



Historical Preservation Commission - Special Meeting AGENDA

Tuesday, September 28, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

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

If you would like to comment on the agenda item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the Planning and Zoning Commission.

If you would like to phone in and provide comment on the agenda item, please find the instructions, phone number, and meeting identification on the following page of this agenda. You will be called upon for comment during that agenda item.

If you would like to provide comment on the agenda item in person, you may speak to the Commission when called upon but must leave the room after speaking and observe the meeting outside City Hall.

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

PUBLIC COMMENT

1. Public Comment: 2021.09.08 Boyle

CONSENT CALENDAR—ACTION ITEMS

2. Minutes of September 8, 2021

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

3. ACTION - 431 N Washington Ave Application for Demolition of a Historic Building.
4. ACTION - 460 N Main St Application for Demolition of a Historic Building.

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

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

PUBLIC CALL-IN INFORMATION

You may listen to the meeting through your phone or watch and listen by live streaming. If you would like to provide public comment on the agenda item, please following these instructions.

1. Dial the number below and provide the meeting ID. You may only provide comment by phone.
2. Mute your phone until the last four digits of your phone number are called out by staff.
3. When your phone number is identified to testify, mute the sound on your computer or other device that is live streaming the meeting. Press *6 to unmute your phone to speak.
4. Provide your testimony on your phone and respond to any questions on your phone. You can hear the meeting through your phone.
5. When your testimony is complete, hang up the phone. You can continue watching the meeting through live steaming.

You will be muted until you are called upon to testify.

Please do not unmute your phone until you are asked to testify.

The public has 3 minutes to provide testimony to the Commission.

Please keep your comments to 3 minutes.

September 28, 2021

Public Call-In Number: 1-253-215-8782

Meeting ID: 830 3297 8575

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

From: [Suzanne Frick](#)
To: [Participate](#); [Maureen Puddicombe](#)
Subject: RE: For distribution to HPC Commissioners and the City Counsel (not a typo) and for public comment posting on city website under the rubric Historic Preservation Ordinance
Date: Thursday, September 09, 2021 6:54:07 PM

Maureen--we'll provide this to the commission when their next packet goes out.

SUZANNE FRICK | CITY OF KETCHUM
PLANNING AND BUILDING I KURA DIRECTOR
P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340
o: 208.727.5086 | m: 208.721.2765
sfrick@ketchumidaho.org | www.ketchumidaho.org

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

From: Participate <participate@ketchumidaho.org>
Sent: Thursday, September 09, 2021 5:32 PM
To: Maureen Puddicombe <mpuddicombe@ketchumidaho.org>
Cc: Suzanne Frick <sfrick@ketchumidaho.org>
Subject: FW: For distribution to HPC Commissioners and the City Counsel (not a typo) and for public comment posting on city website under the rubric Historic Preservation Ordinance

Public comment.

LISA ENOURATO | CITY OF KETCHUM
Public Affairs & Administrative Services Manager P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340
o: 208.726.7803 | f: 208.726.7812
lenourato@ketchumidaho.org | www.ketchumidaho.org

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

From: H Boyle <Boylehp@yahoo.com>
Sent: Wednesday, September 08, 2021 6:30 PM
To: Participate <participate@ketchumidaho.org>
Cc: gfoley@mtexpress.com
Subject: For distribution to HPC Commissioners and the City Counsel (not a typo) and for public comment posting on city website under the rubric Historic Preservation Ordinance

I am concerned that the HPC is not in compliance with open meeting requirements.

I ask that the HPC fully open its meetings to the public. As currently conducted, it is not possible for the public to follow what is going in the meetings. The public is not allowed in the room and can only access the meeting via zoom. It is not possible to understand which commissioner is speaking, as they don't identify themselves. There is no way for a member of the public to make a comment during the meeting. Perhaps these meetings can at least be run like a City Council meeting?

For an example, I reference the video recording of the September 8th meeting.

I have previously publicly commented on the illegitimacy of the constitution of the committee. As a specific example, at 5:29pm one of the commissioners was chided by another for acting in the interests in the P&Z rather than a member of HPC. P&Z members on the HPC is an inherent and unreconcilable conflict of interest. And I reiterate it is illegitimate for people who are not residents of the City of Ketchum to get to decide what happens in the City of Ketchum and bind City of Ketchum residents. They should not get to vote on the HPC.

I question why the Mayor and Council set up the HPC as non-representative of the people of the City of Ketchum,

and why the public has been excluded by the HPC. Is this intentional? Indeed, in one of its first meetings, one of P&Z members of the commission stated that the HPC should not share too much with the public lest the public object. The promised community consultation on criteria for historic preservation never occurred. Why not?

As another concern, there is no way for member of the public to participate in the HPC process. Only members of the HPC can propose buildings for consideration. The Commissioner making the recommendation is not identified, and their reasoning is not disclosed. This is not consistent with public transparency.

As another concern, why aren't the owners of the buildings being discussed noticed that their building is being discussed and invited to address the HPC BEFORE their building goes on/off the list? Yes, now the property owners will be noticed of the HPC decisions and get a chance to comment—after the fact—and after a vote to put it on the list has been taken when the HPC openly states it doesn't have sufficient information about the buildings. At the very least, this does not seem consistent with the small town Ketchum ethos of transparency and inclusiveness.

What makes this particularly troublesome is that, at the 9/8 meeting, for building after building, the commissioners acknowledged their lack of information, yet they came to conclusions about whether it should be on the list. At 5:56 one of the commissioners noted they had only gotten information on some of the buildings voted on on the same day as the meeting. How can they have adequate time to assess the information? One of the commissioners at 5:58 voted yes on a building he said he had never seen. It seems inconsistent with the criteria and ranking process to make these decisions on such an ill-informed and arbitrary basis.

As another data on the arbitrary approach, at 5:34, one Commissioner said she put Business as Usual on the list for the sole purpose of giving a history lesson on its use to the Commission, and was not serious about preserving it. What is with that?

I also object to how Ms. Frick participates in these meetings as exceeding the role of City Staff support to a commission. As a specific example, at 4:55 Ms Frick told them to continue a vote on a building until Chair Mead could be present. Is she a member of the Commission? Is she supposed to be directing the Commission how to proceed?

Per Ms. Frick, the process of the the list will continue into October when those who own a building on it will be noticed and get their one chance to address the HPC. Yet, prior to concluding the HPC process, Ms. Frick told the HPC that on 9/28 they will need to opine on demolition permits on some (unspecified) buildings. Is there an actual process? Should not actions on buildings be held until after the process is completed?

Thank you,

Perry Boyle
Ketchum



Historic Preservation Commission - Regular Meeting MINUTES

Wednesday, September 08, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER (*time stamp 0.17.54*)

The meeting was called to order at 4:30 PM by Vice-Chair Wendolyn Holland.

PRESENT

Vice-Chair Wendolyn Holland
Commissioner Jennifer Cosgrove via teleconference
Commissioner Jakub Galczynski
Commissioner Rick Reynolds

ABSENT

Chairman Mattie Mead

CONSENT CALENDAR—ACTION ITEMS (*time stamp 0.19.00*)

1. Minutes of July 7, 2021
2. Minutes of July 20, 2021
3. Minutes of August 3, 2021

Motion to approve the Consent Calendar.

Motion made by Commissioner Reynolds, Seconded by Commissioner Galczynski.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

STAFF AND COMMISSION COMMUNICATIONS (Historical Preservation Commission Deliberation, Public Comment may be taken)—ACTION ITEMS (*time stamp 0.20.14*)

4. **ACTION** - Discussion and direction to Staff on rankings for additional properties to be considered for placement on the Historic Buildings List.

Senior Planner Morgan Landers recapped the prior decisions made at the August 3, 2021 meeting. St Mary's Church 1928 (MESH Gallery), Helm Building 1937 (Sturtevant's) and Jack Frost Motel were discussed.

St Mary's Church (1928)

Commissioner Galczynski was in favor of keeping it on the list since there is nothing else in the same time period. Vice-Chair Holland also favored keeping it, as it was an indication of the faith of the Community from the earliest days.

Vote to add St Mary's Church to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Galczynski, Commissioner Reynolds

Voting Nay: Commissioner Cosgrove

St Mary's Church was added to the Preservation List.

Helm Building (1937)

Commissioner Reynolds did not think it was enough of a Swiss chalet.

Commissioner Cosgrove thought it was overly re-modeled. and not historic.

Commissioner Galczynski saw value in the building scale and massing and the location.

Vote to add the Helm Building to the Preservation List.

Voting Yea: Commissioner Galczynski

Voting Nay: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Reynolds

The Helm Building was NOT added to the Preservation List.

Jack Frost Motel

Vice-Chair Holland referenced the motel as a representation of the skiing culture, while

Commissioner Reynolds did not think it warranted preservation.

Commissioners Cosgrove and Galczynski thought it was charming and should be retained.

Vote to add the Jack Frost Motel to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

The Jack Frost Motel was added to the Preservation List.

Commissioner Reynolds shared his rankings on the proposed list. He favored the Sawtooth Club, 140 E 5th St, and the Kneadery. Commissioner Galczynski favored the 140 E 5th St residence and Commissioner Cosgrove favored Christina's, The Covey, and the Kneadery. Director Frick revealed the Covey was entirely remodeled in 2014. Vice-Chair Holland supported preserving Louie's, Smokey Mountain Pizza and the Picket Fence,

The Sawtooth Club, 140 E 5th St, the Kneadery, Christina's, the Covey, Smokey Mountain Pizza, and Louie's were discussed for preservation. The Commission discussed the cultural vs historic value of Christina's. Vice-Chair Holland expressed this was a sample of a typical residential structure and thought visitors liked to see such buildings as opposed to the big, modern buildings.

Vote to add Christina's to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski

Voting Nay: Commissioner Reynolds

Christina's was added to the Preservation List.

Vice-Chair Holland brought up the former Dynamite Lounge, a night club on Main St owned by Bruce Willis and known for popular music performances. Also, the former Alf's Fly Shop. The building is currently occupied by Business as Usual.

The Covey (1935)

Director Frick related this property had little historic remnants as it had been completely reconstructed in 2014. Since it had been rebuilt in the same scale and character, Vice-Chair Holland thought it was true to the scale of the community and a good re-use of the building. She thought it could be an example to add to the Design Guidelines.

Vote to add the Covey to the Preservation List.

Voting Nay: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

The Covey was NOT added to the Preservation List.

Sawtooth Club

Commissioner Reynolds liked the old brick architecture. Commissioner Cosgrove thought it was not historic since it had been rebuilt after a fire.

Vote to add the Sawtooth Club to the Preservation List.

Voting Nay: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

The Sawtooth Club was NOT added to the Preservation List.

140 E 5th St Residence (1936)

Commissioner Cosgrove thought it was not architecturally significant. Commissioner Galczynski liked the Chalet style and thought it added to the identity of the town. He spoke with the owners and learned it was occupied by the original family who were committed to preserving the character of the building. It is still the original construction with very little modification. Commissioner Reynolds liked the history of the building and the Bavarian look.

Vote to add the 140 E 5th St Residence to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

The 140 E 5th St Residence was added to the Preservation List.

The Kneadery

It was noted this was the former residence of a prominent early Ketchum family.

Vote to add the Kneadery to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

The Kneadery was added to the Preservation List.

Smokey Mountain Pizza (1885; remodeled 1950)

Vice-Chair Holland thought this was a significant house owned by a prominent family. Also, the home of ski technology pioneer Ed Scott.

Vote to add Smokey Mountain Pizza to the Preservation List.

Voting Yea: Vice-Chair Holland

Voting Nay: Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

Smokey Mountain Pizza was NOT added to the Preservation List.

Louie's Pizza

Vote to add Louie's Pizza to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

Louie's Pizza was added to the Preservation List.

