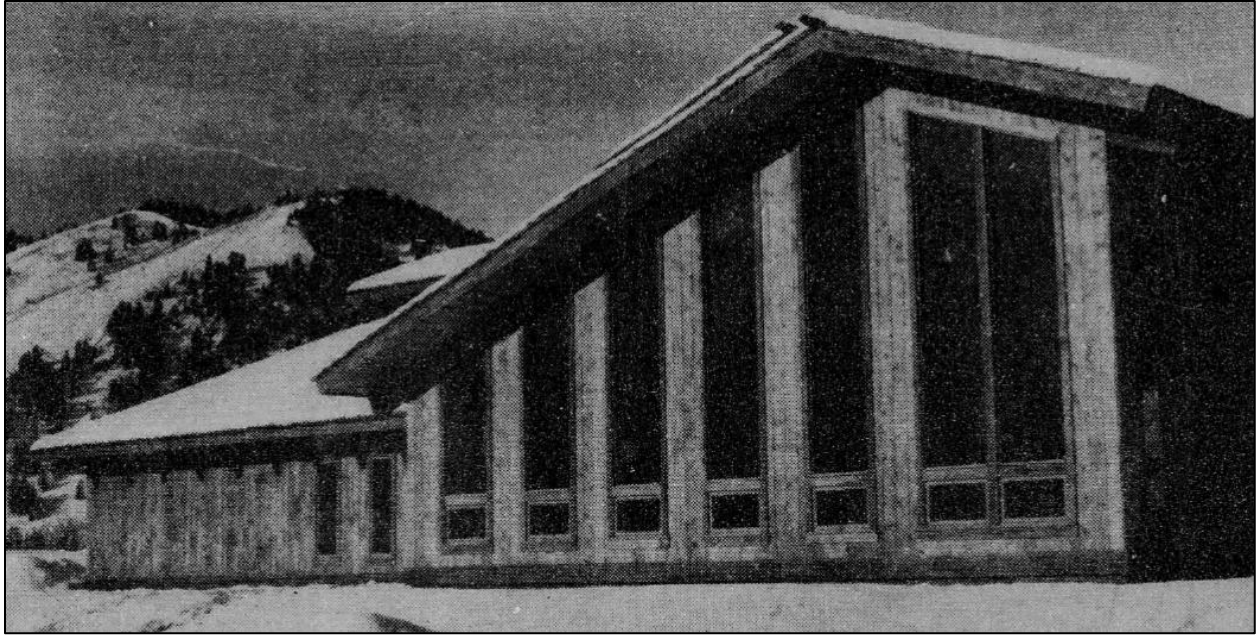


Figure 18. 1977 photograph in the *Idaho Statesman* (Boise) of Ketchum's new library.

By 1980 the population of Ketchum numbered 2,200 and the city continued to face issues of housing affordability. Interestingly, by 1983, the number of housing units in Ketchum exceeded the city's population, indicating the presence of many second homes and vacation rentals.<sup>69</sup> In 1981, the city held a series of public meetings to develop a new comprehensive plan. As a part of that process, the abundant public land and natural resources around Ketchum were seen as the greatest asset to Ketchum's local economy.<sup>70</sup> This sentiment echoes today as Ketchum continues to grapple with growth and how to manage that growth while still retaining the small-town charm that has attractive visitors from the start.

Overall, from 1950 to 1980 a great cultural shift occurred in Ketchum. The town's identity evolved from a small Western community with history rooted in mining and ranching, into a ski resort town with an increasingly cosmopolitan air. Thus, the local economy became more diversified, with a mixture of tourism, second homes, and service industries forming the backbone of Ketchum's economic structure. The new residents, many of whom were wealthy professionals or retired individuals, tended to bring with them an interest in cultural activities, including the arts. Many art galleries were founded in Ketchum, the West Ballet company visited in 1975, and, in nearby Sun Valley, the Sun Valley Summer Symphony was founded in 1984 which has become one of the premiere classical musical festivals in the country.<sup>71</sup>

<sup>69</sup> Riley Moffat, "Population History of Idaho," Brigham Young University, accessed 9/2/2025, accessed at [https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064\\_populationhistoryofidaho1863-1980.pdf](https://content.byui.edu/file/1f49b6d6-c1ec-4d7d-87ea-164dff3d0c22/1/FileMS064_populationhistoryofidaho1863-1980.pdf); Ketchum City Council, "The Ketchum Comprehensive Plan," April 8, 1983, 36, Meeker Pt. 2, box 22B, Jeanne Rodger Lane Center for Regional History.

<sup>70</sup> Idaho Forest Management Act of 1988, Hearings before the Subcommittee on Public Lands, National Parks, and Forests of the Committee on Energy and Natural Resources, United States Senate (1988), 1, accessed 9/4/2025, accessed at [https://www.google.com/books/edition/Idaho\\_Forest\\_Management\\_Act\\_of\\_1988/HWKuqKbU3WkC?hl=en&gbpv=1&bsq=ketchum](https://www.google.com/books/edition/Idaho_Forest_Management_Act_of_1988/HWKuqKbU3WkC?hl=en&gbpv=1&bsq=ketchum).

<sup>71</sup> "Coming to Sun Valley January 23!" *Ketchum Tomorrow*, 1/2/1975; "Sun Valley Music Festival sets 41<sup>st</sup> Summer Season," *Idaho Mountain Express*, 1/17/25.

## Recreation and Tourism

The history of recreation and tourism in Ketchum is one of the key factors in its growth and prosperity in the years after 1950. And, although Ketchum and Sun Valley are distinct municipalities today, the growth and prosperity of the Sun Valley ski resort had a direct impact on Ketchum's economic stability and growth. Innovation at the Sun Valley ski resort promoted the resort and skiing to a wider audience. In 1936 Jim Curran, a Union Pacific engineer, designed a chair lift for Proctor and Dollar Mountains near Sun Valley. When these lifts opened in 1936, they were the first chair lifts in the United States.<sup>72</sup> Although these original chair lifts are now gone, the foundation for the Proctor Mountain lift is still visible and a historic plaque marks the location. During World War II, the Sun Valley Resort was shuttered as a tourist destination due to a lack of labor and transportation which had a devastating effect on the local economy in Ketchum.<sup>73</sup> The resort was converted into a convalescent hospital for wounded soldiers.<sup>74</sup> The lack of tourists negatively impacted Ketchum as in 1943, one newspaper reported that only three clubs were open in Ketchum and "Ketchum itself came rather close to being a memory when Sun Valley was closed last fall and it had to drop back to the pace geared by rural tastes and purses. Now the town is reviving and is worrying a little about the job ahead of it."<sup>75</sup>

After the lean years of World War II, 1950 brought renewed interest and opportunity in recreational pursuits. Increased tourism to Ketchum, in turn, caused local businesses to cater more to tourists, creating an influx of retail shops, restaurants, and other services. Sports shops, ski stores, bike rentals, fly fishing stores, snowmobile and motorcycle garages, skating and skiing lessons, and hunting guide services all played a part in the robust recreation and tourism industry in Ketchum. Businesses like these have been located in Ketchum throughout the entirety of the period of study (1950 to 1980).

### Skiing

By 1950, skiing was a recognized driver of tourism in Ketchum as area newspapers reported snow conditions, snow accumulation, and the status of ski runs and chair lifts with great frequency.<sup>76</sup> Famous visitors increased the visibility of Ketchum as Hollywood stars like Ann Sothorn, Marilyn Monroe—who filmed the 1956 movie *Bus Stop* at Sun Valley—and Lucille Ball all visited Sun Valley in the 1950s.<sup>77</sup> This helped establish Ketchum and the surrounding areas as both a glamorous and desirable location for tourism.

Despite the cache that Hollywood stars provided, in the post-war era there was a lack of interest on the part of Union Pacific—who still owned the resort—that resulted in a degradation

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<sup>72</sup> "The History of Sun Valley," [www.futureofsunvalley.com](http://www.futureofsunvalley.com), accessed 9/17/25, accessed at <https://www.futureofsunvalley.com/history>.

<sup>73</sup> Anthony Godfrey, *From Burley to Haily, Idaho: Administrative Facilities of the Sawtooth National Forest, 1891-1960*, U.S. Forest Service Report No. SW-04-2195 (2/15/2004), 25-26.

<sup>74</sup> "Ketchum," *The Idaho Statesmen*, 7/7/1941.

<sup>75</sup> Helen Markley Miller, "Sun Valley, Famed Idaho Resort, Becomes Haven for Wounded Navy Men," *The Idaho Statesman*, 7/25/1943.

<sup>76</sup> "Sun Valley Deep Under New Snow," *Idaho Statesman*, 1/1/1950; "Galena Road Blocked by Howling Blizzard," *The Times-News*, 1/11/1950; "Sun Valley Skiers Happy Over Snow," *Idaho Statesman*, 1/15/1950.

<sup>77</sup> "Sun Valley Lures Star," *Idaho Statesman*, 1/8/1950; "Stork Due in January, Lucille Ball Announces," *The Cincinnati Enquirer*, 6/21/1952; "Movie Star Puts Eclipse on Skiing at Sun Valley," *The Times-News*, 3/27/1956.

of the resort's fine facilities.<sup>78</sup> This issue was exacerbated by other ski resorts that had been established by this time including Aspen, Colorado and Squaw Valley, California.<sup>79</sup> These troubles coincided with the decline of railroad profits which meant the funds needed to make extensive repairs to the resort were not available.<sup>80</sup> Despite these issues, the Sun Valley Resort was widely reputed to have one of the best ski schools in the country and in 1957, the resort hosted 31,000 guests and the entire tourism industry in Idaho was estimated at \$100,000,000 in that same year.<sup>81</sup>

To support this growing recreation focused industry, many businesses in Ketchum thrived supplying residents and visitors with the equipment and training needed to excel at the outdoor pursuits so popular in the area. For example, the Sun Valley Bike Shop operated in Ketchum from at least as early as 1962.<sup>82</sup> Another business supplying residents and visitors with their outdoor adventure needs was Helm of Sun Valley Ski Shop, which was originally located at 400 E. Sun Valley Road, before that building was renovated to become the Giacobbi Annex in 1969 (Figure 19).<sup>83</sup> Helm's traces its origins to 1948 and is one of the oldest ski shops in the country.<sup>84</sup> In 1964, Mrs. Fred Sturtevant bought the Helm's business and renamed it Sturtevant's of Sun Valley.<sup>85</sup> Shortly after, in 1968, Sturtevant's moved to the building at 340 N. Main which was home to the Wooden Spur bar before Sturtevant's renovated the building for their business that same year.<sup>86</sup> Sturtevant's also runs their "Cycle Haus" business out of the building at 380 N. Main Street so named because Burger Haus, a restaurant founded in 1972, was located in this building. Today Sturtevant's continues to operate at its 340 N. Main Street and 380 N. Main Street locations, offering ski equipment, bike rentals, outdoor apparel, and tour guide services.

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<sup>78</sup> Spence Holland, 343-344.

<sup>79</sup> Spence Holland, 327-332.

<sup>80</sup> Spence Holland, 343.

<sup>81</sup> "Idaho Tourist Economy is Growing State Commerce Reports Point Out," *Sandpoint News-Bulletin*, 11/20/1958; "The History of Sun Valley," [www.futureofsunvalley.com](http://www.futureofsunvalley.com), accessed 9/17/25, accessed at <https://www.futureofsunvalley.com/history>.

<sup>82</sup> "Bogus Basin Names Colven As Ski School Director," *The Idaho Statesman*, 12/13/192.

<sup>83</sup> "Resort Wear: Helm of Sun Valley," advertisement, *Sawtooth Mountain Star*, August 1963; Advertisement, *The Times-News*, 11/1/1965.

<sup>84</sup> "New Ownership Listed for Two Ketchum Firms," *The Idaho Statesman*, 10/16/1964; "Sturtevant's of Sun Valley," [VisitSunValley.com](http://VisitSunValley.com), accessed 9/17/25, accessed at <https://visitsunvalley.com/dining-shopping/sturtevants-of-sun-valley/>.

<sup>85</sup> "New Ownership Listed for Two Ketchum Firms," *The Idaho Statesman*, 10/16/1964

<sup>86</sup> "Sturtevant Plans Move," *Sawtooth Mountain Star*, July 1968.





Figure 19. Helm of Sun Valley ski shop at 400 E. Sun Valley Road, before the building was renovated as the Giacobbi Annex in 1969. Photograph from "You know you're old school Ketchum when..." Facebook group.