Director Frick informed the Commission of the next steps of creating the Preservation List, the noticing procedures and the public hearing.

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director Frick informed the Commission of 2 pending applications for Alteration/Demolition for properties currently on the Preservation List. She suggested a Special Meeting on 9-28 to present those applications. Commissioners Cosgrove, Galczynski, and Reynolds indicated they could attend and Vice-Chair Hollard would be available via teleconference.

There would also be a Joint meeting with the Planning and Zoning Commission and the City Council to present Preliminary Design Guidelines.

ADJOURNMENT

Motion to adjourn 6:05 PM.

Motion made by Commissioner Reynolds, Seconded by Commissioner Galczynski.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds



**City of Ketchum
Planning & Building**

**STAFF REPORT
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING OF September 28th, 2021**

- PROJECT:** Martha's Place (Formerly Known as the Batis House) Historic Building Demolition Request
- FILE NUMBER:** H21-051
- APPLICATION TYPE:** Request to Demolish a Historic Structure
- REPRESENTATIVE:** Elizabeth Bunce
- PROPERTY OWNER:** Elizabeth Bunce, Martha's Place LLC
- REQUEST:** Demolish the structure at 431 N Washington Avenue and replace structure with outdoor garden
- LOCATION:** 431 N Washington Avenue (Ketchum Townsite: Block 36: Lot 3)
- ZONING:** Mixed-Use Subdistrict of the Community Core (CC-2)
- NOTICE:** The public hearing notice was published in the Idaho Mountain Express on September 15th, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on September 15th, 2021. A public hearing notice was posted on the project site and the City's website on September 21st, 2021.
- REVIEWER:** Adam Crutcher, Associate Planner

BACKGROUND

The applicant, property owner Elizabeth Bunce, has submitted a Request to Demolish a Historic Structure located at 431 N Washington Avenue (Ketchum Townsite: Block 36: Lot 3) within the Mixed-Use Subdistrict of the Community Core (CC-2) Zone. The request proposes to demolish the structure formerly known as the Batis House—a residence that was constructed in the 1940s. The applicant originally set out to restore the building currently on the property, but due to the levels of decay and toxicity within the building the property owner has proposed to demolish the structure. The building will be replaced with an outdoor garden intended to be used by the Environmental Resource Center as a classroom and example of drought tolerant native landscape options.

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

their evaluation of the 26 structures listed on the 2020 Community Core District Survey Update, the HPC removed the structure at 431 N Washington Avenue from the Historic Building List on August 3rd, 2021. However, since the revised list has not been formally adopted, demolition of the building is still subject to HPC review and approval.

Staff researched the archived collections at the Community Library's Regional History Department and discovered that Gloria Batis lived at 491 Washington Avenue, not at this location, 431 Washington Avenue (Batis, 1987; Richert, 1973). Ikaunieks's Salon currently occupies the building located at 491 Washington Avenue. The building at 431 Washington Avenue one-story structure built in the 1940's and was listed on the 2005 Walsworth and Associates Windshield Survey as well as the 2006 list of recommended heritage sites for its representation of Ketchum's early settlement area and traditional residential architecture.

ANALYSIS

The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216. The following analysis evaluates the proposed demolition of the historic home located at 431 N Washington Avenue and the proposed replacement garden project in relation to the review criteria for requests to demolish structures on the Historic Building List. The project plans are attached as Exhibit A and the applicant's project summary narrative is attached as Exhibit B to the Staff Report. Documents detailing the history of Gloria Batis are attached as Exhibits C, D, and E.

Review Criteria for Request for Demolition or Alteration Application

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

The building formerly known as the Batis House was initially listed as one of the 26 structures on the Historic Building List. The structure was originally believed to be the residence of Gloria Batis, a member of the Basque community. After deliberation by the HPC, the structure was recommended for removal from the list due to its architectural features not effectively conveying the Basque presence. However, after staff research at the Community Library, it was found that Gloria Batis resided at 491 Washington Ave not 431 Washington Ave. This discovery diminishes the structures historic/social value of being associated with a notable person. The structure may still meet the social/historic criteria of exemplifying the cultural, ethnic, and social heritage of the community as home in a historic Basque neighborhood. Due to this information, and the HPC's comments on the architecture, staff believes the structure is not of architectural value or significance and has minimal historic significance.

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

The structure was built in the 1940's and has retained many of its original materials and design elements from when it was first constructed. The physical deterioration of the structure, indicated in Appendix A, could possibly reduce the extent of original design features if the house were to go through a remodel. The levels of asbestos, mold and other decay may also limit the potential to

restore the home to be in a livable condition. The structure does not meet many architectural criteria such as representing an innovation in construction, materials or design or demonstrating superior craftsmanship or high artistic value. The building does maintain some historic significance as a residence within a Basque neighborhood. Due to the limited architectural and historical significance, there is little associated historical integrity to be adversely affected.

The HPC recommended removal of the residence from the Historic Buildings List citing a lack of architectural significance. As there is no longer any historical significance associated with the building, the building does not have any significance within the Community Core.

The surrounding buildings along Washington Avenue are small structures not extending higher than two stories. The replacement project of an outdoor garden would maintain the small scale feel that is present along this section of Washington Avenue.

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

Integrity is the property's ability to convey the historical significance associated with the location. While the building does retain some of its original design features, the HPC did not find the architectural details to be significant enough to warrant inclusion on the Historic Building List. After new information was found showing that Gloria Batis did not live in the building, the historic significance of the building is its location within a historic Basque neighborhood. Since there is minimal architectural or historical significance to be conveyed, the building does not have historic integrity.

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

The existing structure was identified as not having enough architectural distinction to be deemed a historic structure. Commissioners cited the addition of new windows and a lack of architectural significance as reasons for coming to that decision. The proposed demolition would not adversely affect the architectural distinction of the structure as the HPC found there was not enough distinction to consider it historic. The same can be said for the historical significance as after the information about Gloria Batis' residence was found, there appears to be no historic significance associated with the building.

STAFF RECOMMENDATION

After considering the project plans, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Historic Preservation Commission deliberate and move to approve the Request to Demolish a Historic Structure located at 431 N Washington Avenue and the replacement Outdoor Garden project.

RECOMMENDED MOTION

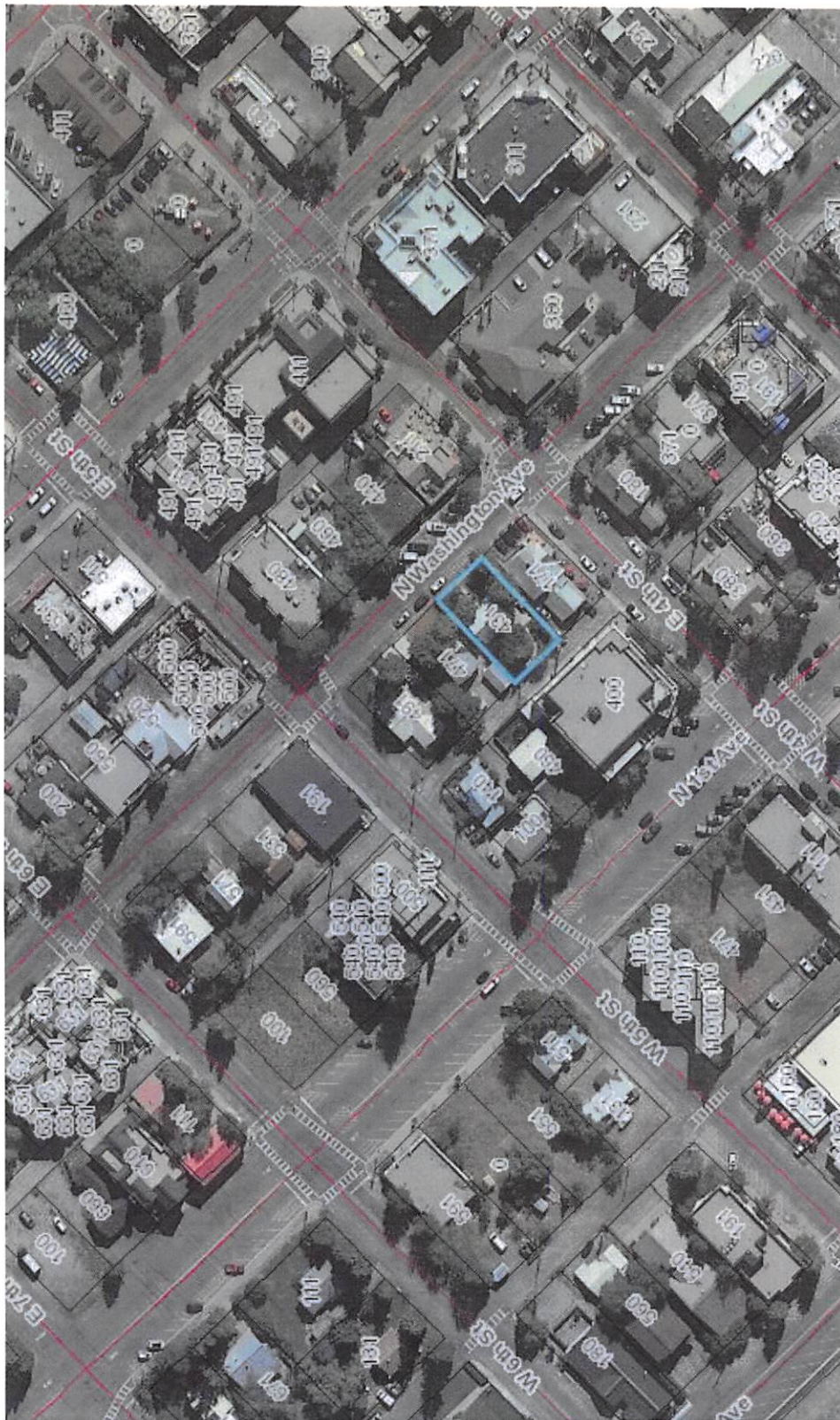
"I move to approve the Request to Demolish a Historic Structure for the proposed demolition to the structure located at 431 N Washington Avenue to accommodate the outdoor garden project."

EXHIBITS:

- A. 431 N Washington Ave Demolition Application

- B. Applicant Project Summary Narrative
- C. Oral Interview
- D. Newspaper Article
- E. Bibliography

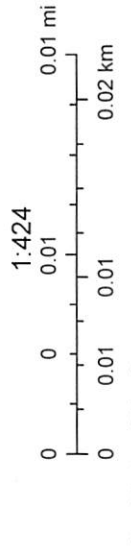
Exhibit A:
431 N Washington Avenue
Demolition Application



Ketchum Information Map



May 20, 2021



City of Ketchum, Blaine County

Made by: Blaine County GIS

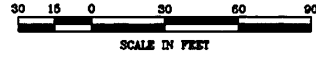
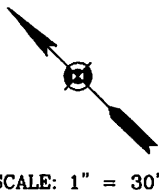


You searched for Parcel Information about: MARTHA\`S
 1 records returned in your search

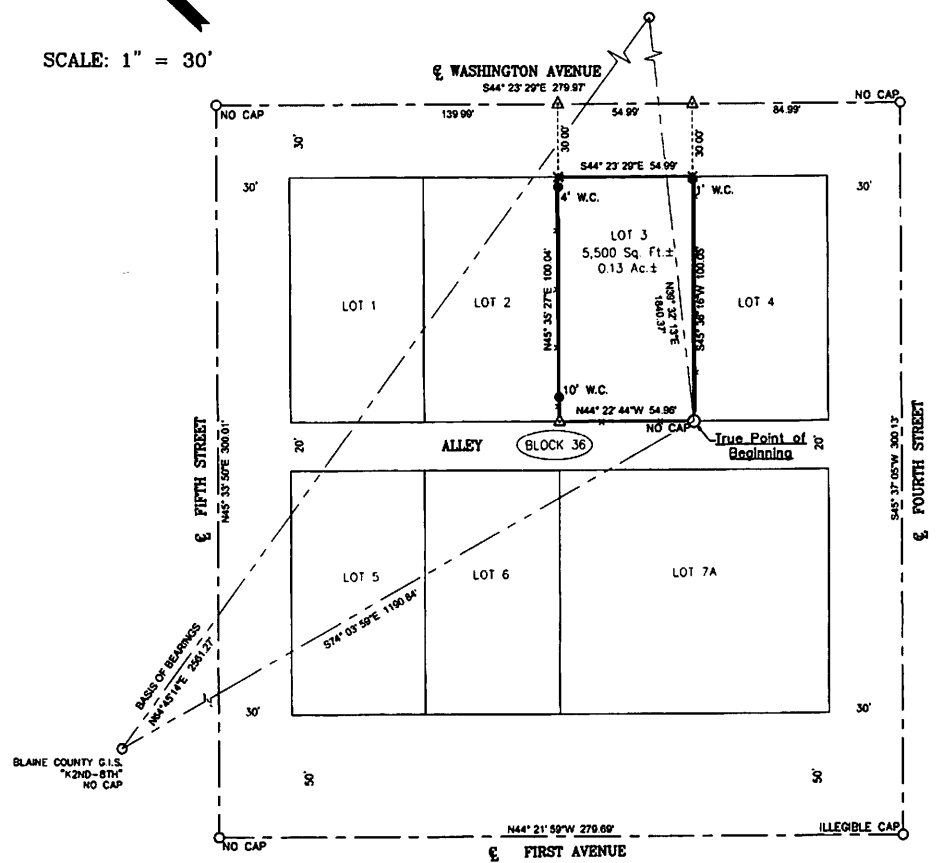
Click one of the Red Links to View More Information or a Map.

Parcel Number	Owner	Address	Legal Description	Map	Adjoiners	Assessor Information	Land Use & Building Information	Treasurer Information	Residential Characteristics	Commercial Characteristics
RPK00000360030	MARTHA'S PLACE LLC,	431 N WASHINGTON AVE,Ketchum	KETCHUM LOT 3 BLK 36 5500SF	View Map	300 ft Adjoiners	Assessor Information	Land Use & Building Information	Treasurer Information	Residential Characteristics	Commercial Characteristics

RECORD OF SURVEY OF
LOT 3, BLOCK 36, KETCHUM TOWNSITE
 LOCATED WITHIN SECTION 13, T.4 N., R.17E., & SECTION 18, T.4 N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 DECEMBER 2020



SCALE: 1" = 30'



LEGEND

- Property Boundary
- Adjoining Lot Line
- Centerline Right of Way
- Fence Line
- Survey Tie Line
- GIS Tie Line
- Found 5/8" Rebar
- Found 3/4" Rebar
- △ Calculated Point, Nothing Set
- ⊕ Set Magnetic Nail and Washer, PLS 16670
- Set 5/8" Rebar Witness Corner as Shown, PLS 16670

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 3, Block 36, Ketchum Townsite. The boundary shown is based on found centerline monuments, found lot corner monuments, and the plat of The Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. The missing property corners were reset by block breakdown and proportioning record distances. Sidewalk construction along Washington Ave. removed the property corner common to Lots 3 & 4. A magnetic nail and washer were set at this previous location, however, the sidewalk cracked, so a 1 foot witness corner was also set to reference the actual corner. A Magnetic Nail and washer was set at the Northern-most property corner of Lot 3, along with a 4 foot Witness Corner along the line common with Lots 2 & 3. A large dumpster occupied the Western-most property corner of Lot 3, so a 10' Witness Corner was set along the line common with Lots 2 & 3. The additional documents used in the course of this survey are the record of survey of Lot 4, Block 36, Ketchum Townsite, Instrument Number 653816, and A Replat of Lots 7 & 8, Block 36, Ketchum Townsite, Instrument Number 428707, both records of Blaine County, Idaho.
2. The distances shown are measured. Refer to above referenced documents for the previous record data.
3. This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, ditches, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect same shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



MARK E. PHILLIPS, P.L.S. 16670

Instrument # 676820
 HALEY, BLAINE, IDAHO
 12-11-2020 8:11:34 PM No. of Pages: 1
 JULYAN ORRIDGE GALENA ENGINEERING
 ES-Office Recorder Deputy Fee: \$ 0.00
 made by Submittal

RECORD OF SURVEY OF
 LOT 3, BLOCK 36
 KETCHUM TOWNSITE

GALENA ENGINEERING, INC.
 HALEY, IDAHO

SHEET 1 OF 1
 Job No. 8042

April 15th, 2021

Dear Mayor Neil and City of Ketchum Planning and Building,

I am writing to discuss our new property, 431 Washington Street, Ketchum.

As you hopefully know from my participation in the Historical Preservation Committee, preserving the small town, historic feel of Ketchum is very important to Jack and me. We had been hoping to have the opportunity to buy this property because we own 471 Washington and were excited to have the adjacent property, especially given the historic houses on both lots. Our hope was to renovate the house at 431 similarly to what we have done to 471 over the years.

Unfortunately, we have subsequently learned the extent of disrepair into which 431 has fallen. After various inspections it appears to be beyond renovation given the amount of hazardous materials and mold, and plumbing, electrical, structural deterioration that has occurred. It is just not financially feasible to deal with all of the above in addition to multiple code violations in existence.

Due to the above circumstances we have changed direction, and our goal now is to remove the structure, foundation, fencing and backyard structures, clean it all up, landscape with native grass and irrigate and fence the property. Based on your approval of this goal, we plan to chat with the Environmental Resource Center (our tenants at 471 Washington) about them using the property to enhance their programs in some way.

Please let us know if you would like to discuss further or have any questions.

Thank you for your consideration.

Sincerely,

Elizabeth Bunce



July 12th, 2021

Dear Mayor Neil and City Of Ketchum,

I am following up with you regarding 431 Washington Street, Ketchum. Since our last conversation I have had productive talks with the Environmental Resource Center around them using the property next door as a classroom and example of drought tolerant native landscape options.

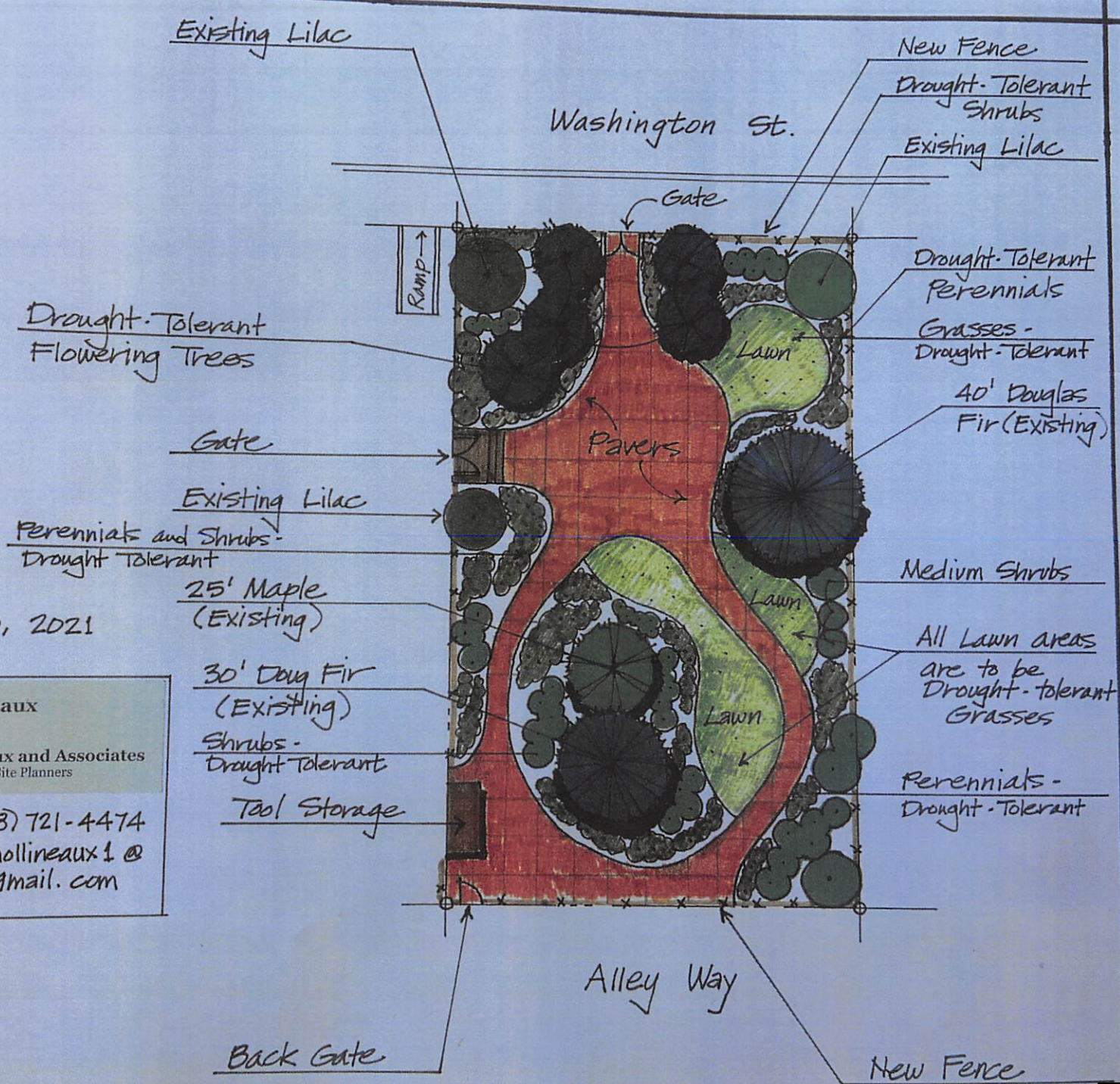
We will attempt to preserve as many of the mature trees and shrubs such as lilacs as possible. In addition plants will be chosen to be primarily perennial, along with a "lawn" of native grasses, clover, etc such that irrigation is minimal or not required at all. All of these plants would be also be chosen to maximize bird and polliator potential, and to give visitors examples of how to plant successive waves of flower to feed beneficial insects. These plants could be identified with plaques arboretum-style to encourage visitors to learn more.

Please let us know if you have any questions or need clarification on any of our plans.


Thank you for your consideration.