By the 1970s, the Sun Valley Company was one of the central players in the global ski resort industry. After more than a decade of investment and stewardship, in 1977, ownership of the resort passed from the Janss Corporation (headed by avid skier Bill Janss) to the Holding family.<sup>87</sup> The Holdings invested in overhauling the hotel rooms of the Sun Valley Resort and began upgrading equipment on the slopes. Over the next several decades the Holdings continued to upgrade the resort, intent on retaining its reputation for fine lodging and skiing of the highest caliber. These developments increased the resort's capacity and made it even more attractive to both recreational skiers and elite tourists.

### *Hunting and Fishing*

Hunting and fishing in the woods, valleys, rivers, and streams around Ketchum has been a major draw for tourists and has played a key role in Ketchum's growth and stability. In 1905, President Theodore Roosevelt made the Sawtooth Mountains (west of Ketchum) a Forest Reserve (all of which were renamed National Forests in 1907) and in a few short years the public's recognition of the reserve's beauty and sense of untouched wilderness prompted notions of making the preserve a national park. However, the area's designation as a national park failed to materialize given the restrictions associated with national park status – such as

<sup>87</sup> "The History of Sun Valley," [www.futureofsunvalley.com](http://www.futureofsunvalley.com), accessed 9/17/25, accessed at <https://www.futureofsunvalley.com/history>.

not allowing hunting.<sup>88</sup> Tourism to the Sawtooth National Forest grew in the early-twentieth century. In 1917, there were 5,400 recreation visitors and this increased to 15,000 visitors by 1935.<sup>89</sup> Working in conjunction with the Sun Valley Resort, the U.S. Forest Service cleared trails area trails from 1938 to 1940 which bolstered tourism to the Sawtooth National Forest to 69,000 visitors by 1940.<sup>90</sup>

Perhaps Ketchum's most famous resident, Ernest Hemingway, bought a house in Ketchum and lived in the area, on and off, for much of his later years and one of the primary motivators for his residence in Ketchum was the abundant hunting and fishing opportunities. In addition to skiing and other winter sports, the Sun Valley Resort offered fly casting lessons on nearby rivers and organized hunting experiences for its visitors. Although fly fishing fell out of mainstream fashion after World War II when spinning reel rods became available, Ketchum retained its status as a prime fly-fishing area.

Fishing related businesses included the building at 340 E. 2<sup>nd</sup> Street which used to house a fly-fishing bait and tackle store called Dick Alf's Fly Shop.<sup>91</sup> In earlier days, the building at 340 E. 2<sup>nd</sup> Street was the location of an "automatic telephone exchange" in 1955—this was the First Telephone Company location.<sup>92</sup> Dick Alf's Fly Shop was established in 1962 (whether it moved into the building at 340 E. 2<sup>nd</sup> Street that same year is unknown) and was the first fly shop in the state of Idaho. It was popular with local fishermen, like Ernest Hemingway, and visitors, like members of the Kennedy family, Scott Glenn, and Steve McQueen (Figure 20). As a testament to the popularity of hunting and fishing, a second floor was added to the shop sometime in the 1970s. The doubling of the building's square footage was not enough and shortly thereafter Alf's shop relocated to a larger building on Main and 5th Streets.<sup>93</sup> In 1979 Dick sold the business to Terry Ring who renamed the business Silver Creek Outfitters.<sup>94</sup> Today the building at 340 E. 2<sup>nd</sup> Street is the location of Chapter One Bookstore, a long-running local business that has been in a number of earlier locations before settling in the old fly fishing shop (Figure 21).

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<sup>88</sup> "Important Dates in Sawtooth National Forest History," Forest Service, U.S. Department of Agriculture, accessed September 18, 2025; Ian Max Stevenson and Nicole Blanchard, "They Make 'the heart beat faster.' How Idaho Preserved Sawtooth Mountains 50 Years Ago," *Idaho Statesman*, February 3, 2024.

<sup>89</sup> Anthony Godfrey, *From Burley to Haily, Idaho: Administrative Facilities of the Sawtooth National Forest, 1891-1960*, U.S. Forest Service Report No. SW-04-2195 (2/15/2004), 25.

<sup>90</sup> Anthony Godfrey, *From Burley to Haily, Idaho: Administrative Facilities of the Sawtooth National Forest, 1891-1960*, U.S. Forest Service Report No. SW-04-2195 (2/15/2004), 25-26.

<sup>91</sup> Raiza Giorgi, "After owner's passing, Chapter One Bookstore is not going anywhere," *Idaho Mountain Express*, 9/6/2023; Photograph from the "You Know You're Old School Ketchum when..." Facebook group.

<sup>92</sup> Sanborn Map Company, Ketchum, Idaho (1955), Sanborn Fire Insurance Map, From City of Ketchum Historic Preservation Commission archives; "Ketchum Historic Preservation Handbook," Historic Preservation Commission, City of Ketchum Planning Building Department (August, 2024), 42.

<sup>93</sup> Ruth Lieder, "Silver Creek Outfitters History," Silver Creek Outfitters, accessed September 18, 2025, <https://silver-creek.com/silver-creek-outfitters-history/>; "Dick Alfs Fly Shop," advertisement, *Sawtooth Mountain Star*, Fall 1970.

<sup>94</sup> "A Legacy of Fly Fishing," Silver-Creek.com, accessed 9/18/25, accessed at <https://silver-creek.com/silver-creek-outfitters-history/>





Figure 20. Dick Alf's Fly Shop at 340 E. 2nd Street, before the second floor was added in the 1970s. Photograph from Silver Creek Outfitters.



Figure 21. The Chapter One Bookstore in the old Dick Alf's Fly Shop building. Photograph by Loggia Preservation, 2025.

The continued popularity of the recreational activities offered by Ketchum's natural resources prompted new calls for their protection. In 1965 there were concerns that fishing was imperiled in Ketchum due to changes on the local waterways. The Army Corps of Engineers altered the course of the Big Wood River and the removal of brush and log jams, while making the river less prone to flooding, harmed fish habitats. The construction of large homes close to the river was also cited in the overall degradation of the fishing environment on area rivers.<sup>95</sup> In the late 1960s, national designation for the Sawtooth National Forest, but this time as a national recreation area, was revisited. As a recreation area, all the recreational activities Idaho's outdoorsmen and women loved, like hunting and fishing, would remain legal yet the area's natural resources would be offered protection from detrimental activities like mining. The Sawtooth National Recreation Area (SNRA) was established by the United States Congress in 1972 and is the largest of the country's thirty-eight national recreation areas.<sup>96</sup>

### *Organized Events, Festivals and Parades*

Recreation in Ketchum is not solely limited to skiing and nature-based activities. Like most small towns, the City of Ketchum has a long history of hosting several notable parades and festivals each year and the historic record is ripe with photographs of these events. Begun in 1958, the Wagon Days festival celebrates the mining heritage of Ketchum, horsemanship, and today, includes a celebration of the Shoshone Bannock culture as well ().<sup>97</sup> The Big Hitch parade is a centerpiece of this celebration by parading the historic Lewis ore wagons, pulled by a large team of mules, through downtown Ketchum. Other historic vehicles (buggies and carriages) are also paraded during this festival.



Figure 22. Ore wagons on Main Street during the 1957 Wagon Days Parade. Jeanne Rodger Lane Center for Regional History.

<sup>95</sup> "Fishing Threatened by Growth," *Wood River Progress* 1974 (Summer 1974).

<sup>96</sup> Ian Max Stevenson and Nicole Blanchard, "They Make 'the heart beat faster.' How Idaho Preserved Sawtooth Mountains 50 Years Ago," *Idaho Statesman*, February 3, 2024; "Funding the Sawtooth National Recreation Area," Report to the Chairman, Subcommittee on Forests and Public Land Management, Committee on Energy and Natural Resources, U.S. Senate, 1999, 1, 4.

<sup>97</sup> "Wagon Days," [www.wagondays.com](http://www.wagondays.com), accessed 9/17/25, accessed at <https://www.wagondays.com/>.

The Trailing of the Sheep Festival occurs every year in October and celebrates Ketchum's sheep herding history by moving a large flock of sheep through downtown Ketchum as they make their way to their winter grazing grounds. In 2025, more than 1,200 sheep were scheduled to headline the parade.<sup>98</sup> Other festivals and events include the town's 4th of July parade and dozens of ski competitions, races, and other recreation-related events also took place in Ketchum. These events fed additional traffic into Ketchum's tourist related businesses including hotels, ski shops, and restaurants.

### *Hotels and Lodging*

An integral part of the recreation and tourism industry in Ketchum is intertwined with the history of motels, hotels, and other lodging houses as the city continued to cater to and grow its tourist-based economy. In addition to the visitors coming for recreation and tourism, conventions were increasingly planned in Sun Valley and in Ketchum. A series of conventions were held at the Sun Valley resort in the late 1950s and by 1960 Sun Valley had become a destination for conventions given the large facilities and hotel rooms available at the resort.<sup>99</sup> By 1973 the Holiday Inn located north of Ketchum was advertising their convention space, capable of hosting 350 people.<sup>100</sup> This trend continues to this day—the authors of this report met several people at the Pioneer Saloon who were in town for a dairy products conference. Like many before them, these convention-goers admitted they took no part in the conference as they spent their days golfing, eating, and drinking at Ketchum's restaurants.

Hotel space in Ketchum was needed to accommodate both the waves of recreation-minded visitors and the convention-based business visitors. This survey included several historic lodging businesses, including the Best Western Tyrolean Lodge located at 260 Cottonwood Street (Figure 23). Named because of its Alpine-inspired architectural design, the Tyrolean Lodge was developed by Joe Koenig, and construction began in 1966.<sup>101</sup> The building was originally designed as a two-story building with twenty rooms.<sup>102</sup>

Located at 703 S. Main Street, the Lift Tower Lodge was originally known as the Warren Motel and it was managed by Jay and Mildred Mahoney (Figure 24).<sup>103</sup> Later advertisements referred to it as J's Warren Motel with "10 cool, clean comfortable rooms."<sup>104</sup> Situated near the road, a portion of a ski lift tower (moved to the premises from Bald Mountain) serves as the structural basis for the signage for the business, however, the Lift Tower Lodge now serves as community housing.<sup>105</sup>

Tyrolean style architecture was popular in Ketchum, and the Tamarack Lodge followed this trend (Figure 25). Designed by Seattle architect Roland Terry, the Tamarack Lodge was built

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<sup>98</sup> "29<sup>th</sup> Annual Trailing of the Sheep Festival," VisitSunValley.com, accessed 9/17/25, accessed at <https://visitsunvalley.com/event/annual-trailing-of-the-sheep-festival/>.

<sup>99</sup> "West Coast Airlines Begins Scheduled Service to Sun Valley," *The Herald Journal* (Logan, UT), 8/30/1960; "Twin Falls Man Named Officer of Seed Group," *The Times-News*, 7/1/1958; "Idaho Insurance Agents Assemble for Convention," *Idaho Statesman*, 9/13/1959; "Food Dealers Hear Attorney at Sun Valley," *Idaho Statesman*, 9/23/1959.

<sup>100</sup> "...At the Holiday Inn," *Sawtooth Mountain Star*, Fall 1973.

<sup>101</sup> "Ketchum Gains New Facilities," *Sawtooth Mountain Star*, September 1966.

<sup>102</sup> "Ketchum Gains New Facilities," *Sawtooth Mountain Star*, September 1966.

<sup>103</sup> "Warren Motel," *Sawtooth Mountain Star*, August 1964.

<sup>104</sup> "J's Warren Motel," *Sawtooth Mountain Star*, August 1973.

<sup>105</sup> Claudia Taylor Walsworth, *Archaeological and Historic Survey Report, 2005 Ketchum Reconnaissance Survey, Blaine County, Idaho* (August 2005), 89.



in 1965 and was originally called the Tamarack Inn.<sup>106</sup> Roland Terry was active throughout the mountain west, designing notable buildings like the Crabapple Restaurant (Bellevue, WA), the Canlis Restaurant (Seattle, WA), and the Nordstrom downtown store (Seattle, WA), among many others.<sup>107</sup> Terry's firm, Terry and Moore, also designed the Christiania Restaurant at 303 N. Walnut Avenue.<sup>108</sup> The Tamarack Lodge featured a sunken garden court, 26 rooms, fireplaces, and glassed in heated pool when it opened.<sup>109</sup> The Tamarack Lodge continues to operate at 291 Walnut Avenue on Sun Valley Road today.<sup>110</sup>



Figure 23. Best Western Tyrolean Lodge located at 260 Cottonwood Street. Photograph by Loggia Preservation, 2025.