Sincerely,

Elizabeth Bunce



Date: June 28, 2021
 Design by:



Dave Mollineaux
 Landscape Architect

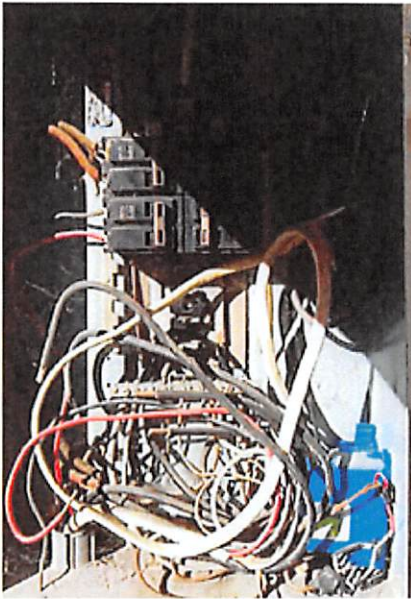
David Mollineaux and Associates
 Landscape Architects, Site Planners

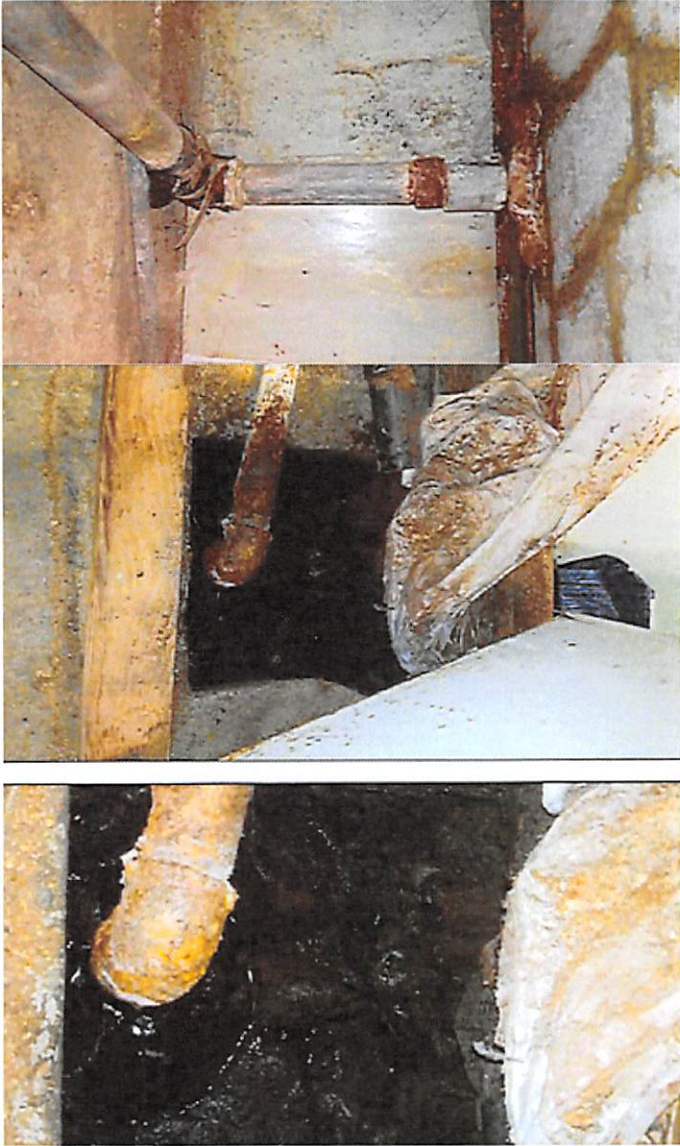
Phone: (208) 721-4474
 email: davemollineaux1@gmail.com

Mold Photos



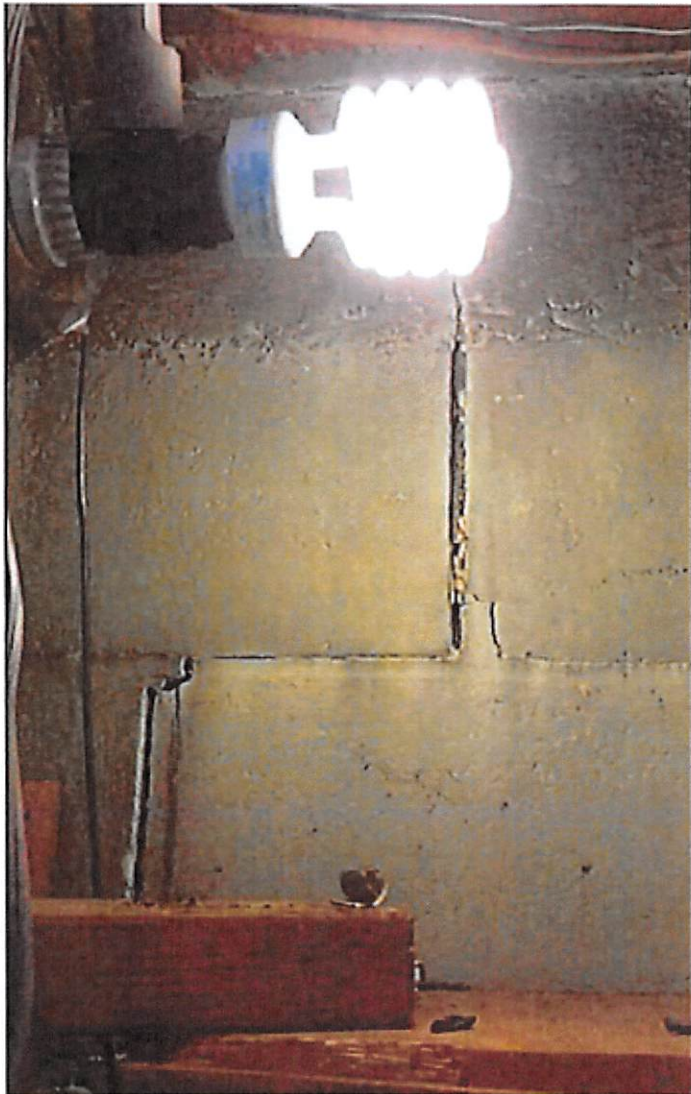
Electrical Photos





Plumbing

Foundation





EarthTouch, Inc.
3135 North Fairfield Road, Suite D
Layton, Utah 84041

20-Jan-2021

Via email
sue@sueenglemann.com

Ms. Sue Englemann
Berkshire Hathaway
P.O. Box 3947
Ketchum, Idaho 83340

RE: Pre-Demolition Asbestos Survey and Cursory Environmental Review of a residential property located at 431 North Washington Avenue in Ketchum, (Blaine County), Idaho

Reference No.: *BHSV-21-0001-ID*

Dear Ms. Englemann;

On 7-Jan-2019 at the direction of EarthTouch, Inc., personnel with EnviroSpec, LLC performed a Pre-Demolition Asbestos Inspection & Assessment of a residential property at 431 North Washington Avenue in the city of Ketchum, (Blaine County), Idaho ("site" or "subject property"). The Scope of Work included collecting and analyzing approximately 21 samples of suspect building materials for the potential presence of asbestos. The residential dwelling at the subject property includes a main level with basement and second story apartment; and was reportedly constructed in 1940 with subsequent interior renovations. Based on previous discussions, it is anticipated that the residential dwelling on the site would be demolished at some point in the near future.

The Pre-Demolition Asbestos Inspection & Assessment identified asbestos containing materials (ACMs) that would require abatement prior to demolition of the residential dwelling, including; thermal tape about the furnace ducting, textured ceiling plaster, textured drywall ceiling, and vermiculite in the attic. A list of suspect ACMs and summary of analytical results are included in Pre-Demolition Asbestos Inspection & Assessment (Attachment).

Although a Phase I Environmental Site Assessment (ESA) of the subject property was not performed; a cursory review of readily available information on file with the city of Ketchum and Blaine County could not rule out the possibility of the past use of a heating oil- or kerosene-fired furnace and heating oil tank (HOT) and/or past presence of a coal-fired furnace. Given these possibilities, excavation in areas adjacent to the foundation of the residential dwelling should be performed cautiously; and discontinued in the event that unknown subsurface structures/features or discolored or malodorous soils/materials are encountered until an environmental professional can perform an evaluation. Alternatively, excavation about the foundation of the residential dwelling could be performed with the oversight of an environmental professional to expedite field activities.

Based on review of the information in the Pre-Demolition Asbestos Inspection & Assessment and cursory evaluation of historical uses of the site; the estimated costs of asbestos abatement of the residential dwelling prior to demolition ranges from \$20,000 to \$25,000. This includes the costs associated with notifying appropriate regulatory agencies; removing, transporting, and disposing of ACMs; and clearance sampling. The estimated costs of remedial actions possibly related to a HOT or coal storage and coal-ash disposal at the subject property ranges from \$3,000 to \$6,000.

We appreciate the opportunity to assist you with this project. Should you have any questions regarding this memorandum, please contact me at your convenience at: 801.771.2800.

Sincerely;
EarthTouch, Inc.



Brett Cox
President / Senior Scientist

cc: Cheri Dillon EarthTouch, Inc.
 Jeremy Johnson EnviroSpec, LLC

ATTACHMENT
PRE-DEMOLITION ASBESTOS INSPECTION & ASSESSMENT
(Envirospec, LLC)



**PRE-DEMOLITION ASBESTOS
INSPECTION & ASSESSMENT
AT**

**431 N. Washington Ave.
Ketchum, ID**



Prepared For:
EarthTouch Inc.

Prepared by:
Envirospec, LLC
606 N. Marshall Way #103
Layton, UT 84041
(801) 546-5323 Fax (801) 544-7668
Utah DAQ Certification# ASBC-482 (exp. 12/31/21)

Inspector:
Jeremy Johnson
Utah DAQ inspector# ASB-4528 (exp. 08/03/21)

Pre-Demolition Asbestos Inspection Report

Envirospec, LLC performed a pre-demolition asbestos inspection at 431 N. Washington Ave., Ketchum, ID on January 07, 2021. The property consists of a residential home with a main floor and basement and an upstairs apartment (~1500 total sq ft). Envirospec was requested by EarthTouch Inc. to collect samples of the suspect asbestos containing materials (prior to the building being demolished by backhoe). Twenty-One samples of suspect asbestos containing materials (ACM) were collected and submitted to Reservoirs Environmental, Inc. (NVLAP 101896-0) for analysis by Polarized Light Microscopy (PLM) (see attached asbestos analytical results report). The tables below summarize the finding of the inspection.

List of Suspect Asbestos Containing Materials (ACM)

Suspect ACM	Quantity of Suspect ACM	Distribution of Suspect ACM	Sampled or Assumed	ACM Category	Sample # Below
Plaster Wall/Ceilings	~2200 Sq. Ft	Smooth Plaster Walls and Ceilings in the Main Floor of Home	Sampled	Non Asbestos	1-3
Textured Plaster Ceiling	~500 Sq. Ft	Textured Ceilings in the Living Room and Bedrooms	Sampled	RACM	4-6
Drywall Wall System	~600 Sq. Ft	Drywall Walls in the Basement Stairway and the Upstairs Apartment and Bedroom of Home	Sampled	OSHA Regulated	7, 9
Pressboard Ceiling and Walls	~250 Sq. Ft	Pressboard Ceiling in the Basement Bedroom	Sampled	Non Asbestos	8
Textured Drywall Ceiling	~300 Sq. Ft	Textured Drywall Ceiling in the Upstairs Apartment and House Bed	Sampled	RACM	10-13
Fireplace Mortar	~80 Sq. Ft	Mortar in the Fireplace of the Home	Sampled	Non Asbestos	14
Painted Cinderblock Walls	~250 Sq. Ft	Cinderblock Walls in the Basement of the Home	Sampled	Non Asbestos	15-17
Exterior Cement	~800 Sq. Ft	Exterior Cement of the Home	Sampled	Non Asbestos	18
Attic Insulation	~400 Sq. Ft	Insulation in the Side Attics of the Home	Sampled	Non Asbestos	19
Attic Vermiculite Insulation	~180 Sq. Ft	Insulation in the Attic of the Home	Sampled	Non Regulated	20
HVAC Tape	~80 Ln. Ft	HVAC Tape on the Ductwork of the Home	Sampled	RACM	21
Vinyl Flooring	~350 Sq. Ft	Kitchen Floor, Floors in Both Bathrooms and Upstairs Attic	Assumed	Cat I Non Friable	See Paragraph Below Tables
Roofing Material	~800 Sq. Ft	Roof of Home	Assumed	Cat I Non Friable	See Paragraph Below Tables
Construction Mastics	~450 Sq. Ft	Window Caulk, Wall Panel Mastic on Kitchen Walls, and Other Construction Mastics	Assumed	Cat II Non Friable	See Paragraph Below Tables

Sample Results of Suspect ACM

#	ACM Type	Sample Location	Percent Asbestos	Regulated By	Comments
1	Plaster Wall	Kitchen, South Wall	None Detected	Not Regulated	
2	Plaster Ceiling	Kitchen, Mid-Ceiling	None Detected	Not Regulated	
3	Plaster Wall	SE Bedroom, West Wall	None Detected	Not Regulated	

4	Textured Plaster Ceiling	Living Room, Mid-Ceiling	2% in Plaster Material	DAQ & OSHA	Plaster wall/ceiling containing greater than 1% asbestos are regulated by the Idaho Division of Environmental Quality (DEQ) and OSHA
5	Textured Plaster Ceiling	NW Bedroom, Mid-Ceiling	2% in Plaster Material	DAQ & OSHA	
6	Textured Plaster Ceiling	SE Bedroom, Mid-Ceiling	None Detected	DAQ & OSHA	Due to the homogenous nature of the textured plaster ceilings it is recommended all textured plaster be removed in the same manner as sample #4 & 5
7	Drywall Wall System	Bsmt Stairway, South Wall	2% Chrysotile Asbestos in Joint Compound Layer	OSHA	Wall/ceiling-systems with asbestos in the joint compound layer(s) but with less than 1% asbestos in the overall "wall system" are not regulated by the Idaho DEQ but should be removed following the OSHA asbestos standard 1926.1101 as class II asbestos work. (DEQ requires the sample be point counted to verify overall less than 1%)
8	Pressboard Ceiling	Bsmt Bedroom Ceiling, on the Seam	None Detected	Not Regulated	
9	Drywall Wall System	Upstairs Apartment Living Room Wall, SW Corner	2% Chrysotile Asbestos in Joint Compound Layer	OSHA	See Comment for Sample #7
10	Textured Drywall Ceiling	Upstairs Apartment Living Room, Mid-Ceiling (Texture Only)	2% Asbestos in Surface Texture	DAQ & OSHA	Walls and ceilings that have been textured with drywall mud containing greater than 1% asbestos are regulated by the Idaho Division of Environmental Quality (DEQ)/OSHA and will need to be removed (abated) before the demolition of the building.
11	Textured Drywall Ceiling	Upstairs Apartment Kitchen, Mid-Ceiling (Texture Only)	3% Asbestos in Surface Texture	DAQ & OSHA	
12	Textured Drywall Ceiling	Upstairs Bedroom, North/Mid-Ceiling (Texture Only)	2% Asbestos in Surface Texture	DAQ & OSHA	
13	Textured Drywall Ceiling	Upstairs Bedroom, Mid-Ceiling (Texture Only)	3% Asbestos in Surface Texture	DAQ & OSHA	
14	Fireplace Mortar	Fireplace, North End	None Detected	Not Regulated	
15	Painted Cinderblock Walls	Bsmt, West Wall	None Detected	Not Regulated	
16	Painted Cinderblock Walls	Bsmt, South Wall	None Detected	Not Regulated	
17	Painted Cinderblock Walls	Bsmt, North Wall	None Detected	Not Regulated	
18	Exterior Cement	Exterior, North Side	None Detected	Not Regulated	
19	Attic Insulation	Attic of the Home, North End	None Detected	Not Regulated	

20	Attic Vermiculite Insulation	Attic of the Home	Less than 1% Asbestiform Amphibole Suite Mineral	Not Regulated	Vermiculite containing asbestiform minerals are not regulated by the Idaho DEQ but are thought to be associated with the same diseases caused by asbestos. It is recommended it be removed by a certified abatement company.
21	HVAC Tape	Bsmt HVAC Duct Work	70% Chrysotile Asbestos in White Duct Tape	DAQ & OSHA	White HVAC tape is a Regulated Asbestos Containing Material (RACM) and will need to be abated before the demolition of the home.

Materials Assumed Positive

- The resilient floor coverings, the roofing materials, and construction mastics in the building were assumed asbestos containing. These materials are classified as category I & II non-friable asbestos containing materials (ACM). Category I & II ACM can stay in place during demolition but is still regulated under OSHA 29 CFR 1926.1101(g)(8)(vi) which sets forth procedures for using different or modified engineering and work practice controls for class II asbestos work (which are applicable during a demolition) .

List of Inaccessible Areas which could not be Inspected

- While all visible suspect materials were inspected, it is possible that additional asbestos containing materials (ACM) may be present inside wall cavities and above ceilings. Please be aware that any suspect building material encountered during the project should be inspected before being disturbed.

Additional Buildings

- There are a few small sheds on the property which will be demolished as well. The single roofs are assumed asbestos containing (see first paragraph above) and can be left in place during demolition. No other suspect materials are present in the sheds.

Disclaimer

This inspection was conducted on available suspect asbestos building materials. All accessible areas in the property were inspected but it is possible that additional suspect ACMs are present in inaccessible areas of the structure. If prior to (or during) demolition additional suspect materials are identified it is necessary that they be sampled as soon as they are discovered. It cannot be concluded that other areas and materials in the property, which were not tested, contain the same level of asbestos as the samples reported above.



January 14, 2021

Subcontractor Number:

Laboratory Report: RES 482390-1

Project #/P.O. #: None Given

Project Description: 431 N. Washington Ave, Ketchum, ID

Jeremy Johnson
Envirospec LLC (UT)
606 N. Marshall Way # 103
Layton UT 84041

Dear Jeremy,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 482390-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,



by Ryan Shilling

Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 482390-1**
 Client: **Envirospec LLC (UT)**
 Client Project Number / P.O.: **None Given**
 Client Project Description: **431 N. Washington Ave, Ketchum, ID**
 Date Samples Received: **January 08, 2021**
 Method: **EPA 600/R-93/116 - Short Report, Bulk**
 Turnaround: **Standard**
 Date Samples Analyzed: **January 13, 2021 - January 14, 2021**

ND=None Detected
 TR=Trace, <1% Visual Estimate
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
1	A	White plaster w/ off white/multi-colored paint	25		ND	0	100
	B	Gray/black cinder material	75		ND	0	100
2	A	White plaster w/ off white/multi-colored paint	35		ND	0	100
	B	Gray/black cinder material	65		ND	0	100
3	A	Off white compound w/ beige paint	5		ND	0	100
	B	Cream wall covering	10		ND	75	25
	C	Cream wall covering	15		ND	75	25
	D	White plaster w/ pink/multi-colored paint	25		ND	0	100
4	E	Gray/black cinder material	45		ND	0	100
	A	Off white/multi-colored paint	3		ND	0	100
	B	Cream compound	7	Chrysotile	2	0	98
	C	Off white perlitic plaster w/ off white/multi-colored paint	90		ND	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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--

Client Sample Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
5	A	Cream compound	4	Chrysotile	2	0	98
	B	Off white/multi-colored paint	6		ND	0	100
	C	Off white perlitic plaster w/ off white/multi-colored paint	90		ND	0	100
6	A	White plaster w/ beige paint	35	Chrysotile	ND	0	100
	B	Gray/black cinder material	65		ND	0	100
7	A	Beige wall covering w/ a trace of colorless adhesive	3	Chrysotile	ND	70	30
	B	Off white compound	7		2	0	98
	C	Light gray/tan drywall	90		ND	25	75
8	A	Off white/tan ceiling tile	100		ND	75	25

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
9	A	Pink paint	1		ND	0	100
	B	Cream tape	2		ND	95	5
	C	White wall covering w/ a trace of colorless adhesive	3		ND	70	30
	D	Off white compound	4	Chrysotile	2	0	98
	E	Off white joint compound	4	Chrysotile	2	0	98
	F	Beige compound	5	Chrysotile	2	0	98
	G	Off white/tan drywall	81		ND	20	80
10	A	White paint	2		ND	0	100
	B	Off white compound	5	Chrysotile	2	0	98
	C	Light pink/tan drywall w/ cream paint	93		ND	20	80
11	A	White paint	2		ND	0	100
	B	Light cream compound	8	Chrysotile	3	0	97
	C	Light pink/tan drywall w/ cream paint	90		ND	35	65

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

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--

Client Sample Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
12	A	White paint	2		ND	0	100
	B	Off white compound	5	Chrysotile	2	0	98
	C	Light pink/tan drywall	93		ND	20	80
13	A	White paint	3		ND	0	100
	B	Light cream compound	7	Chrysotile	3	0	97
	C	Off white/tan drywall w/ cream paint	90		ND	25	75
14	A	Gray/multi-colored mortar	100		ND	0	100
15	A	Off white block filler w/ off white paint	5		ND	0	100
	B	Gray/multi-colored cinder block material	95		ND	0	100
16	A	Cream block filler w/ green paint	10		ND	0	100
	B	Gray/multi-colored cinder block material	90		ND	0	100
17	A	White block filler w/ green paint	15		ND	0	100
	B	Gray/multi-colored cinder block material	85		ND	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
18	A	Gray/multi-colored granular material w/ dark gray/multi-colored paint	100		ND	0	100
19	A	Brown/multi-colored fibrous material	100		ND	95	5
20	A	Gold/multi-colored wall board	100	Trem/Act	TR	0	100
21	A	Off white fibrous material	100	Chrysotile	70	15	15

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



Ryan Shilling

Analyst / Data QA



RES Job #: 482390

SUBMITTED BY		INVOICE TO		CONTACT INFORMATION		SERIES	
Company: Envirospec LLC (UT)		Company: Envirospec LLC (UT)		Contact: Jeremy Johnson		-1 PLM Standard	
Address: 606 N. Marshall Way # 103		Address: 606 N. Marshall Way # 103		Phone: (801) 546-5323			
Layton, UT 84041		Layton, UT 84041		Fax:			
Project Number and/or P.O. #: None Given				Cell:			
Project Description/Location: 431 N. Washington Ave, Ketchum, ID				Final Data Deliverable Email Address:			
				envirospec@live.com			

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm		REQUESTED ANALYSIS				VALID MATRIX CODES				LAB NOTES	
PLM / PCM / TEM DTL RUSH PRIORITY STANDARD		PLM - Short Report , Long Report, CARB 435 TEM - AHERA (+/- or Quantified), Microvac (+/- or Quantified), Wipe (+/- or Quantified), NIOSH 7402, Yamate Level III, ISO 13794, Chatfield, Waste Water, Drinking Water, Bulk +/-, CARB Modified Ahera PCM - 7400A, 7400B, OSHA DUST - Total, Respirable METALS - Analyte(s) 6020A, 200.8, Waste Water, Foodware, OSHA ID-125G, pH (Liquid, Non-Liquid), TCLP, RCRA 8 Scan, Welding Fume Scan, Full Metals Scan ORGANICS - Methamphetamine, TSS Campylobacter, Bacillus, Salmonella (Culturable, +/-), Listeria, E. coli O157:H7, E. coli/Coliforms - Plated, S. aureus, Yeast & Mold, Anaerobic Plate Count, Coliforms/E.coli (Stain Water, Drinking Water, Non-Drinking Water, +/-, Quantification), Lactic Acid, Viable Microbial Count (w/ID, w/ID), Enterococcus (+/- or Quantification), Legionella (P, NP, C) MEDICAL - Biberden, LAL MOLD - Spore Trap, Bulk Mold, Particulate Identification	Air = A		Bulk = B		Laboratory Analysis Instructions				
CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm			Dust = D		Food = F						
Dust RUSH PRIORITY STANDARD			Paint = P		Soil = S						
Metals RUSH PRIORITY STANDARD *PRIOR NOTICE REQUIRED FOR SAME DAY TAT			Surface = SU		Swab = SW						
Organics* SAME DAY RUSH PRIORITY STANDARD			Tape = T		Wipe = W						
MICROBIOLOGY LABORATORY HOURS: Weekdays: 8am - 5pm			Drinking Water = DW								
Viable Analysis** PRIORITY STANDARD **TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH			Waste Water = WW								
Medical Device Analysis RUSH STANDARD			**ASTM E1792 approved wipe media only**								
Mold Analysis RUSH PRIORITY STANDARD											
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays. Special Instructions:			Sample Volume (L) / Area	Length (or Aliquots) x Width (or Area per Aliquot)	Matrix Code	# of Containers			Date Collected mm/dd/yy	Time Collected hh:mm	
Client Sample ID Number	(Sample ID's must be unique)	ASBESTOS	CHEMISTRY	VIABLES	MICROBIOLOGY						
1	1	X				B	01/07/21				
2	2	X				B	01/07/21				
3	3	X				B	01/07/21				
4	4	X				B	01/07/21				
5	5	X				B	01/07/21				
6	6	X				B	01/07/21				
7	7	X				B	01/07/21				
8	8	X				B	01/07/21				
9	9	X				B	01/07/21				
10	10	X				B	01/07/21				
11	11	X				B	01/07/21				
12	12	X				B	01/07/21				
13	13	X				B	01/07/21				