<sup>106</sup> "Swimming Pool, Alpine Architecture to be Features of New Ketchum Inn," *Sawtooth Mountain Star*, September 1964.

<sup>107</sup> "Roland C.W. Terry," *docomomus.com*, accessed 9/21/25, accessed at <https://www.docomomo-wewa.org/architect/terry-roland/>.

<sup>108</sup> "Christiana Restaurant, Sun Valley, ID," *Pacific Coast Architecture Database*, accessed September 19, 2025, <https://pcad.lib.washington.edu/building/14524/>; Dearborn & Massar, photographer, "Christiana Restaurant, interior view of dining room, Ketchum, Idaho, June 16-17, 1960," Dearborn & Massar Photographs, University of Washington.

<sup>109</sup> "Three Years Ago," *Sawtooth Mountain Star*, January 1968; "Three Years Ago," *Sawtooth Mountain Star*, August 1968.

<sup>110</sup> "Three Years Ago," *Sawtooth Mountain Star*, January 1968; "Three Years Ago," *Sawtooth Mountain Star*, August 1968.





Figure 24. The Lift Tower Lodge at 703 S. Main Street. Photograph by Loggia Preservation, 2025.



Figure 25. The Tamarack Lodge at 291 N. Walnut Avenue. Photograph by Loggia Preservation, 2025.

## Commerce

From the mid-century onward, Ketchum's retail landscape embodied transformation—historically rooted in frontier supply businesses, Ketchum businesses began branching into food and communal gathering, recreation-based business, and shops and boutiques. Businesses in Ketchum had to cater to the broad variety of needs of both the local population and the tourists, striking a balance between these sometimes-competing needs. A continuing



thread in the history of commerce in Ketchum is the fact that most of the historic resources surveyed for this project went through many different iterations as businesses changed hands, were renamed, or were closed. Where possible, the names of all businesses that occupied the site are detailed but often the information is limited due to the fact that city directories are not digitized and because the vast majority of businesses in Ketchum did not use address numbers until late into the 1960s and early 1970s.

### *Banking and Retail*

The Ketchum-Sun Valley Branch of the Bank of Idaho was constructed in 1966 at 491 E. Sun Valley Road (Figure 26). Architect Neil Smull of the architectural firm of Wayland, Cline and Smull from Boise designed the building and utilized glass, native Idaho stone, dark wood beams, and a cedar shake roof to blend into Ketchum's "alpine locale."<sup>111</sup> The general contractor was Jacobsen Construction Company, headed by Ted Jacobsen, and the interior design firm was R. Alan Brown and Associates of Spokane, Washington. The design for the interior was inspired by the "alpine setting of the Sun Valley area," and featured coats of arms and crests from countries famous for winter sports and skiing.<sup>112</sup> Later, local architect Susan Desko designed alterations for this bank. Another bank, BMO Bank, located at 600 E. Sun Valley Road was built in approximately 1978—the first tenant is unknown but by 1983 it was home to the First Security Bank of Idaho.<sup>113</sup>



Figure 26. The Ketchum-Sun Valley Branch of the Bank of Idaho at 491 E. Sun Valley Road. Photograph by Loggia Preservation, 2025.

<sup>111</sup> "Idaho Bank Plans Office in Ketchum," *Idaho Statesman*, 6/25/66.

<sup>112</sup> "New Bank Building is being built in Ketchum," *Times-News*, 6/23/66.

<sup>113</sup> "Advertisement," *The Times-News*, 3/10/1983.



Other commercial buildings surveyed as a part of the project included a wide variety of buildings, built to suit many business types. The building at 191 N. Main Street is visible on the 1955 Sanborn map as a one story, concrete masonry unit (CMU) building labeled as a "shop" but it's unclear what business was located there in 1955. The business Your General Store was located in the building before 1968 when Pat and Everett DeCosta bought Your General Store and renamed it DeCosta's Department Store in 1969.<sup>114</sup> In 1977 the DeCosta family sold the business to Reno businessman William Herrah who had purchased several other stores in Ketchum.<sup>115</sup> Today this building houses a sushi restaurant (Sushi on Second) and the Lululemon athletic apparel store.

The building at 400 E. Sun Valley (likely was known as the Bentley building before 1969) was renovated in 1969 and became known as the Giacobbi Annex.<sup>116</sup> The renovation was designed by Hailey architect Carl E. Benson.<sup>117</sup> Early tenants of the Giacobbi Annex included several beauticians (1970), the Sprenger Land Investment Inc. (1970) and the Idaho Mountain Express (1974), among others.<sup>118</sup> The Country Cousin store is a long running store located at 411 E. Sun Valley that sells clothing, souvenirs, and gifts. Built sometime before 1964, archives at the State of Idaho archives indicated that, at that time, owners Lela and Eddie Fagan had been in communication with architect Nat J. Adams about constructing an addition onto their store.<sup>119</sup> It is unclear if the Adams-designed addition was ever built.

One of the major retail buildings in the survey is the Giacobbi Square Building, which has hosted a variety of businesses since its construction. Not to be confused with the Giacobbi Annex, the Giacobbi Square building encompasses the block bounded by N. Leadville Avenue, E. 5th Street, N. East Avenue, and E. 4th Street – the former site of Ketchum's grade school. The Giacobbi Square was constructed in 1969 and opened in January 1970 (Figure 27).<sup>120</sup> In 1970 the Atkinsons' Market opened a new facility in the Giacobbi Square building and a Pizza Hut also opened in Giacobbi Square.<sup>121</sup> Through the years there were many other businesses that cycled through the Giacobbi Square building. A catastrophic fire occurred in the Atkinsons' Market in Giacobbi Square in 1983 causing significant damage. Despite this setback, Atkinsons' continues to anchor the Giacobbi building although, presumably, the current iteration of the building was largely constructed after the 1983 fire (Figure 28).

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<sup>114</sup> "DeCosta's Department Store New Harrah Acquisition," *Ketchum Tomorrow*, 10/5/77; "Carmel Couple Takes Over Store," *Sawtooth Mountain Star*, January 1968; "DeCosta's," *Sawtooth Mountain Star*, March 1969.

<sup>115</sup> "DeCosta's Department Store New Harrah Acquisition," *Ketchum Tomorrow*, 10/5/77.

<sup>116</sup> "Giacobbi Square Complex Opens Its Doors on Site of Old Ketchum Grade School," *Sawtooth Mountain Star*, January 1970.

<sup>117</sup> "Giacobbi Square and Annex," *Sawtooth Mountain Star*, January 1970.

<sup>118</sup> Jeff Cordes, "Silver Anniversary: Idaho Mountain Express marks 25 years," *Idaho Mountain Express*, November 24-November 30, 1999. Accessed 9/17/25, accessed at <https://archives.mtexpress.com/1999/11-24-99/silver.htm>; "Sprenger Company Will Call Development "Bigwood"," *Sawtooth Mountain Star*, January 1970; "Checklist of Services," *Sawtooth Mountain Star*, Spring 1970.

<sup>119</sup> State of Idaho Archives, Nat J. Adams, MS 692, Box 14, Folder 17.

<sup>120</sup> O. A. (Gus) Kelker, "Ketchum Area's \$6 Million Building Boom Is Really Something To Behold," *Times-News* (Twin Falls, ID), September 14, 1969; Giacobbi Square At Ketchum Will Have Sunken Garden, School Bell," *Times-News* (Twin Falls, ID), October 9, 1969; "Thornton Construction," *Sawtooth Mountain Star*, January 1970.

<sup>121</sup> "Supermarket is Family Project," *Sawtooth Mountain Star*, January 1970: "Opening of 1970 Season Brings Flood of New Facilities, Services," *Sawtooth Mountain Star*, January 1970.



Figure 27. Giacobbi Square during construction. Jeanne Rodger Lane Center for Regional History.



Figure 28. Giacobbi Square today. Photograph by Loggia Preservation, 2025.

The professional building located at 411 N. Leadville was constructed around 1974 but before that, in 1955, this location contained a frame dwelling. Today the building at 411 N. Leadville is primarily occupied by professional services including a property services firm, an architecture firm, and estate buyers. Little additional information about this building was



discovered during the survey although Ozzie's Shoes, a tenant, may have been located here since at least 1978.<sup>122</sup>

Several other businesses surveyed as a part of this project include buildings that have housed many different retail establishments over the decades. The 1955 Sanborn map shows a single-story house at 220 N. East Avenue, but in 1978, the present building was constructed (Figure 29). Known as the Campion Building, it was constructed as office space by Tom Campion, a Ketchum attorney, with Elmar Grabner as the general contractor. Campion's offices were in the building to the south at 206 N. East Avenue. Today, the building has a UPS Store today and has housed many tenants through the years. The Washington Plaza shopping center is a small scale, multi-tenant building located at 380 N. Washington Avenue and today it houses the Toy Store, several salons, and a clothing store, among others. The Washington Plaza building was constructed around 1978, but no additional information has been discovered during this survey.



Figure 29. The Campion Building at 220 N. East Avenue. Photograph by Loggia Preservation, 2025.

For much of its early life, a Mobile gas station and oil shop was located at 200 N. Main Street.<sup>123</sup> As of 1982, the address 200 N. Main Street was associated with a Video Magic business which was heavily damaged that year by a fire—it's unclear if this business was housed in the old gas station building or whether a new structure had been built by that point.<sup>124</sup> Nonetheless a new building was eventually constructed here that housed a Peruvian restaurant called Serva, however, this building was demolished in April of 2025 before fieldwork occurred for this project.

<sup>122</sup> "Quality is Sexy," *Ketchum Tomorrow*, 9/13/1978.

<sup>123</sup> Sanborn Map Company, Ketchum, Idaho (1955), Sanborn Fire Insurance Map, From City of Ketchum Historic Preservation Commission archives; Gabe Barnard, "Out With The Old, In With The New," *Idaho Mountain Express*, 4/30/25.

<sup>124</sup> "Fire Damages Ketchum Store," *Times-News*, July 19, 1982.

Built in 1953, the building at 180 W. 6<sup>th</sup> Street appears to be an office building today but in previous years, Peter's restaurant was located here around 1984 and, later, the restaurant Otter's was located here.<sup>125</sup> It is unknown who constructed the building initially. The building at 131 W. 4<sup>th</sup> Street is known as the Perry's Building and it was constructed around 1975 (Figure 30). Today the Perry's Building houses several galleries and professional offices.



Figure 30. Perry's Building at 131 W. 4th Street. Photograph by Loggia Preservation, 2025.

### *Restaurants and Bars*

Many of Ketchum's famous restaurants like the Western Café, Louie's Pizza and Italian Restaurant, and the Ore House are no longer existent—perhaps illustrating the cyclical nature of the restaurant industry—but many more historic restaurants have survived and were surveyed as a part of this project. With a vast array of cuisines, price points, and ambience, restaurants in Ketchum have been local hubs for socialization and community building in this small town.

Although gambling was never legal in Idaho, in the 1930s and 1940s rural villages like Ketchum had a thriving gambling trade that was often "overlooked" by local law enforcement.<sup>126</sup> Gambling drew crowds to some of Ketchum's bars, and many clubs catered to this pursuit. The Sawtooth Club, the Casino Club, the Alpine Club, Slavey's, Tram, and the Christiania Club all offered various gambling games.<sup>127</sup> By the early 1950s, police began to crack down on the illegal pastime. In 1950, state law enforcement officials raided several clubs in Ketchum—including the Sawtooth, Tram, and Alpine clubs—and fined the owners and burned the gambling games and equipment (Figure 31).<sup>128</sup>

<sup>125</sup> "Ketchum Drinking and Dining Establishments," [www.ketchumbnr.com](http://www.ketchumbnr.com), accessed 9/18/25, accessed at <https://ketchumbnr.com/wp-content/uploads/2025/01/Bar-and-Restaurant-Time-Line-1965-1985.pdf>.

<sup>126</sup> Barbara Neiwert, "Dreams of Silver brought first people to Ketchum," *The Times-News*, 7/2/1990.

<sup>127</sup> John W. Lundin, *Sun Valley, Ketchum, and the Wood River Valley* (Charleston, SC: Arcadia Publishing, 2020), 111.

<sup>128</sup> "Ketchum Trio Gets Fined in Gaming Raids," *The Times-News*, 2/19/1950.





Figure 31. Photograph of the Alpine and Sawtooth Clubs, c.1950. Photograph from "You know you're old school Ketchum when..." Facebook group.