REI will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:	Date/Time:	Sample Condition: Acceptable
Received By:	Date/Time: 01/08/2021 11:10:24	Carrier: Fed-Ex



Res Job#: 482390

Submitted By: EnviroSpec LLC (UT)

Client Sample ID Number <small>(Sample ID's must be unique)</small>	REQUESTED ANALYSIS						VALID MATRIX CODES				LAB NOTES		
	ASBESTOS	CHEMISTRY	MICROBIOLOGY				Air = A	Bulk = B	Dust = D	Food = F	Paint = P	Soil = S	Laboratory Analysis Instructions
14 14	X												
15 15	X												
16 16	X												
17 17	X												
18 18	X												
19 19	X												
20 20	X												
21 21	X												

Cust Earthtack Email _____
(A) L M B O Inv 1100+106
 WD FD
 Remo

482390

Due Date: _____
 Due Time: _____



Job # _____
 Page 1 of _____

After Hours Cell Phone: 720-339-9228

SUBMITTED BY:		INVOICE TO: (IF DIFFERENT)		CONTACT INFORMATION:	
Company: Envirospec (UT)	Address: 606 N. Marshall Way Layton UT 84041	Company: _____	Address: _____	Contact: Jeremy Johnson	Phone: 1-801-546-5323
Project Number and/or P.O. #: _____		Project Description/Location: <u>431 N. Washington Ave, Ketchum, ID</u>		Final Data Deliverable Email Address: <u>envirospec@live.com</u>	

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat, 8am - 5pm		REQUESTED ANALYSIS				VALID MATRIX CODES		LAB NOTES:	
PLM / PCM / TEM	RUSH (Same Day) PRIORITY (Next Day) <u>XSTANDARD (3-5 Day)</u> (Rush PCM = 2hr, TEM = 6hr.)	PLM - Short report. Point Count. Long report. Qualitative	TEM - AHERA, Level II, 7402, ISO, +/- (Air, Bulk or Dust). Quant. Sem-Quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) RCRA 8, TCLP, Welding Fume, Metals Scan, pH	ORGANICS - METH, TSS	Pathogens: Aerobic Plate Count, Salmonella, E. coli, O157:H7, Listeria, S. aureus, Campylobacter, +/- or Quantification E. coli and/or Coliforms, +/- or Quantification Microbial Growth - Aerobic Plate Count ID, Bacteria or Y & M +/- or Quantification Legionella: +/- or Quantification Other: Bioburden, LAL or Environmental Mold: Spore Trap or Bulk, +/-, Identification, Quantification	Air = A Bulk = B Dust = D Paint = P Soil = S Wipe = W Swab = SW F = Food Drinking Water = DW Waste Water = WW O = Other **ASTM E1792 approved wipe media only**
CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm		SAMPLERS INITIALS OR OTHER NOTES: Sample Volume (L) / Area Matrix Code # Containers Date Collected mm/dd/yy Time Collected hh/mm a/p EM Number (Laboratory Use Only)							
Metal(s) / Dust**	RUSH 24 hr 3-5 Day								
RCRA 8 / Metals & Welding Fume Scan / TCLP**	RUSH (3 Day) 5 Day 10 Day **Prior notification is required for RUSH turnarounds.**								
Organics	24 hr. 3 day 5 Day								
MICROBIOLOGY LABORATORY HOURS: Weekdays: 8am - 5pm									
E.coli and/or Coliforms*	24-48 Hour Other: _____								
Pathogens*	24-48 Hour								
Microbial Growth*	5-10 Day *TAT dependent on speed of microbial growth.*								
Legionella	10 Day								
Mold	RUSH 24 Hr 48 Hr 3 Day 5 Day								
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.									
Special Instructions:									
Client sample ID number (Sample ID's must be unique)									
1	Kit P wall (S)								
2	Kit P ceiling (mid)								
3	SE Bed P. wall (w)								
4	Living TP ceiling (mid)								
5	Nw Bed TP ceiling (mid)								
6	SE Bed TP ceiling (mid)								
7	Bsmr stair wall (S)								
8	Bsmr Bed Pressboard ceiling (seam)								
9	up Apt Living wall (sw)								
10	up Apt Living ceiling T (mid)								

Number of samples received: _____ (Additional samples shall be listed on attached long form.)
 NOTE: REI will analyze incoming samples based upon information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days, failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By: _____		Date/Time: <u>1-7-21</u>	Sample Condition: On Ice Sealed Intact
Laboratory Use Only		Received By: _____	Temp. (F) _____ Yes / No Yes / No Yes / No
Date/Time: _____	Carrier: _____	Hand / FedEx / UPS / USPS / Drop Box / Courier	
Data Entry	Contact Phone Email Fax Date Time Initials	Contact Phone Email Fax Date Time Initials	
QA:	Contact Phone Email Fax Date Time Initials	Contact Phone Email Fax Date Time Initials	

RES Job # _____

Page 2 of 2

Submitted by: Envirospec (UT)

Client sample ID number (Sample ID's must be unique)

11	yp Apt Kit ceiling T (mid)
12	yp Bed ceiling T (N. mid)
13	yp Bed ceiling T (mid)
14	Fireplace mortar (N)
15	Bsmr Painted Block wall (W)
16	psmr Painted Block wall (S)
17	Bsmr Painted Block wall (N)
18	ext cement (N)
19	Attic Insulation (N)
20	Attic Vermiculite
21	Bsmr HVAC Tape
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REQUESTED ANALYSIS							VALID MATRIX CODES			LAB NOTES:
PLM - Short report, Long report, Paint Count	TEM - AHERA, Level II, 7402, ISO +/-, Quant, Semi-quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) RCRA 8, TCLP, Welding Fume, Metals Scan	ORGANICS - METH	MICROBIOLOGY	Air = A	Bulk = B	LAB NOTES:	
						Pathogens: Aerobic Plate Count, Salmonella, E. coli O157:H7, Listeria, S. aureus, Campylobacter: +/- or Quantification	Dust = D	Paint = P		
						E. coli and/or Coliforms: +/- or Quantitative	Soil = S	Wipe = W		
						Microbial Growth: Aerobic Plate Count, ID, Bacteria or Y & M: +/- or Quantification	Swab = SW	F = Food		
						Legionella: +/- or Quantification	Drinking Water = DW	Waste Water = WW	O = Other	
						Other: Biorburden, LAL or Environmental	**ASTM E1792 approved wipe media only**			
						Mold Spore Trap or Bulk: +/- or Quantification	Sample Volume (L) / Area	Matrix Code	Date Collected mm/dd/yy	Time Collected hr/mm a/p
						SAMPLER'S INITIALS OR OTHER NOTES:	# Containers			EM Number (Laboratory Use Only)
							B		1-7-21	

Hazardous Issues per Home Inspection Done on 12.8.2020

Mold

Basement
Laundry
Bedroom(s)

Radon

Levels above the EPA required maximum

Lead Paint

Present

Plumbing, Electrical, structural, and Foundation, code issues

The visible water distribution pipes were a combination of 1/2-inch and 3/4-inch galvanized steel. These pipes are old and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow.

Most plumbing throughout the house showed long terms signs of leaking along with visible mold growth

Drain lines for the basement plumbing fixtures drain into a pit below the concrete slab

Walls in the home exhibited general moderate to severe damage or deterioration at the time of the inspection.

Floor joist below the main bathroom has potentially reduced the structural capacity.

The concrete masonry units (CMU) foundation had stepped cracking visible in mortar joints.

The staircases were older and do not comply with modern safety standards dictating: headroom, handrails, safety rails, tread/riser size and/or other requirements.

Noted electrical outlets exposed to moisture, some with visible burn marks, extension cords used as permanent wiring

Roof vents need structural support, roof needs replacing

Windows are broken, compromised, missing

Heating

Disconnected ducting, undeterminable age of furnace, asbestos tape,

Wood stove with improper clearance and separated exhaust flue in attic

From Earth Touch Pre-Demolition/Environmental Study

The Pre-Demolition Asbestos Inspection & Assessment identified asbestos containing materials (ACMs) that would require abatement prior to demolition of the residential dwelling, including; thermal tape about the furnace ducting, textured ceiling plaster, textured drywall ceiling, and vermiculite in the attic.

A cursory review of readily available information on file with the city of Ketchum and Blaine County could not rule out the possibility of the past use of a heating oil- or kerosene-fired furnace and heating oil tank (HOT) and/or past presence of a coal-fired furnace. Owner has noted coal.

Construction Activity Plan

Earth Touch Inc to remediate environmental hazards including asbestos and coal and/or home heating oil tank removal. See letter dated January 20, 2021. Also included herein.

Once complete, all utilities will be disconnected per the City's requirements and Joe's backhoe will remove the structure, debris and other improvements in yard and foundation/basement. Hole will be filled, lot will be graded and topsoil added. Irrigation to be installed and lot to be planted in grass and fenced. Lot will be used, at least for the near future, as additional outdoor event space serving the Environmental Resource Center to the north. The ERC building is under the same ownership.

Bond posted as required and included in this application package.

Exhibit B:
Applicant
Project Summary Narrative

Martha's Place

431 Washington Street

Ketchum, Idaho

Jack and Elizabeth Bunce

We purchased 431 Washington Street out of a desire to preserve the historical architectural integrity and small town scale, look and feel of Ketchum. Unfortunately we have subsequently learned that the structure's current condition adversely affects its historic integrity and potential longevity.

Because of the current condition of decay and level of toxicity existing in the current structure we have been advised to remove the structure from the lot. Therefore we would like to tear down all structures on the lot, preserving as many trees and shrubs as possible.

Because we own the neighboring property, where the Environmental Resource Center has "lived" for over a decade, we would like them to have use of the lot for the foreseeable future. We have worked with the ERC to design a garden space with walkways, native plants and shrubs and a gate between the two properties. The shrubs and plants will be labeled so that visitors can learn about native Idaho plants. The garden will be fenced using period appropriate fencing (image below) with gates to the ERC, Washington Street and the alley.

In honor of the history of the house, we will place a bronze plaque on the fence facing Washington street describing what is known about the Basque Battis family and the year the original house was built.

ck Photo - Bonanza Ghost Town cemetery, Land of the Yankee Fork Historic Area, Custer Motorway, Salmon-Challis National Fo



Exhibit C:
Oral Interview

GINGER PIOTTER: Did she get involved with the clubs and the cooking?

GLORIA BATIS: Oh, no.

GINGER PIOTTER: Uh uh.

GLORIA BATIS: Well, she used to cook for us. Then she came to live with us after we moved out of the club, moved to where we live. Where I live now.

GINGER PIOTTER: Now, that house you have now, is that one of the older homes in Ketchum?

GLORIA BATIS: No, we built that. Well, it's old, because it's...

GINGER PIOTTER: Yes.

GLORIA BATIS: We built it in '46 [1946].

GINGER PIOTTER: You did build it, though?

GLORIA BATIS: Yes.

GINGER PIOTTER: It is a pretty house.

GLORIA BATIS: Yes, we built that in 1946. But we didn't move in until '50 [1950], because we lived in the club.

THE COMMUNITY LIBRARY ASSOCIATION, INC.