Of all of these old gambling clubs and bars only Slavey's location (280 N. Main Street) was the subject of this survey. Slavey's opened in Ketchum in 1953 and on opening night the Ram Trio played until 1am in "Ketchum's newest and finest night club."<sup>129</sup> Slavey's was a Ketchum institution and longtime Ketchum residents all seem to have a story about Slavey's.<sup>130</sup> In 1979 Slavey's underwent a renovation that slightly rebranded the business as Slavey's Red Robin Saloon. This effort was a result of a partnership between Slavey's owners (Gerald Kingen and John Beaupre) with the much larger Red Robin restaurant chain of which Kingen was president.<sup>131</sup> John Beaupre for his part also operated the nearby The Ore House restaurant.<sup>132</sup> Slavey's closed sometime around 1994, and Roosevelt's Tavern was later opened at this location.<sup>133</sup> Today the Warfield Distillery operates at this location, and the building has been heavily altered from how it looked when Slavey's was located here.

Built in 1959, the building at 303 N. Walnut Avenue was originally known as The Christiania Restaurant, and it offered an upscale atmosphere and menu items like seafood, steaks, lamb, escargots, and an extensive wine list (Figure 37). The Christiania club also hosted popular seasonal events like a family Christmas dinner and a New Year's Gala both hosted in 1968.<sup>134</sup> There has been a business named Christiania's in Ketchum since the 1930s with three distinct buildings associated with this name: the restaurant at 303 N. Walnut Avenue which was surveyed for this project; the Christiania Club (no longer extant); and the Christiania Motor Lodge (no longer extant). Built in 1937 on Sun Valley Road from the designs of Albert P. Teetzel of Detroit, Michigan, at the behest of George Weinbrenner, also of Detroit, the

<sup>129</sup> "Grand Opening," *Hailey Times*, 10/10/1953.

<sup>130</sup> Pam Morris, "A Eulogy for Slavey's," *Idaho Mountain Express*, 7/31/24.

<sup>131</sup> "Twenty Years Ago," *The Idaho Mountain Express* (October/November, 1979). <https://archives.mtexpress.com/1999/10-20-99/ago4.htm>

<sup>132</sup> "Twenty Years Ago," *The Idaho Mountain Express* (October/November, 1979). <https://archives.mtexpress.com/1999/10-20-99/ago4.htm>

<sup>133</sup> "27/Sunday Ketchum: Bob Nora Band," *The Times-News*, 2/20/1994.

<sup>134</sup> "The Christiania Restaurant," *Sawtooth Mountain Star*, November 1965.



Christiania Club was a club and gambling house with a storied history.<sup>135</sup> In the late-1950s the building became the Sun Valley Shopping Center, containing a grocery store and other shops.<sup>136</sup> The Christiania Club building was demolished in 1998.<sup>137</sup> The Christiania Motor Lodge was a mid-century motel, located at 651 E. Sun Valley Road and was demolished sometime after 1986 (Figure 32).<sup>138</sup> Today the building at 303 N. Walnut Avenue houses Michel's Christiania Restaurant which was founded in 1994 by Michel Rudigoz. Michel's Christiania Restaurant has hosted some of Ketchum's most famous visitors including Hollywood celebrities and Olympic athletes and it continues to operate in this historic building today.



Figure 32. A postcard of the Christiania Motor Lodge on E. Sun Valley Road, c.1961. Ebay.

Restaurants were needed to cater to locals and the booming tourist industry alike and many new restaurants opened in Ketchum in the 1970s. In December 1976, Fred and Pearl Hahn opened the Chicken Train restaurant located at the southwest corner of 6<sup>th</sup> Street and Main Street (today addressed as 280 E. 6<sup>th</sup> Street). After passenger rail service to Ketchum ceased in 1975, the Hahns had purchased a surplus Union Pacific rail car and had it moved to their lot on 6<sup>th</sup> Street. The restaurant was aptly named Chicken Train and served takeout fried chicken and other homemade foods. Today this rail car serves as the location for the El Niño Restaurant (Figure 33).

<sup>135</sup> "Christiania Club Swank Rendezvous, Opens Formally," *Idaho Statesman* (Boise, ID), December 23, 1937; "Christiania Club Owner Succumbs," *Idaho Statesman* (Boise, ID), October 4, 1949.

<sup>136</sup> "Christiania Becomes Shopping Center," *Idaho Statesman* (Boise, ID), May 6, 1956.

<sup>137</sup> "Land Enters New Era," *Times-News* (Twin Falls, ID), May 23, 1998.

<sup>138</sup> "Christiania Motor Lodge," Sun Valley Ketchum Chamber of Commerce Directory 1986, E-312, Community Library of Ketchum, Jeanne Rodger Lane Center for Regional History.



*Figure 33. El Niño Restaurant at 280 E. 6th Street. Photograph by Loggia Preservation, 2025.*

Restaurants have continued to open in Ketchum to accommodate the tastes of tourists and locals alike, and many relatively new restaurants were also surveyed as part of this project. These include Despo's located at 211 E. 4<sup>th</sup> Street, the Java on Fourth coffeeshop at 191 E. 4<sup>th</sup> Street, La Cabanita Mexican Restaurant at 160 W. 5<sup>th</sup> Street 1, and the popular Asian fusion restaurant Rickshaw located at 460 N. Washington Avenue.

## Architecture

The architecture in Ketchum displays a wide variety of styles and building types. The buildings that were surveyed as part of this project were a mixture of single-family houses, multi-family buildings, commercial resources, and a civic resource. Given the high-style appearance of the surveyed resources and the lack of repetition in building types, it appears that many buildings were architect designed or highly customized. However, some buildings may have been sourced from developer or architecture catalogue stock plans, like those on Edelweiss Avenue or like the house at 711 E. 5<sup>th</sup> Street at the corner of N. Walnut Avenue (Figure 34), based on their subdued stylistic details.





*Figure 34. The house at 711 E. 5th Street. Photograph by Loggia Preservation, 2025.*

One example of an architect designed house that was part of this survey is the Clara Spiegel House at 611 N. Walnut Avenue in Knob Hill. The house was designed by female architect Patricia Pierce-Saviers-Trott, who may have been the first woman, or among the first women, to receive her architectural license in Idaho. Of the several buildings she designed in Ketchum, including her award-winning office space, only the Spiegel house remains.<sup>139</sup> Other examples of houses that were almost certainly custom-designed houses include 791 E. 5<sup>th</sup> Street, 731 Alpine Lane, and 580 N. Spruce Avenue (Figure 35).

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<sup>139</sup> "Pat Saviers," Idaho State Historic Preservation Office, Facebook, accessed 9/3/2025, accessed at <https://www.facebook.com/groups/133321473424577/posts/9375770762512889/>; "National And State Awards Given To Two Outstanding Local Residents," *Sawtooth Mountain Star*, July 1968.



*Figure 35. The house at 580 N. Spruce Avenue. Photograph by Loggia Preservation, 2025.*

Examples of the multi-family buildings documented for this project include the Bitterroot Square Condominiums at 200 N. Spruce Avenue, the duplex at 211 W. River Street, the Sunnyside 8 Condominiums at 420 N. Spruce Avenue, and the Knob Hill Ridge Residences at 700 N. Leadville Avenue (Figure 36). Based on the larger scale of these buildings compared to single-family houses, these resources were also likely architect designed. Additionally, these multi-family resources date to the late-1960s through the end of the survey period in 1980, illustrating the prevalence of these types of residences as people sought vacation rentals and second homes during Ketchum's period of tremendous growth.





*Figure 36. The Knob Hill Ridge Residences at 700 N. Leadville Avenue. Photograph by Loggia Preservation, 2025.*

Many of Ketchum's commercial resources were also custom designed. These include Michel's Christiania Restaurant at 303 N. Walnut Avenue designed by Robert H. Egan and James M. Mayeno of the firm Terry and Moore (discussed in the Contemporary style section), the Tamarack Lodge at 291 N. Walnut Avenue designed by Roland Terry of the Seattle firm Terry and Moore, and the Ketchum-Sun Valley Branch of the Bank of Idaho designed by Neil Smull of the architectural firm of Wayland, Cline and Smull at 491 E. Sun Valley Road (Figure 26). Ketchum's Community Library at 415 N. Spruce Avenue was another custom-designed building designed by local architect Dates Fryberger.

### *Architectural Styles*

The architectural styles of Ketchum's buildings constructed between 1950 and 1980 exhibit a small range of styles that were popular during this time period. The most prevalent styles are discussed below, in order of popularity.

#### *Contemporary*

Contemporary style architecture is characterized by gabled roofs with widely overhanging eaves which accentuate exposed roof beams, the use of natural building materials with integral patterns like stone and wood, recessed or obscured entrances, and expanses of wall surfaces uninterrupted by windows or doors juxtaposed with broad expanses of windows to bridge the interior with the outdoors. The style was prevalent from around 1945 through the 1960s, although many examples in Ketchum date to the 1970s. It drew upon several



influences from Frank Lloyd Wright, to Japanese architectural traditions as practiced on the West Coast, to building material innovations like the ability to produce thick plate glass for large window expanses. With its sprawling and irregularly shaped building footprints and focus on connecting the exterior with the interior, the style was perfectly suited for the topography and natural beauty of Ketchum. Typically, the façade and public-facing elevations of Contemporary style buildings will be subdued compared to rear-facing elevations, where bands of windows typically open onto a private backyard or frame natural scenery.<sup>140</sup>

Ketchum has multiple high-style examples of this style. Michel's Christiania Restaurant at 303 N. Walnut Avenue is just one of the exceptional examples surveyed as part of this project (Figure 37). The building was constructed in 1959 and designed by Robert H. Egan and James M. Mayeno of the firm Terry and Moore of Seattle, WA, who based the design on a "Bavarian mountain lodge." Interior designer Irene McGowan designed the dining area's light fixtures.<sup>141</sup> The interior of the restaurant, also decorated in native Idaho stone and weathered wood from old lambing sheds, received a national interior design award in 1960.<sup>142</sup> The A-frame design exemplifies the Contemporary style with its widely overhanging eaves and exposed roof beams, use of natural materials like stone and wood, and the interplay of solid wall surfaces with expanses of windows in the gable ends and on the south elevation. The entrance is obscured beneath the stone and wood porte cochere which is composed of stone piers topped with a flat roof with overhanging eaves.



Figure 37. Michel's Christiania Restaurant at 303 N. Walnut Avenue. Photograph by Loggia Preservation, 2025.

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<sup>140</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 628-646.

<sup>141</sup> "Christiana Restaurant, Sun Valley, ID," Pacific Coast Architecture Database, accessed September 19, 2025, <https://pcad.lib.washington.edu/building/14524/>; Dearborn & Massar, photographer, "Christiana Restaurant, interior view of dining room, Ketchum, Idaho, June 16-17, 1960," Dearborn & Massar Photographs, University of Washington; "Idaho's New Christiania Restaurant Gets National Interior Design Award," *Idaho Statesman* (Boise, ID), November 27, 1960.

<sup>142</sup> "Idaho's New Christiania Restaurant Gets National Interior Design Award," *Idaho Statesman* (Boise, ID), November 27, 1960.

## Ranch

The Ranch style emerged in the midst of the Great Depression and gained immense popularity during World War II and the post-war years and remained popular until the mid-1970s. The Ranch style is characterized by its long, low house forms often with side-gabled, cross-gabled, or hipped roofs with moderate eave overhangs. Chimneys are typically large, low-slung, and may be prominently placed. Early Ranch houses dating to the 1950s and earlier were typically smaller and clad in brick, while post-war Ranch-style houses often incorporate multiple cladding materials such as brick or stone veneer and wood, asbestos, wood composite, or aluminum siding. Attached carports or garages may be incorporated into the house's footprint and be situated beneath the main roof of the house. The facades are typically asymmetrical in arrangement, and the entrance is recessed into the façade or located beneath the roof. Large picture windows that indicate the location of a primary living space such as the living room are arranged on the façade with smaller windows arranged elsewhere on the façade and other elevations. Picture windows may have a large, central, fixed pane of glass with sash or fixed windows arranged on either side, or the picture window may be composed of a series of horizontal sashes.<sup>143</sup>

Of the resources surveyed for this project, the relatively modest, single-family residential resources tended to exhibit the Ranch style. Several of the houses on Edelweiss Avenue and N. 3<sup>rd</sup> Avenue, in the part of Ketchum developed in 1958 by the Northwest Development Company, illustrate the style. The house at 251 Edelweiss Avenue (Figure 38) has a side gable roof with overhanging eaves that is pierced by a large brick chimney. Nested front gables intersect the roof near the center of the façade and contain the entrance. Adjacent to the entrance is a large picture window and an attached garage. Typical of the Ranch style, the house has two types of cladding material – stone veneer on the lower half of part of the façade and aluminum siding elsewhere. Other examples, like the house at 171 N. 3<sup>rd</sup> Avenue (Figure 3), display the Ranch style and feature Tyrolean-like flourishes like scalloped bargeboard, wood knee brackets, and applied wood decoration.

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<sup>143</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 596-611.





Figure 38. The house at 251 Edelweiss Avenue. Photograph by Loggia Preservation, 2025.

### Tyrolean (or Swiss Revival)

Illustrating Ketchum's skiing history are numerous examples of Tyrolean style architecture in the city. It must be noted that there is virtually no scholarly research on the Tyrolean style as practiced in the United States. Moreover, there is little consensus on what to call it and how to define it. For instance, the Idaho State Historic Preservation Office appears to refer to the style as "Swiss Revival." In Colorado the style is sometimes referred to as "Mountain Chalet" or "Ski Chalet," but the Colorado State Historic Preservation Office notes that these terms have not been defined. Yet, these various names relate to an architectural style, like that described here, which incorporates elements of Austrian and Swiss architecture into buildings associated in some manner with skiing in the mid-twentieth century. The name Tyrolean, derived from the Austrian province of Tyrol, is used throughout this report to denote this architectural style. One of the reasons this term was selected (rather than Swiss Revival), is because, early in Ketchum's history, there are many connections between Ketchum and Austria. It was the Austrian Count Felix Schaffgosch who selected nearby Sun Valley as the prime location for a Union Pacific ski resort in 1936 and it was professional Austrian skiers who founded and worked in Ketchum and Sun Valley's ski schools in the post-war years.<sup>144</sup>

The style The Tyrolean style as documented in Ketchum builds off of several features of the aforementioned Contemporary style. Similarities include widely overhanging eaves with exposed roof beams, the use of natural materials like dark wood and stone, and recessed or obscured entrances. The styles diverge as the Tyrolean examples typically incorporate applied decorative elements like wood shutters, scrolled or decorative knee brackets beneath the roof eaves, patterned bargeboard, and porch balustrades with fanciful patterns. Many examples in Ketchum also utilize white stucco on the exterior, and particularly surrounding the entrance colorful painting is employed, and they have a more compact footprint and stout massing.

<sup>144</sup> Andreas Praher, "Skiing and Alpine Culture in Austria and the United States: Transatlantic Relations, Networks, and Practices (1930s-1960s), *Journal of Austrian American History* 8, no. 1 (2024), 37-39.

The style can be found in other mountainous areas of the west in locales, like Ketchum, with ties to the ski industry in the mid-twentieth century.<sup>145</sup>

There are multiple examples of the Tyrolean in Ketchum, and a fantastic example of the style is the house located at 731 Alpine Lane (Figure 39). Built in 1974, the size and style of the house suggest it was architect designed – although the architect of the house is unknown. The two-story house is topped with a large, front gable roof clad in wood shakes and a large stucco-clad chimney is on the south elevation. The Best Western Tyrolean Lodge, located at 260 Cottonwood Street, used to be known as just the Tyrolean Lodge, directly referencing this style. Elements that characterize the Tyrolean style include the exterior cladding, which is white stucco on the first floor and dark, wood board and batten siding with scalloped edges on the second floor and in the gable ends. Other elements include dark wood shutters, scalloped bargeboard, patterned wood balustrades, decorative knee brackets, and decorative painting framing the primary entrance.



Figure 39. The house at 731 Alpine Lane. Photograph by Loggia Preservation, 2025.

## Shed

While previous and contemporaneous styles certainly had an influence, the Shed style was born by the development of Sea Ranch, a carefully planned community of architect-designed second homes north of San Francisco, California. Architect Charles Moore of Moore London Turnbull Whitaker designed condominiums in the community and fellow architect Joseph Esherick of Joseph Esherick and Associates designed houses. The style relies on simple building forms which are creatively arranged to create multi-directional shed roofs of varying heights. The exterior is typically clad in wood siding (applied in various directions) or wood shingles which are left in its natural state to weather. Similar to the Contemporary style, large

<sup>145</sup> "Swiss Chalet," History Colorado, accessed September 19, 2025, <https://www.historycolorado.org/swiss-chalet>.



windows are typically reserved for rear-facing elevations while the primary façade usually has a small number of windows, if any, and the building's entrance is typically obscured. Ribbons of clerestory windows may also be located where shed roofs of different heights meet. Its popularity spread with the appointment of Moore as dean of the Yale School of Architecture from 1965 to 1970, and examples can be found throughout the country that date to 1965 to around 1990.<sup>146</sup>

There are multiple examples of the Shed style that were surveyed for this project. One example is the building at 680 N. Leadville Avenue, which appears to be a mixed-use resource, which was constructed in 1973 (Figure 40). The west half of the building contains a single-story section topped with a shed roof and is intersected by the east half of the building which contains a large, two-story block topped with a shed roof. Exemplifying the style is the building's shed roof and exterior which is clad in horizontal and diagonal natural wood siding and wood shingles. There are expanses of windows that face west towards N. Leadville Avenue, which suggest the location of two interior apartments, which are recessed into the façade and shielded on either side for privacy.



Figure 40. The building at 680 N. Leadville Avenue. Photograph by Loggia Preservation, 2025.

### *Architects and Designers*

The notion that Ketchum was the gateway to the famous and exclusive Sun Valley brought with it wealthy residents and vacationers who sought to construct well-appointed houses in Ketchum and businesses who sought to attract the city's wealthy clientele. As a result, many of Ketchum's resources from the time period ranging from 1950 to 1980 were architect-designed. The known architects generally hailed from Seattle, Washington or Boise and

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<sup>146</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 648-653.

several attended the architecture program at the University of Washington. Given that this project was a reconnaissance survey (therefore does not include individual research on all buildings surveyed) many of the architects of Ketchum's buildings remain undocumented. However, the architects that were uncovered over the course of this project are briefly described here.

### Carl E. Benson (Architect)

Carl Benson moved to Twin Falls, Idaho, from Phoenix, Arizona in 1966. He received a master of architecture degree from the University of California, but his year of graduation is not known, and he gained experience in Idaho, Arizona, and California designing an array of buildings like airport terminals, office buildings, apartments, and schools.<sup>147</sup> He designed the Contemporary style Ponderosa Inn in Burley, Idaho in 1962 amongst several other buildings in Idaho during the 1960s.<sup>148</sup> In Ketchum in 1969, Benson remodeled what was likely known as the Bentley Building at 400 E. Sun Valley before it was remodeled as the Giacobbi Annex and designed Giacobbi Square at 451 E. 4<sup>th</sup> Street. In 1970, Benson moved from Twin Falls to Hailey, where he continued his architecture practice.<sup>149</sup>

### Robert H. Egan (Architect)

Egan was born in 1922 near Brainerd, Minnesota. He first studied at the University of Iowa before serving in the U.S. Airforce during World War II, then attended the University of Washington where he received his degree in architecture. He may have met Roland Terry during his studies, as after graduation he worked at Terry's Seattle firm, Terry and Moore. He was one of the architects, alongside Jame M. Mayeno, who designed the Christiania Restaurant in 1959. In 1974, Egan and Terry formed Terry-Egan and Associates, but Egan eventually branched off to complete independent work.<sup>150</sup> Some of Terry-Egan and Associate's work includes the Bank of California Building interior (1972) and the remodel of the Halekulani Hotel interior in Hawaii (1980).<sup>151</sup>

### James M. Mayeno (Architect)

Mayeno was born in 1925 in Seattle, and during World War II, Mayeno's family faced internment at a camp for Japanese Americans in Idaho. Following the war, he went on to receive a bachelor's degree in architecture from the University of Washington in 1951. He also worked at the Seattle firm of Terry and Moore where he helped design the Christiania Restaurant with Robert H. Egan in 1959. Little else is recorded about his professional career, except that he is purported to have designed several residential and commercial buildings in the Puget Sound area.<sup>152</sup>

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<sup>147</sup> "Architect Opens Office In Twin Falls," *Times-News* (Twin Falls, ID), May 22, 1966.

<sup>148</sup> "Ground Broken For 60-Unit Motel Just Off Interstate," *South Idaho Press* (Burley, ID), February 9, 1962; "Bid opening On Airport Facility Set," *Times-News* (Twin Falls, ID), November 26, 1968; "T.F. Highway District Set To Operate In New Building," *Times-News* (Twin Falls, ID), April 30, 1967.

<sup>149</sup> "Carl Emil Benson," advertisement, *Times-News* (Twin Falls, ID), April 3, 1970.

<sup>150</sup> "Robert H. Egan," obituary, *Mercer Island Reporter*, accessed September 22, 2025, <https://www.mi-reporter.com/obituaries/robert-h-egan/>.

<sup>151</sup> "Terry and Egan, Architects (Partnership)," Pacific Coast Architecture Database, accessed September 19, 2025, <https://pcad.lib.washington.edu/firm/5996/>.

<sup>152</sup> "James Minoru 'Jim' Mayeno," obituary, May 28, 2017, *Legacy Remembers*, accessed September 22, 2025, <https://www.legacy.com/us/obituaries/legacyremembers/james-mayeno-obituary?id=20071129>; "James Minoru Mayeno (Architect)," Pacific Coast Architecture Database, accessed September 19, 2025, <https://pcad.lib.washington.edu/person/7523/>.



### Irene M. McGowan (Lighting Designer)

Irene was an interior and lighting designer born in 1906 in Seattle. She attended the Cornish School of Fine Arts in Seattle, likely graduating in 1926, and went on to work as a lighting designer for various companies.<sup>153</sup> Working with architects Robert Egan and James Mayeno, she is credited with designing the interior lighting of the Christiania Restaurant in 1959. Another work by McGowan is the Temple de Hirsch (1960) in Seattle, where she collaborated with architects B. Marcus Priteca and the firm Detlie and Peck.<sup>154</sup> In 1966, she designed custom lighting for the Duff and Dorothy Kennedy residence in San Luis Obispo, California, working with Pacific Northwest architect Ralph Anderson.<sup>155</sup> In 1967-1968, she worked with Roland Terry to design custom lighting for "Firledge" a private residence on San Juan Islands in Washington state.<sup>156</sup>

### Patricia Pierce-Saviers-Trott (Architect)

Pierce-Saviers-Trott was born in 1922 in Iowa. She graduated with her bachelor's degree from Stanford University in 1945 and later continued her education at the Harvard Graduate School of Design and the University of California. After working in New York at the office of Ely Jacques Kahn, Pierce-Saviers-Trott opened her own architectural firm in 1953, likely in Ketchum. In 1960 she designed the Clara Spiegel House at 611 N. Walnut Avenue and in 1965, designed her own "studio in the woods" near the Big Wood River.<sup>157</sup> She received recognition for her studio's design in 1968 when she was awarded an American Institute of Architects award – one of only two given to architects in Idaho that year.<sup>158</sup>

### Neil H. Smull (Architect)

Neil Smull was born in Kansas in 1922 and received his bachelor's degree in architecture in 1947 from Kansas State University. Following his service in the U.S. army during World War II, he completed his graduate degree in architecture, also from Kansas State University, and eventually taught at his alma mater. He was also a registered landscape architect in Idaho. By 1955, he had moved with his family to East Lansing, Michigan where he was a beloved professor of architecture. In 1961, the family moved to Boise where Smull joined the firm Wayland, Cline and Smull. He remained at the firm for twenty-five years, becoming a leading architect in Idaho with projects throughout the state. In addition to the Ketchum-Sun Valley Branch of the Bank of Idaho, at 491 E. Sun Valley Road, which he designed in 1966, Smull was also responsible for several Bank of Idaho branch buildings in 1968 and 1969, Amity

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<sup>153</sup> "Irene McGowan: Designer of Lighting Fixtures," Irene McGowan, accessed September 22, 2025, <https://www.irenemcgowan.com/>.

<sup>154</sup> "Irene M. McGowan (Interior Designer)," Pacific Coast Architecture Database, accessed September 19, 2025, <https://pcad.lib.washington.edu/person/2956/>.