Post Office Box 2168

Ketchum, Idaho 83340

ORAL HISTORY PERSONAL DATA RECORD

(Narrators and Interviewers)

(PLEASE PRINT)

NAME Gloria Bates Date of Birth Dec 26-1912

Address 491 Washington Street

Place of Birth De La Mar Idaho

Year you or your parents came to Idaho (specify which) 1913

Year you came to the area you now live in 1937 Place you first lived

in Idaho De La Mar ~~White Pine~~ Place emigrated from Born there

Mode of travel _____ Route of Travel _____

FAMILY: Spouse Pete Bates Date and place married _____

1936 Vale Oregon

Brothers and sisters (living and dead) (specify sisters' married names) _____

James Aspiagun Boise

Stella Strand Los Cruzes New Mexico

Angela Wrig Copperton Utah

Father's name Esteban Aspiagun

Date of Birth Dec 26-1875 Place of Birth Spain

Date of Death Feb 22-1934 Place of Death Bingham Canyon Utah

His Ancestor's homeland Spain

His Major Occupation(s) (what, where, when, if known) miner

Mother's Maiden Name Judith Aspiagun Elordi

Date of Birth Aug 17-1880 Place of Birth Spain

Date Married 1906 Place Married Spain

Date of Death Sept 1975 Place of Death Ketchum, Idaho

THE COMMUNITY LIBRARY ASSOCIATION, INC.

Post Office Box 2168

Ketchum, Idaho 83340

Her Ancestor's Homeland Spain

Her Occupation(s) (what, where, when, if known) House Wife

Your Children (living and dead) Date of Birth Place of Birth

Your Children (living and dead)	Date of Birth	Place of Birth
<u>Pete Batis' Jr</u>	<u>aug 8 - 1936</u>	<u>Boise</u>
		<u>Died 1937</u>

Your Career Record

Occupation(s) (what, where, when) Refer to Tape

Schooling 8th grade

Principal Activities and Interests other than Livelihood

Military Service and Rank

Additional Notes (use back, if necessary):

Exhibit D:
Newspaper Article

Gloria Batis: a gentle Basque

By CHRISTINE RICHES

She's never lived in a sheep herder's wagon, nor was she born in Spain — but Mrs. Gloria Batis of Ketchikan is every inch a Basque.

She was born on her father's birth-day, Dec. 26, 1912, in a mining camp in Dolans, close to Silver City, Idaho. But only two months later the camp closed, and her father, a miner, took his family to Markay, Idaho, where Mrs. Batis lived until she was six years old.

"My father never did make a strike," says Mrs. Batis, who notes her parents moved from their sojourn in Idaho several months before her birth.

And when the Markay mines closed in 1911, her two sisters went with her parents to a mining camp in Brigham Canyon, Utah, and the rest of her family went to live with an aunt on a farm in Jordan Valley, Ore.

She lived on the farm from age six to eight, when the family started going to school. "The school was quite a ways from the farm," she gives as a reason for starting late.

When her father became ill with mine's consumption (she says is a bad infection in the throat), 15-year-old Gloria went to work in a Basque boarding house in Park City, Utah, making and doing house cleaning chores. She received \$15 a month in wages.

At age 16, Mrs. Batis says she got a better job at another Basque boarding house in Salt Lake City, and there she worked for two years.

One of the boarders was her husband Pete, now 74, who herded sheep as a young man.

"We started going together, but then we had a big fight and we didn't reunite until I was 27 years old," Mrs. Batis recalls.

After working at Salt Lake, she took jobs at Basque boarding houses in Boise, Shoshone and Twin Falls, and took care of a woman's children while the woman served time in jail for bootlegging.

It was in Pocatello, where she worked in another Basque boarding house, that she married Pete at age 27.

The newlyweds moved to Ham, where he herded sheep and she worked in her brother-in-law's night club. Mrs. Batis gave birth to a child February 1, 1937, but their only child died of polio at age 14 months.

"The baby died at the Idaho Club," said Mrs. Batis, pointing from her kitchen window down Ketchikan's Main Street. The couple came to Ketchikan 12 months after moving to Idaho, and here they purchased the club, which was located next to the present-day Substantia before it was torn down in 1948.

The twins lived in the back of the club from 1937 until 1950, when they bought the Club Rio (previously Rackman's Club.)

"Ketchikan was really booming after 1928, when Sun Valley got started," recalls Mrs. Batis. "There was gambling and slot machines, and many catered dinners," she says.

The two operated Club Rio until 1958, and then leased the building to Ned Bell until 1963 for his Redder's General Store on Sun Valley Road.

In the 1960s the Batises bought the Episcopal Church (now Lottie's Pizzeria and Italian Restaurant) and leased it for a new business called LaSalle Express. Soon after the two went to work for the late Huntington Hinshelwood in Sun Valley, he as a partner, and she as a housekeeper.

She also established an evening shift as cook at Trail Creek restaurant — giving up her ordinary tasks in 1967 when her back began giving her trouble.

But she found it difficult to give up her work completely and helped out at the Poetry Shop in Ketchikan until 1970, when she has been staying home, pursuing her interests of crocheting, gardening, and cooking.



GLORIA BATIS

whether it be Basque delights or all American foods. The Batises built their home off Main Street in 1948.

Aside from Gloria and her husband, they share the home with her mother, now 92, and Stan Arango. "He had his leg amputated at Sun Valley and had to place to stay so we offered our home to him. He was to stay only two months and he's been here 12 years now," says Mrs. Batis.

Hospitality is only one of Mrs. Batis' Basque characteristics, and when asked if she would like to live in Spain some day, after spending six months there in 1955, she replied: "Gosh, no, not any foreign country."

"They are so backward when we

were there we put a pot of coffee on the end stove for a warming tip, and usually had to wait until bed time before it was hot enough."

She says she is quite at home in Ketchikan.

Did-a-Time

Time-of-day may now be dialed in the Wood River area at 236-0711.



Horizons 4

Excellent recreational boating including extensive rig at wood and metal plans. Club use and three bedrooms. Please visit or describe club from computer. 17th anniversary party, gourmet catering and fun items. Located at West Walk from the River East Rd. Phone area at 322,501.

The Limelight

Ketchikan's newest excellent entertainment located on West Substantia. One and two bedroom view apartments geared for the "week-end." Complete with underground parking, pool, sauna, tennis court and fireplace. A furnished model is available.

Hello, 13,000 families

The March issue of the Sawtooth Mountain Star appears February 24, with a deadline of February 15. Print orders for the current February issue total 12,000, another

increase to keep vacationers in the area supplied with recreational information. Approximately 11,000 of these are received locally, under controlled distribution.

Pete Lanes

Sun Valley MORE THAN A STORE

Everything for CROSS COUNTRY SKIING

Including rental boots and skis.

ON THE BONDWALK ROAD

EL TERRITO

SUN VALLEY, IDAHO



Mexican Atmosphere
Mexican Food & Drink

White East
American Cuisine

Bar Opens 4 p.m.

Dinner Hours: 6 - 10:30 p.m.

CARSON GALLERY



FINE ART

GIACOMINI SQUARE

RESORT REALTY INC



Sun Valley's Condominium Specialist
210 Main Street—Ketchikan—724-5453



Horizons 4
Excellent recreational boating including extensive rig at wood and metal plans. Club use and three bedrooms. Please visit or describe club from computer. 17th anniversary party, gourmet catering and fun items. Located at West Walk from the River East Rd. Phone area at 322,501.

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Ketchikan's newest excellent entertainment located on West Substantia. One and two bedroom view apartments geared for the "week-end." Complete with underground parking, pool, sauna, tennis court and fireplace. A furnished model is available.

Exhibit E: Bibliography

1. Gloria Batis, interview by Ginger Plotter and Rona Gillette, January 20, 1987, OH-362, transcript, Community Library Oral History collection.
2. Richert, Christine. "Gloria Batis: a gentle Basque" *Sawtooth Mountain Star* (Ketchum, Idaho), February, 1973.



**City of Ketchum
Planning & Building**

**STAFF REPORT
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING OF SEPTEMBER 28, 2021**

PROJECT: Formula Sports/Former Post Office A-Frame Historic Building Demolition

FILE NUMBER: H21-079

APPLICATION TYPE: Request to Demolish a Historic Structure

ARCHITECT: Buffalo Rixon, Ruscitto Latham Blanton Architecture

PROPERTY OWNER: Main Street Realty Partners LLC

LOCATION: 460 N Main Street (Ketchum Townsite: Block 5: Lots 3 & 4)

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

NOTICE: The public hearing notice was published in the Idaho Mountain Express on September 15th, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on September 15th, 2021. A public hearing notice was posted on the project site and the City's website on September 21st, 2021.

REVIEWER: Abby Rivin, Senior Planner

REQUEST TO DEMOLISH HISTORIC A-FRAME

The applicant, Buffalo Rixon of Ruscitto Latham Blanton Architecture on behalf of property owner Main Street Realty Partners LLC, has submitted a Request to Demolish the Formula Sports/Former Post Office A-Frame located at the southeast corner of Main and 5th Street within the Retail Core Subdistrict of the Community Core (CC-1). The building is on the List of Historic Buildings and may not be demolished without approval of the Historic Preservation Commission. The building is proposed to be replaced by a new mixed-use building containing ground-level retail space, community housing units, and market-rate residential units on the upper levels. The applicant proposes to memorialize the significance of the building in a commemorative exhibit incorporated into the development's archway entrances along Main Street.

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

DEMOLITIONS VERSUS ALTERATIONS

Interim Ordinance No. 1216 provides the same criteria to evaluate requests to either demolish or alter a historic building. While the same review criteria apply, demolition requests require the Commission to evaluate the loss of a historic building and address the property's historical significance in the absence of the physical structure. With exterior alterations, the Commission evaluates whether proposed modifications are appropriate and do not diminish the significance or integrity of the historic building. Unlike exterior alterations, the Commission's role in their assessments of proposed demolitions is not to assess the design of the replacement project, but rather to evaluate if the building merits demolition because it cannot be repaired, restored, or converted to an adaptive reuse. If the Commission determines the building can be demolished, the Commission should evaluate how to commemorate the property's historic importance and memorialize the site's connection to Ketchum's past.

Preservation helps retain the collective memory that shapes community identity and sense of place. Ketchum's collective memory is conveyed not just through physical structures in the built environment but also expressed in stories shared by the people who call Ketchum home, gatherings, rituals, and memorials. This proposal challenges the Commission to wrestle with balancing the loss of Main Street's iconic A-Frame against growth and change.

REPLACEMENT PROJECT & COMMEMORATIVE EXHIBIT

The replacement project plans are attached to the staff report as Exhibit D as reference for the Commission. The Commission is not evaluating or reviewing the replacement project. The proposed development is 3 stories and has total floor area of 26,246 square feet. The mixed-use building contains retail units fronting Main and 5th Street. The ground level floor plan on Sheet A2.0 includes a space for Irving's Red Hots along 5th Street. The development will include four community housing units with private entrances accessed from the Block 5 alleyway. Four market-rate residential units are provided on the second and third levels. The proposed mixed-use building will utilize natural exterior materials and incorporate design features characteristic of Ketchum's historic architectural traditions, including gable roof elements. The applicant has provided a narrative describing the replacement project in relation to the review criteria, which is attached as Exhibit B to the staff report.

Should the Commission approve the demolition request, the applicant proposes to memorialize the former post office through a commemorative exhibit located at the development's archway entrance along Main Street. The plan for the commemorative exhibit is attached as Exhibit C to the staff report. The commemorative plaque documents the history of the former post office and includes decorative PO boxes.

ANALYSIS

The Commission may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216. The following analysis evaluates the request to demolish the Formula Sports/Former Post Office A-Frame in relation to the review criteria for demolitions structures on the Historic Building List.