<sup>155</sup> Sandy Deneau Dunham, "Notable Home Updated With New Owners' Special Collections," *The Tribune* (San Luis Obispo, CA), July 3, 2019.

<sup>156</sup> "First San Juan AAUW Benefit," *Journal of the San Juan Islands* (Friday Harbor, WA), May 9, 1979; "Roland Terry architectural drawings, 1937-1991," finding aid, Archives West, accessed September 22, 2025, <https://archiveswest.orbiscascade.org/ark:80444/xv89816#dscID>.

<sup>157</sup> "New Studio in the Trees," *Sawtooth Mountain Star* (Ketchum, ID), July 1965, 5; "Pat Saviers," Idaho State Historic Preservation Office, Facebook, accessed 9/3/2025, accessed at <https://www.facebook.com/groups/133321473424577/posts/9375770762512889/>; American Institute of Architects, *American Architects Directory* (New York: R. R. Bowker Company, 1962), 614.

<sup>158</sup> "National And State Awards Given To Two Outstanding Local Residents," *Sawtooth Mountain Star*, July 1968.

Elementary School in Boise (1979), and the Morrison-Knudsen World Headquarters (1970), also in Boise.<sup>159</sup>

### Roland C. Terry (Architect)

Roland Terry, who is the architect behind the Tamarack Lodge built in 1965 at 291 N. Walnut Avenue, was born in Seattle in 1917. He received a bachelor's degree in architecture from the University of Washington in 1940, and afterwards he embarked on a tour of South American Modernist architecture funded by an American Institute of Architects (AIA) scholarship he was awarded before serving in the U.S. military during World War II. At the conclusion of the war, he formed a firm in Seattle, leaving it shortly thereafter. In 1952, Terry and fellow architect Philip A. Moore formed the firm of Terry and Moore and went on to design notable residences and commercial buildings throughout the Pacific Northwest. Shortly before the firm's dissolution in 1960, firm architects Robert H. Egan and James M. Mayeno designed the Christiania Restaurant at 303 N. Walnut Avenue. Following the dissolution, Terry worked as an independent architect before forming another firm with Egan in 1974.<sup>160</sup> He was reported as one of the "Northwest's most celebrated architects," and he retired from the architecture profession in 1987.<sup>161</sup>

## Recommendations

Ketchum's growth and immense popularity as a tourist destination has brought intense development pressure down on the city's historic resources, many of which are in prime real estate locations. Development pressure that seeks to demolish, incompatibly alter, and move historic resources is the primary threat facing Ketchum today, and based on previous survey reports from 2005 and 2020, development pressure has been a constant threat for the past twenty years. For instance, multiple resources surveyed as part of this project did not retain historic integrity as they had been so highly altered that they were not recognizable as historic resources. Also, when fieldwork was undertaken in August 2025, one resource on Main Street had been demolished. Previous survey reports have likewise echoed these observations. However, there are powerful methods to combat this pressure, which are described in the section below.

### Reconnaissance-level Survey

Reconnaissance-level surveys are the first step in identifying areas and resources worthy of further study. They serve as valuable planning tools that help communities identify historic resources to better plan for their preservation. These surveys include research in historic contexts that relate to the surveyed resources but do not include detailed research of each property. Although other neighborhoods in Ketchum were outside the scope of this survey, a reconnaissance survey is still warranted to understand and document historic resources within

<sup>159</sup> "Neil H. Smull, FAIA, ASLA – CSHQA Co-founder dies 1922-2012," March 18, 2012, News Wave, CSHQA, accessed September 22, 2025, <https://www.cshqa.com/wp-content/uploads/2016/02/Neil-Smull.pdf>; "Neil Smull," obituary, published by the *Idaho Statesman*, April 8, 2012, accessed September 22, 2025, <https://www.legacy.com/us/obituaries/idahostatesman/name/neil-smull-obituary?id=13067003>; American Institute of Architects, *American Architects Directory* (New York: R. R. Bowker Company, 1970), 858.

<sup>160</sup> "Roland C.W. Terry," docomomo.com, accessed 9/21/25, accessed at <https://www.docomomo-wewa.org/architect/terry-roland/>.

<sup>161</sup> "Terry and Egan, Architects (Partnership)," Pacific Coast Architecture Database, accessed September 19, 2025, <https://pcad.lib.washington.edu/firm/5996/>; "First San Juan AAUW Benefit," *Journal of the San Juan Islands* (Friday Harbor, WA), May 9, 1979.



these areas. It is recommended that reconnaissance-level surveys be conducted in these neighborhoods: Gem Streets; the entire Warm Springs corridor containing the Warm Springs Base Area, Lower Warm Springs, and Mid Warm Springs; Mortgage Row; Parkside; and West Ketchum.

To select the resources that were surveyed for this project, Loggia Preservation and the City of Ketchum reviewed the number of resources that were 50 years or older within each Ketchum neighborhood which identified several areas that retain a concentration of historic, and potentially significant, resources.

## Intensive-level Survey

Intensive-level surveys are akin to reconnaissance-level surveys in that they document historic resources and provide historic contexts within which to evaluate their significance, but they go a step further and include in-depth research on each property within the survey area. Intensive-level surveys are a logical next step for thoroughly documenting the histories of resources in the following areas.

### *Knob Hill*

The Knob Hill neighborhood contains several noteworthy, architect-designed houses from the mid-twentieth century. An intensive-level survey of all resources in the neighborhood that are 50 years or older is warranted to document the architects, designers, builders, and homeowners of the high style houses in this area. Additionally, the neighborhood has intuitive boundaries like Knob Hill and N. Main Street to the north, N. East Avenue to the west, E. 5th Street to the south, and the hill to the east of the neighborhood.

### *Downtown Core*

Ketchum's Downtown Core has already been the subject of multiple surveys, yet a comprehensive and intensive-level survey has not yet been completed. While funding limited the scope of the present project, a future intensive-level survey completed within the next few years can branch off of what has already been completed to provide the City with a clear understanding of all the historic resources within the Downtown Core. To create a manageable scope, an intensive survey could be limited to the resources along Main Street and Sun Valley Road as these streets are the main thoroughfares and contain a high concentration of historic resources. It is also suggested that any future survey work includes resources that are just outside the neighborhood, but that are not included in other neighborhoods, especially the resources on E. Sun Valley Road like the Church of Jesus Christ of Latter-day Saints, St. Thomas Episcopal Church, Our Lady of the Snows Catholic Church, and the Ketchum Ranger District – all of which are high style, architect designed buildings.

### *Edelweiss Avenue*

Edelweiss Avenue and neighboring N. 3rd Avenue contain a relatively dense collection of comparatively modest, mid-century single-family resources. Many of the houses are 50 years or older and are excellent examples of the Ranch, Contemporary, and Tyrolean (Swiss Revival) architectural styles that were popular in Ketchum during their time of construction. As Ketchum wrestles with development and alterations to its historic resources, it is vitally important that modest architectural resources, like those in this area, are documented to understand their significance.

## The National Register of Historic Places and Tax Incentives

The National Register of Historic Places (NRHP) is the country's official list of significant historic resources deemed worthy of preservation. Listing individual resources and historic districts in NRHP does not place restrictions on what a property owner can do to their property. It is an honorary designation only. Therefore, there are essentially no disadvantages for property owners to have their properties listed in the register, while there are several benefits. Through listing in the NRHP, the history of significant places is thoroughly documented, recorded, archived, and made publicly available. Additionally, Section 106 of the National Historic Preservation Act of 1966 provides a framework for assessing and negating negative effects to NRHP-listed resources related to any projects funded with money from the federal government, carried out by a federal agency, or projects requiring a federal permit, licensing, or approval. Finally, and perhaps most importantly, owners of income-producing properties that are listed individually in the NRHP or are "contributing" to an NRHP historic district may be eligible to take advantage of federal historic preservation tax credits. The federal tax credit provides a 20% credit of qualified rehabilitation expenses for owners of income-producing properties that comply with the requirements of the program. For more information on the federal historic tax credit program and the National Register program, reach out to the Idaho State Historic Preservation Office.

This survey identified 15 resources that are individually eligible for the NRHP, including:

- El Niño Restaurant at 280 E. 6th Street
- The house at 731 Alpine Lane
- Best Western Tyrolean Lodge at 260 Cottonwood Street
- The Lift Tower Lodge at 703 S. Main Street
- Country Cousin Store at 411 E. Sun Valley Road
- Ketchum-Sun Valley Branch of the Bank of Idaho at 491 E. Sun Valley Road
- BMO Bank Building at 600 E. Sun Valley Road
- Tamarack Lodge at 291 N. Walnut Avenue
- Clara Spiegel House at 611 N. Walnut Avenue
- Michel's Christiania Restaurant at 303 N. Walnut Avenue
- Chapter One bookstore at 340 E. 2<sup>nd</sup> Street
- The house at 560 E. 2<sup>nd</sup> Street
- The house at 791 Alpine Lane
- The house at 580 N. Spruce Avenue
- Ski Tek Hansen's Orthotics Lab at 191 W. Sun Valley Road

Additionally, should intensive-level surveying be completed, it is likely that additional resources and historic districts would be found eligible for listing as well.

## Local Historic Districts and Potential Incentives

There are two primary types of historic designation—listing in the National Register of Historic Places and local designation as a local historic district. The recently adopted Comprehensive Plan noted several times that the protection of historic resources and Ketchum's historic and unique character was a primary concern of residents, and that stronger tools are required to balance infill, redevelopment, and the preservation of historic resources. The creation of local historic districts provides the City of Ketchum with the most powerful tool for protecting its historic resources. A local historic district provides legal protection to historic resources to preserve the historic character of an area against irrevocable loss. For buildings, sites, or objects within a local district, exterior work is reviewed by the Historic Preservation

Commission (HPC), which either approves or denies the proposed work based on the Secretary of Interior's Standards for Rehabilitation and any historic district design guidelines adopted by the City. While Ketchum's HPC already oversees work to several locally designated resources, increasing the number of locally designated properties and historic districts is the strongest way to protect Ketchum's architectural heritage. The creation of a downtown commercial local historic district that encompasses Main Street and, potentially, Sun Valley Road, would help ensure resources located in this newly created district would be subject to HPC review. Additionally, to provide an incentive for property owners to be in a local historic district, some municipalities provide property tax abatements and/or exemptions which can help promote preservation at the local level.

## Historic District Design Guidelines

Related to the designation of local historic districts is the adoption of comprehensive historic district design guidelines that provide guidance to property owners, building professionals, and the HPC on the appropriate treatment of locally designated resources. They also provide a framework for the HPC to determine whether proposed work is appropriate or not. In 2024 a Historic Preservation Handbook was released by the HPC and Ketchum's Planning and Building Department to provide guidance to the HPC in their review of proposed work to Ketchum's local historic resources. Ketchum also has a framework for design review for new construction or the alteration of existing buildings; however, the design review standards are not targeted towards the preservation of historic resources. Creation and adoption of a robust historic district design guidelines document would provide comprehensive, targeted guidance, for both the HPC and property owners, on assessing the appropriateness of proposed work to local historic resources. Typically, these documents have several chapters that provide guidance on the appropriateness of work to exterior materials like cladding and roofing, windows, entrances, porches, additions to historic resources, and new construction.

## Implementation of Historic Preservation Goals in the 2025 Comprehensive Plan

Some of the recommendations above already touched on goals and concerns outlined in the 2025 Comprehensive Plan, such as the importance of documenting and nominating significant resources to the NRHP, and the need for stronger tools to protect Ketchum's historic resources and character. There are additional goals described in the Comprehensive Plan that, if implemented, would support historic preservation and the retention of Ketchum's historic character. One is increased awareness of historic preservation and its benefits, such as increasing property owner awareness of historic preservation tax incentives and highlighting how activities like surveying and nominating resources to the NRHP can be beneficial to property owners. Increased awareness of preservation benefits dovetails with encouraging adaptive reuse of historic resources. Adaptive reuse projects, by nature, are prime candidates for historic preservation tax credits and actively preserve Ketchum's historic character. Another suggestion from the Comprehensive Plan is to discourage the creation of super-blocks and the consolidation of parcels which greatly disrupt historic streetscapes.

## Historic Information Collection

A foundational concept for protecting historic resources is preserving historical knowledge. Conducting oral histories is one important way of preserving Ketchum's history, especially because they document community history that is typically not available in physical archives. For instance, a Facebook group called "You know you're old school Ketchum when..." was

instrumental in helping to identify the location of historic businesses, and several members of this group were incredibly knowledgeable about the history of Ketchum's built environment. This is especially true as most historic resource material found during this project (e.g., newspapers and city directories) did not contain addresses.

Likewise, over the course of this project the project team met several residents with a deep understanding of Ketchum's history and how the city has changed over time. Documenting their knowledge is a vital component of preserving Ketchum's history. Continuing to gather privately held information, like photographs or architectural drawings, is another means of preserving history. For example, the Wood River Museum of History and Culture recently held an image collection event where interested residents could bring historic photographs for digital scanning. The museum was able to collect historic photographs while residents retained control of their historic documents. The importance of the Ketchum Community Library to the community makes it a natural venue for hosting these types of events and for preserving the information garnered from them. Grants may be an option to help fund oral history/community listening sessions to collect and document this information.

## Conclusion

Ketchum has a deep and rich history associated with mining, agriculture, recreation and tourism. From its earliest roots as a mining supply town to its modern-day identity as a hub of outdoor recreation and tourism, Ketchum has grown into a world class destination for winter sport enthusiasts. The City of Ketchum went through a vast series of changes during the study period, morphing from a small, rural mountain town into a much larger city with an economic focus on tourism and recreation. Today the City of Ketchum faces intense development pressure tied to growth, tourism, and escalating property values which threatens the economic viability and the historic character of this small city. It is our hope that this historic resource survey will provide a critical foundation for navigating these challenges by documenting what remains, identifying properties of significance, identifying future areas of study, offering recommendations for future planning activities, and by offering a baseline for thoughtful planning and policy decisions.

This project encompassed a reconnaissance-level survey of 111 resources built between 1950 and 1980. The resources were spread out over several areas in Ketchum: Downtown Core, Knob Hill, Trail Creek, and on Edelweiss Avenue. Of the surveyed resources: 71 resources were located in the Downtown Core neighborhood, 15 resources were located in Knob Hill, 12 were located in Trail Creek, and 13 were located on Edelweiss Avenue. This survey identified 15 resources that are individually eligible for the National Register of Historic Places, and their significance is supported by the historic contexts within this report. As a result of the survey, several preservation-related recommendations are provided in the previous section, which largely focused on continuing survey efforts and documentation of Ketchum's historic resources and creating local historic resources to protect historic assets from demolition and incompatible alterations. Loggia Preservation provided the City of Ketchum with digital copies of the final survey report, all survey photographs, and all research materials used over the course of the project. All inventory forms were entered into the Idaho SHPO's ICRIS system. Loggia Preservation also retains digital copies of the final survey report, all survey photographs, and all research materials.



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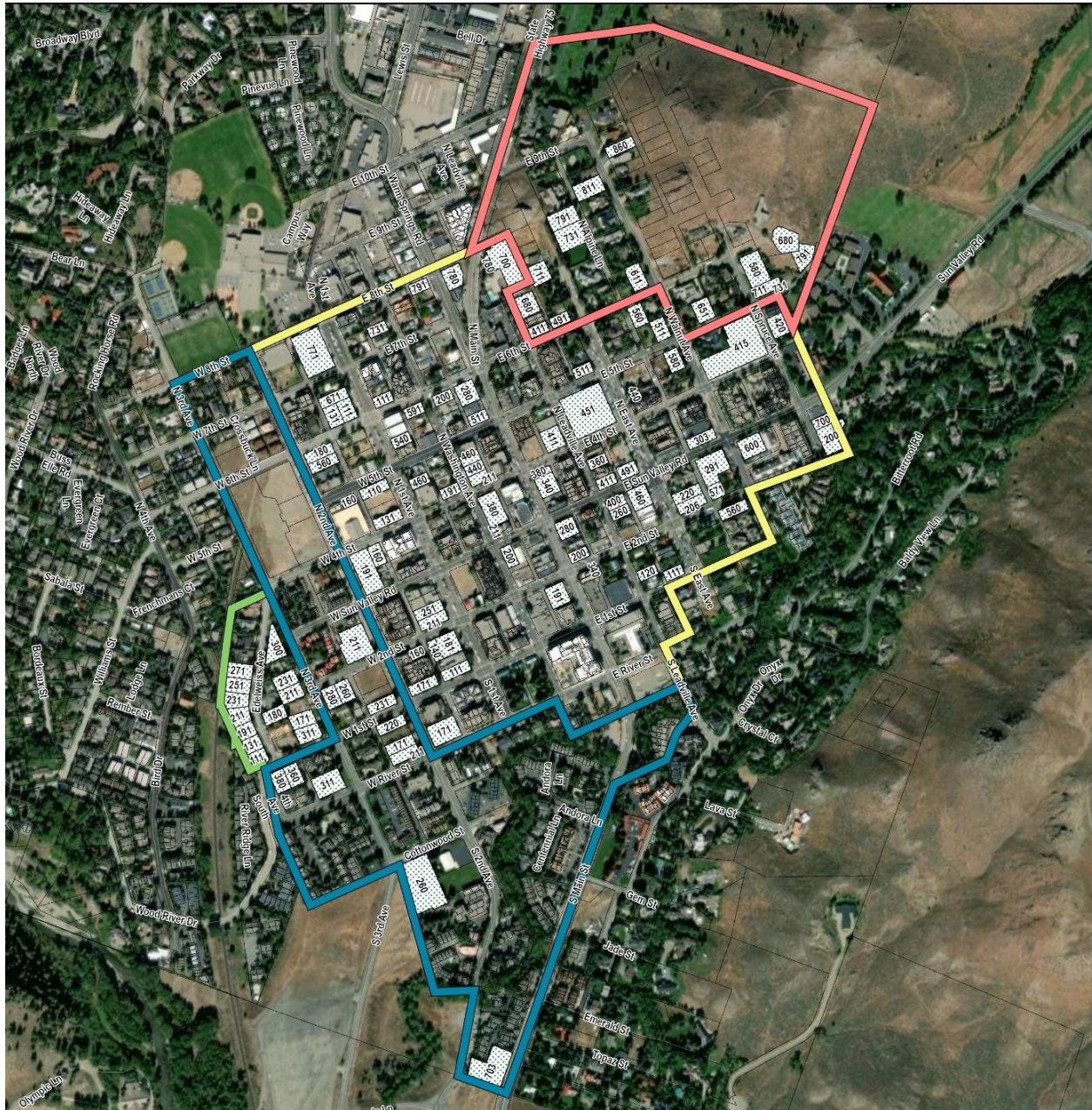
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Post World War II Properties in Ketchum, Idaho  
Reconnaissance Historic Resource Survey

### Map of Surveyed Resources

#### Survey Area Neighborhoods

- Downtown Core
- Edelweiss Avenue (West Ketchum)
- Knob Hill
- Trail Creek

- Surveyed Resources
- Parcels

Prepared by Loggia Preservation, September 2025  
Parcel and Street Data from Blaine County





## Appendix B: Resumes

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# Cassandra Talley

## loggia preservation

Principal & Co-Founder

Cassandra brings enthusiasm, meticulous research skills, and a collaborative approach to problem solving to her work. Focusing on the client's needs, while still respecting the historic nature of the building, is paramount to Cassandra. As an accomplished writer, a licensed attorney, and an architectural historian Cassandra brings her wide-ranging skillset to every project. Cassandra is also an adjunct lecturer in Eastern Michigan University's graduate program in Historic Preservation.



**Post World War II Architecture Historic Resource Survey**, Ketchum ID  
**Wake County Historic District Design Guidelines**, Wake County NC  
**Broadell Neighborhood National Register Nomination**, Fayetteville NC  
**Town of Lee 250th Anniversary Project**, Lee MA  
**West Washington Properties Historic Tax Credit Consulting**, Ann Arbor MI  
**Gratiot Avenue Properties Historic Tax Credit Consulting**, Detroit MI  
**Section 106 Consulting**, Honor Community Health, Pontiac MI  
**Section 106 Consulting**, City of Auburn Hills MI  
**South Eton Road Historic Resource Survey**, Birmingham MI  
**Evart Downtown Historic District, National Register Nomination**, Evart MI  
**Winchell Avenue Historic Resource Survey**, Kalamazoo MI  
**Kalamazoo Neighborhoods Historic Resource Survey**, Kalamazoo MI  
**Book Tower & Building Historic Tax Credit Consulting**, Detroit MI  
**Book Tower & Building Historic District Commission Application**, Detroit MI  
**Vista Theater & Annex Historic Tax Credit Consulting**, Negaunee MI  
**Abingdon Historic District Design Guidelines**, Abingdon VA  
**Northville Historic District Design Guidelines**, Northville MI  
**Norwich Historic District National Register Nomination & Historic Resource Survey**, Roanoke VA  
**Broadell Neighborhood Historic Resource Survey**, Fayetteville NC  
**Detroit's Latinx Communities Historic Resource Survey & Multiple Property Documentation Form**, Detroit MI  
**Second Baptist Church of Detroit National Register Nomination Update**, Detroit MI  
**African American Housing in Inkster Historic Resource Survey**, Inkster MI  
**Birmingham Historic District Design Guidelines**, Birmingham MI  
**Marygrove College Campus Historic Tax Credit Consulting**, Detroit MI  
**Fowler Building Historic Tax Credit Consulting**, Detroit MI  
**Marygrove College National Register Nomination**, Detroit MI  
**Immaculata High School National Register Nomination**, Detroit MI

**cassandra@loggiapreservation.com**  
(810) 333-2572

### Certifications

36 CFR 61 Architectural Historian  
State Bar of Michigan, active and in good standing, P76726

### Education

Master of Science, Historic Preservation  
Eastern Michigan University, 2021

Juris Doctor, cum laude  
Michigan State University College of Law, 2012

Bachelor of Arts in History of Art  
University of Michigan, 2006

### Work Experience

Principal & Co-Founder  
Loggia Preservation  
January 2025 - current

Adjunct Lecturer, M.S. program in  
Historic Preservation  
Eastern Michigan University  
September 2022 - current

Architectural Historian  
Kraemer Design Group  
September 2018 - January 2025

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loggia preservation

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# Cassandra Talley

## loggia preservation

Principal & Co-Founder

Immaculata High School Historic Tax Credit Consulting, Detroit MI  
1331 Holden Street Historic Tax Credit Consulting, Detroit MI  
Buhl Building Historic Tax Credit Consulting, Detroit MI  
Harmonie Club Historic Tax Credit Consulting, Detroit MI  
620-630 Woodward Historic Tax Credit Consulting, Detroit MI  
1274 Library Building Historic Tax Credit Consulting, Detroit MI  
1702 West Fort Street Historic Tax Credit Consulting, Detroit MI  
Fowler Building Historic Tax Credit Consulting, Detroit MI  
93 Seward Section 106 & Historic Tax Credit Consulting, Detroit MI  
Dr. Ossian Sweet House National Register Nomination, Detroit MI  
Dr. Ossian Sweet House Historic Structures Report, Detroit MI  
Intensive Survey of Public Housing, Detroit MI  
Warren Motor Car Company National Register Nomination, Detroit MI  
Fox Theatre National Historic Landmark Review Study, Detroit MI  
Edison Neighborhood Historic Resource Survey, Kalamazoo MI  
Frank Murphy Hall of Justice Preliminary Evaluation, Detroit MI

### Presentations & Publications

It All Comes Full Circle: A Road Trip Through Michigan History  
Michigan Historic Preservation Network, 2025 Conference

#### Southfield

Arcadia Publishing Company, 2025

#### Picturing Southfield

Southfield Historical Society, 2024 Lecture Series

#### Not to be Missed: Heritage Tourism and Underrepresented Cultural Resources

Michigan Historic Preservation Network, 2023 Conference

#### Surveying Kalamazoo, Together

Michigan Historic Preservation Network, 2022 Conference

#### In the Wrightian Mold: Harold Turner Houses in Michigan

Michigan Historic Preservation Network, 2022 Webinar

#### Harold Turner Designed Houses in Michigan

Bloomfield Historical Society, 2021

#### The Vinsetta Garage: Preserving the Built Environment via Adaptive Reuse

International Society for Landscape, Place, and Material Culture, 2019 Conference

Graduate Student Assistant  
Michigan State Housing Development  
Authority, State Historic Preservation  
Office  
June 2018 - August 2018

Associate Counsel  
Quicken Loans  
May 2016 - May 2018

### Boards, Committees & Memberships

State Bar of Michigan  
Licensed Attorney

Preservation Detroit  
Board Member

Michigan Historic Preservation Network  
Board Member

Society of Architectural Historians  
Member

### Volunteer & Extra-Curricular

Association for Preservation Technology  
International—Eastern Great Lakes  
Chapter

Social Committee Volunteer  
Paper Track Coordinator for 2022  
Conference in Detroit, MI

Michigan Historic Preservation Network  
Easement Monitoring

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loggia preservation



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# Katie Cook

## loggia preservation

Principal & Co-Founder

Old buildings, especially the houses of everyday people, have always fascinated Katie. While working in accounting, she decided to study geography at Eastern Michigan University with the goal of attending the school's graduate program in historic preservation. In the graduate program, she worked as the digital heritage and preservation planning graduate assistant. She loves using geographic information systems (GIS) in her historic preservation work and brings her attention to detail and research abilities to each project.



**Post World War II Architecture Historic Resource Survey**, Ketchum ID  
**Wake County Historic District Design Guidelines**, Wake County NC  
**Broadell Neighborhood National Register Nomination**, Fayetteville NC  
**Town of Lee 250th Anniversary Project**, Lee MA  
**West Washington Properties Historic Tax Credit Consulting**, Ann Arbor MI  
**Gratiot Avenue Properties Historic Tax Credit Consulting**, Detroit MI  
**Section 106 Consulting**, Honor Community Health, Pontiac MI  
**Section 106 Consulting**, City of Auburn Hills MI  
**South Eton Road Historic Resource Survey**, Birmingham MI  
**Evart Downtown Historic District, National Register Nomination**, Evart MI  
**Winchell Avenue Historic Resource Survey**, Kalamazoo MI  
**Kalamazoo Neighborhoods Historic Resource Survey**, Kalamazoo MI  
**Harvard Square Building Historic Tax Credit Consulting**, Detroit MI  
**Vista Theater & Annex Historic Tax Credit Consulting**, Negaunee MI  
**Abingdon Historic District Design Guidelines**, Abingdon VA  
**Northville Historic District Design Guidelines**, Northville MI  
**Norwich Historic District National Register Nomination & Historic Resource Survey**, Roanoke VA  
**Broadell Neighborhood Historic Resource Survey**, Fayetteville NC  
**Detroit's Latinx Communities Historic Resource Survey & Multiple Property Documentation Form**, Detroit MI  
**Second Baptist Church of Detroit National Register Nomination Update**, Detroit MI  
**African American Housing in Inkster Historic Resource Survey**, Inkster MI  
**Birmingham Historic District Design Guidelines**, Birmingham MI  
**1550 Woodward Historic Report**, Detroit MI  
**Hidden Housing: Alley Dwellings in Detroit**, Ypsilanti MI  
**Upper Conner Creek Historic Landscape Study**, Ypsilanti MI

**katie@loggiapreservation.com**  
(586) 441-8168

### Certifications

36 CFR 61 Architectural Historian

### Education

Master of Science, Historic Preservation  
Eastern Michigan University, 2023

Bachelor of Science, Geography  
Minor, Historic Preservation  
Eastern Michigan University, 2019

Associate of Business Administration,  
Accounting  
Macomb Community College, 2017

### Work Experience

Principal & Co-Founder  
Loggia Preservation  
January 2025 - current

HGIS Team Lead  
Eastern Michigan University  
August 2024 - current

Architectural Historian  
Kraemer Design Group  
August 2022 - January 2025

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loggia preservation

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# Katie Cook

## loggia preservation

Principal & Co-Founder

### Presentations & Publications

**It All Comes Full Circle: A Road Trip Through Michigan History**  
Michigan Historic Preservation Network, 2025 Conference

**Adaptive Reuse: Historic Preservation Basics**  
Student Michigan Association of Planning Conference, 2025 Conference

**Using the Survey of African American Housing in Inkster to Spur Future Heritage Tourism**  
Michigan Historic Preservation Network, 2023 Conference

**Nathan Johnson: Building Detroit**  
Michigan Historic Preservation Network, 2023 Webinar

**Alleys and Places: Remnants of a Cultural Landscape in Detroit**  
*Post & Lintel*, Fall 2022

**Access to the Attic Space: Acadian Cottages in the Cajun Heartland**  
*Post & Lintel*, 2021

**"GIS-based Classroom Management System to Support COVID-19 Social Distance Planning"**  
Lockhande, Trupti, Xining Yang, Yichun Xie, Katie Cook, Jianyuan Liang, Shannon LaBelle, and Cassidy Meyers  
*Computational Urban Science* 2, no. 11 (2022). <https://doi.org/10.1007/s43762-022-00040-3>

HGIS Intern  
Eastern Michigan University  
August 2021 - May 2022

Graduate Student Assistant  
Eastern Michigan University  
August 2020 - April 2022

Accounts Receivable & Payable  
Wall Colmonoy Corporation  
May 2014 - August 2022

### Boards, Committees & Memberships

**Preservation Detroit**  
Treasurer, Board Member

**Michigan Historic Preservation Network**  
Member

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loggia preservation



STAFF MEMORANDUM

To: Historic Preservation Commission (HPC)  
From: Morgan Landers, AICP – Director of Planning and Building  
Date: January 29, 2026  
Re: DRAFT 2026 HPC Work Plan

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**Historic Preservation Commission – Roles and Responsibilities ([KMC 4.08.050](#))**

The Ketchum Historic Preservation Commission is advisory to the Ketchum City Council and is charged with the following responsibilities in no particular order:

- A. Conduct a survey of local historic properties;
- B. Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests or donation;
- C. Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City;
- D. Recommend the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;
- E. Contract, with the approval of the Council, with the state or federal government, or any agency of either, or with any other organization;
- F. Cooperate with the federal, state and local governments in the pursuance of the objectives of historic preservation;
- G. Make recommendations in the planning processes undertaken by the county, the City, the state or the federal government and the agencies of these entities;
- H. Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City;
- I. Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City;
- J. HPC members, employees or agents of the HPC may enter private property, buildings or structures in the performance of their official duties only with the express consent of the owner or occupant;
- K. Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction;
- L. Establish and maintain the Historic Building/Site list;
- M. Review and make decisions on Demolition and Alteration applications.

Said duties outlined above fall generally into three categories of work; Regulatory/Policy, Education and Outreach, and Stewardship. Two of the items listed above (E and J) are not “responsibilities” per se but grant the Commission powers that may be used in the execution of other responsibilities. Attachment A to this memorandum is a chart of the proposed DRAFT 2026 Work Plan for the HPC. Staff prepared this initial draft by reviewing the citywide work plan, comments received from the HPC members on desired projects, initial goals and objectives prepared by the HPC Chair, and opportunities identified by the city’s Director of Community Engagement presented at your December 2, 2025, meeting. Staff then populated the action items into the corresponding area of responsibility, so the HPC can see how specific programs or actions fit into the HPC role.

The dark blue row is the general category, the light blue rows are responsibilities granted by the municipal code, and the subsequent rows are the various actions items. Additionally, there are columns that outline the

anticipated timeline, lead organization, HPC liaison, community partners, and staff support. Where there are blanks, the item has not been determined as of the date of this document. As shown on the plan, only two of the designated responsibilities outlined in the Ketchum Municipal Code have no identified initiatives for 2026. Those items are #9 and #11 under the stewardship category.

In reviewing the draft work plan, staff would like the following feedback from the HPC:

- Is this work plan formatted and organized in a way that resonates with you and is easy to understand?
- Are there items you would like to accomplish that are not listed? Likewise, are there items listed you feel are not priorities for 2026?
- What are the Commission's top three to five priorities for the 2026 Work Plan?

## **NEXT STEPS**

The work plan presentation to the City Council is tentatively scheduled for the February 26, 2026, City Council meeting. At this time, it is unclear if this will be a joint meeting or a presentation by the HPC Chair to the Council.



## DRAFT 2026 HPC WORK PLAN: 1/29/25

REGULATORY/POLICY	2026 ACTIONS	TIMELINE	LEAD (CITY/PARTNER)	HPC LIAISON	COMMUNITY PARTNERS	STAFF SUPPORT
1. Conduct a survey of local historic properties;						
	Post World War II Reconnaissance Survey Completion		City		SHPO	Planning
	Grant submittal for Additional Survey Work		City	Wendolyn H	SHPO	Planning
	Review previous surveys for accuracy and completeness of information.		City		SHPO/Community Library	Planning
2. Make recommendations in the planning processes undertaken by the county, the City, the state or the federal government and the agencies of these entities;						
	Participate on the city's Technical Advisory Group (TAG) to provide guidance on design regulations for development in the downtown. Includes design guidelines/standards for new development/additions overall and specifically for new development/additions adjacent to historic structures.	Jan-Sept 2026	City	Jakub G		Planning
3. Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City;						
	Conduct work sessions to evaluate and make recommendations on design guidelines/standards for alterations/demolitions of historic structures.	Feb-May 2026	City	Jakub G		Planning
4. Establish and maintain the Historic Building/Site list;						
	Identify undesignated Building/Sites as candidates for listing on Ketchum's Building Site List.		City		SHPO	Planning
	Direct outreach campaign to property owners of existing and potential historic buildings to encourage participation.		City		KBAC/Community Library	Planning/Communications
	Review demolition applications for buildings 50 years of age for eligibility to be listed on the city Building/Site List	Ongoing - As needed	City			Planning
5. Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction;						
	Review nominations of properties for NRHP submitted for properties within the city's jurisdiction	Ongoing - As needed	City		SHPO	Planning
	Review demolition applications for buildings 50 years of age for eligibility to be listed on the NRHP	Ongoing - As needed	City		SHPO	Planning
	Review survey documents to identify any properties eligible for listing on the NRHP		City		SHPO	Planning
	Review city owned properties for eligibility for listing on the NRHP		City		SHPO	Planning
6. Review and make decisions on Demolition and Alteration applications.						
	Conduct a complete and transparent review process of these applications.	Ongoing - As needed	City	ALL		Planning
EDUCATION/OUTREACH	2026 ACTIONS	TIMELINE	LEAD (CITY/PARTNER)	HPC LIAISON	COMMUNITY PARTNERS	STAFF SUPPORT
7. Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City;						
	Create and implement a "plaquing" plan for all buildings on the Building/Site List		City		Community Library Property Owners	Planning/Communications/Admin
	Create and implement an historic building property owner recognition program.		City		KBAC Community Library	Planning/Communications
	Update the city's website with better/more comprehensive information regarding Historic Preservation in Ketchum.		City		Community Library	Communications
	Update maps of buildings on the Historic Building/Site List (Digital and Physical) - separate from walking tour maps	Feb-26	City			Planning/GIS
	Conduct a minimum of one joint program with the Community Library.				Community Library SHPO	Planning/Communications
	Coordinate with the Ketchum Arts Commission (KAC) on art installations throughout the city that may have an historic theme or content component (Main Street, Lewis Street/Warm Springs Rd)	Ongoing	City		KAC	Planning/Communications

	Review and provide recommendations for any content or installations with history related content (not Arts Commission related) such as Warm Springs Preserve, Visitor's Center, Ore Wagon Museum, and Lift Tower Lodge.	Ongoing	City		Site dependant	Planning/Communications
	Participate on the subcommittee for the citywide Arts and History Plan		City	Jakub and Wendolyn?	KAC	Planning/Communications
	Provide feedback on updates to the Downtown Historic Walking Tour		Community Library		Community Library Property Owners	Planning/Communications
8. Cooperate with the federal, state and local governments in the pursuance of the objectives of historic preservation;						
	Provide quarterly updates, including one strategic planning session, to the City Council on HPC activities and work plan progress.		City	Chair		Planning
	Conduct a minimum of one joint work session with the PZ Commission each year to discuss overlapping initiatives.		City	All		Planning
	Faciliate one annual presentation by the Idaho SHPO office to city officials.		City		SHPO/Community Library	Planning
	Promote any historic preservation opportunities as requested by state and local entities and non-profits through the city's communication channels		City		Community Library SHPO	Planning/Communications
STEWARDSHIP	2026 ACTIONS	TIMELINE	LEAD (CITY/PARTNER)	HPC LIAISON	COMMUNITY PARTNERS	STAFF SUPPORT
9. Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests or donation;						
10. Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City;						
	Develop/Finalize a property activation and improvement plan for city owned historic properties.	Spring 2026	City			Planning/Public Works
	Participate in the review and recommendation of future improvements to the Bonning Cabin and Ore Wagon museum.	Spring/Summer 2026	City		Community Library	Planning/Public Works
	Review and provide recommendations for future improvements and utilization of the "Big House" on Forest Service Park.	Spring 2026	City			Planning/Public Works/Housing
11. Recommend the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;						