Review Criteria for Request for Demolition or Alteration Application

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

The Post Office for Ketchum has been located in four different buildings in the Community Core. Ketchum's first post office was in the Greenhow & Rumsey Store, now the Sun Valley Culinary Institute, located at the northwest corner of Main and 2nd Street. The second location was the A-Frame originally constructed in 1962 and was the Ketchum Post Office until 1977. After the post office relocated to the old Scott USA building at 311 N 1st Avenue, the A-Frame was repurposed for commercial use and was home to Formula Sports, an outdoor retailer and sporting goods store, for over 30 years.

Staff has compiled building and sign permits associated with the property, which are attached as Exhibit F to the staff report. According to the building permit application for the original A-Frame, the project construction valuation was \$30,000. The low cost of construction is a sign of how much Ketchum has changed since the building was constructed 59 years ago. The A-Frame building was constructed with a slab on grade, glue laminated timbers connected to concrete piers, and a wood shake shingle roof.

Limited alterations have been made to the A-Frame over time. Staff found two building permits in City records—one for an interior remodel (Building Permit Application File No. 81-96) and another to move the Gomini Art Building to the subject site (Building Permit Application 86-092). Unfortunately, the building permits found in City records do not provide a description of the scope of work associated with either of these improvements. The Formula Sports awning sign was installed in 1988 (Application File No. 88-011).

The Formula Sports/Former Post Office building was not listed on the 2005 Walsworth Archaeological and Historic Survey Report. The A-Frame was included in the 2006 Historic Preservation Commission Recommended Heritage Sites for its traditional commercial architecture, representation of community tradition and heritage, and its significance as Ketchum's former post office. The building was included in the 2020 Community Core District Survey Update, which stated:

The A-Frame became popular in the mid-twentieth century in the United States. Inexpensive, and easy to construct, these buildings were often sold as kits. A steeply pitched roof made this type of building particularly appealing for use as lodges and cabins, especially in areas like Ketchum where snow load was a major concern. The 1969 Post Office building is a good example of this style.

The A-Frame has social and cultural value to the community and architectural significance within downtown Ketchum. A civic building, the A-Frame was Ketchum's post office for 15 years. The building was repurposed for commercial use as an outdoor retailer and sporting goods store. The A-Frame is part of Ketchum's social heritage and is valued by the community as an iconic visual feature on Main Street. The historic building is also architecturally significant as the A-Frame exemplifies alpine design, represents innovation in construction, and the A-frame building form is an established pattern that enhances the character of our mountain town.

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

Historic integrity measures how effectively a building's materials, design, feeling, location, association, workmanship, and setting convey the property's historic significance. The A-Frame has retained its historic integrity over the 59 years since it was originally constructed. The structure has remained in its same location and retained its original building form and materials. The A-Frame conveys a sense of time and place. The development's small scale contributes to downtown's eclectic mix of diverse building types that visually track Ketchum's incremental growth through time. The A-Frame breaks up the monotony of the larger, box-shaped, flat-roofed buildings that characterize more recent development downtown. The A-Frame contributes to Ketchum's small, mountain-town character and charm.

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

The A-Frame retains its historic integrity through the feeling and association conveyed through its original building form. A building's historic integrity is different from its condition. The existing condition of a property is an assessment of its physical state. Historic integrity does not necessarily correlate with physical condition. For example, a run-down building in poor condition may still retain its historic integrity due to lack of maintenance, alterations, or improvements. While poor condition doesn't necessarily diminish historic integrity, the physical state of a historic building may impact its longevity and durability.

The applicant has submitted a letter from Idaho-licensed engineer Scott Heiner describing the A-Frame's existing structural conditions. This evaluation is attached as Exhibit E to the staff report. Heiner found extensive rot within the timbers that connect to the concrete piers. Heiner stated that this rot severely limits the building's snow, wind, and seismic resisting capacity and that the A-Frame does not meet current building code standards. The A-Frame and its structural stability is in poor condition.

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

The project will memorialize the A-Frame's historic significance as Ketchum's former post office through a commemorative exhibit located at the development's archway entrance along Main Street. The post office in Ketchum is not just a civic building but a space for social interaction.

Spontaneous interactions make living in our small mountain town so special. These unplanned exchanges happen within public spaces as you're shopping for groceries at Atkinson's, grabbing a slice of pizza at Wiseguys for lunch, or walking your dog along 4th Street. Checking your mail at the post office becomes a social event as you run into your neighbor who just got off the mountain from skiing or a work colleague on a lunch break or even a stranger as evidenced by this miscellaneous post from a 1977 edition of the Ketchum Tomorrow newspaper:

To the Texan in the post office who likes strawberries—call Pat at 726-9611 and we'll ski.

Civic life happens when individuals leave their private homes and connect with people in public spaces. Social fabric is woven both within the structures that form the built environment and the spaces in between the buildings.

The existing building has not been a public building since 1977. Since that time it was a commercial retail use. With the loss of the building, the site will still function as a retail/gathering place for the community. The proposed replacement project provides gathering places for locals, second homeowners, and tourists to connect with each other. These spaces include landscaped seating areas along the street frontages that create an inviting environment to engage pedestrians and activate the streetscape. These connections create community, and our community defines Ketchum's small-town character and sense of place.

"Local planning is about the uniqueness of a place: not just its physical appearance, but its social fabric, its cultural identity—its soul." –Mitchell J. Silve

Ketchum's built environment does not define the soul of our town. The soul of Ketchum lives in the people who call this place home, the connections they share with each other, and their common appreciation for the quality of life that living in this mountain town provides. As Bob Gordon, manager of Formula Sports, wrote in the store's "So Long" article published in the Idaho Mountain Express on July 1st, 2020: *"Change is hard, and although Main Street will look very different after this development, it's the people in this valley that make the area special."*

STAFF RECOMMENDATION

After considering the condition of the existing building, the inability for the existing building to be remodeled or adapted to a viable use, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Historic Preservation Commission deliberate and move to approve the Formula Sports/Former Post Office A-Frame Historic Building Demolition.

RECOMMENDED MOTION

"I move to approve the Formula Sports/Former Post Office A-Frame Historic Building Demolition."

EXHIBITS:

- A. Application Form: Request to Demolish a Historic Structure
- B. Applicant Evaluation of Review Criteria
- C. Ketchum Post Office Commemorative Exhibit
- D. Replacement Project Plans: 460 N Main Street Mixed-Use Building
- E. Existing Building Structural Review
- F. City Records: Building and Sign Permits

Exhibit A

Application Form: Request to Demolish a Historic Structure



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
File Number:	H 21-079
Date Received:	9-7-21
By:	MP
Review Fee Paid:	
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Application to Alter or Demolish a Historic Structure

APPLICANT INFORMATION			
Project Name:	460 North Main Street	Phone:	208 726 9776
Owner:	Main Street Realty Partners, LLC	Mailing Address:	P.O. Box 6770 Ketchum, ID 83340
Email:	dwilson@wilsonconstructions.com		
Architect/Representative:	RLB Architectura, Thomas Rixon	Phone:	208 726 5608
Email:	buffalo@rlb-sv.com	Mailing Address:	P.O. Box 5619 Ketchum, ID 83340
Architect License Number:	AR-2529		
Engineer of Record:	RLB Architectura, Scott Heiner, P.E.	Phone:	208 726 5608
Email:	scottheiner@rlb-sv.com	Mailing Address:	P.O. Box 5619 Ketchum, ID 83340
Engineer License Number:	Idaho 6787		
<i>All plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description:	Ketchum Lot 3 & 4 Block 5 11,000 SF		
Street Address:	460 North Main Street		
Lot Area (Square Feet):	11,000		
Zoning District:	Community Core (CC) - Retail Core Subdistrict (CC-1)		
Overlay District:	<input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain		
Type of Construction:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other		
Anticipated Use:	Mixed Use (Residential/Retail)	Number of Residential Units:	10
TOTAL FLOOR AREA			
	Proposed		Existing
Basements	2,255	Sq. Ft.	Sq. Ft.
1 st Floor	9,281	Sq. Ft.	Sq. Ft.
2 nd Floor	8,116	Sq. Ft.	Sq. Ft.
3 rd Floor	6,594	Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	26,246	Sq. Ft.	Sq. Ft.
INFORMATION ON PROPOSED REPLACEMENT PROJECT			
FLOOR AREA RATIO			
Community Core:	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage:			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 0'	Side: 0'	Side: 0'	Rear: 3' (Alley)
Building Height: 42'			
OFF STREET PARKING			
Parking Spaces Provided: 8 Spaces			
Curb Cut:	Sq. Ft.	%	

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

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

TH RK

09/03/2021

Signature of Owner/Representative

Date

ALTERATION OR DEMOLITION REVIEW EVALUATION STANDARDS

SECTION 3 OF ORDINANCE 1216 STANDARDS FOR ALL PROJECTS

SEE ATTACHED DOCUMENT

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

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

Appropriate alterations might include but are not limited to:

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

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

Exhibit B

Applicant Project Description
&
Evaluation of Review Criteria

460 North Main Street

Application to Alter or Demolish a Historic Structure: Review Evaluation Standards

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?*
 - a. The City of Ketchum and the Historic Preservation Commission (HPC) have identified the existing Formula Sports building as having historic architectural value for its “traditional commercial architecture” – specifically, it’s A-frame roof structure. In addition, the structure and property have cultural history as a long-time outdoor retailer and former Post Office for the City of Ketchum.
 - b. The existing structure’s current condition diminishes its value to the historical significance of the property within the Community Core. The cultural history of the property has value as a location of social encounter and vibrancy on Main Street and within the Community Core.

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?*
 - a. The existing structure’s current condition adversely affects its historic integrity and potential longevity. The proposed demolition of the structure would, of course, affect the historical integrity of the structure. However, the historical cultural value of the structure and site will be memorialized in an artistic installation incorporated into the structure of the proposed building.
 - b. The small scale of the existing building is not similar to other historic structures along Main Street.
 - c. The existing structure is a stand-alone, unique, building with little direct architectural, aesthetic, or functional relationship to adjacent properties.
 - d. The loss of the existing building will not conflict with the goals of the Comprehensive Plan. A proposed new development will promote a compact and cohesive center of commerce and culture as well as an attractive aesthetic and safe pedestrian environment.

3. *Does the structure retain the requisite integrity to convey its historic and/or architectural significance?*
 - a. The existing Formula Sports building no longer retains the requisite integrity to convey its historic and architectural significance. The existing structure’s current condition adversely affects its ability to demonstrate its architectural significance. A significant investment would be required to repair the existing structure and improve the existing site for safe access and use.
 - b. Greater improvements to both the site and building would be required for the property to convey its historic cultural significance as a place of social encounter. Since the building has been recently unoccupied by Formula Sports, Irving’s Red

Hots has used the outdoor space of the property and highlighted the potential of this Main Street location for community social encounter with a new development.

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

- a. The existing structure is identified as having historical significance and architectural distinction. The proposed demolition inherently and unavoidably affects the structure itself. Therefore, the question should be to what extent the structure is “historic” in its current state. Due to its current condition, the proposed demolition has little impact to the architectural distinction of the Community Core.
- b. The City of Ketchum identified the structure as significant for its A-frame roof design and its “inexpensive and easy to construct” nature. It is debatable whether this is a significant historical architectural tradition unique to Ketchum that demands preservation in this instance. The former Post Office and Formula Sports building and its history as a place of civic and commercial function is worth remembering and documenting; however, the structure need not be preserved due to the requisite investment to effectively restore the property and make it safe and useful. Currently, the property is not meeting its former utility nor future potential. The property could be better used to serve the community while preserving and memorializing the historical significance of the structure and site through an educational installation.

5. *Project Specifics*

The proposed project is making an intentional effort to recognize and respect Ketchum’s local culture and the historical tradition of the site by:

- a. Funding and coordinating a themed public art installation on site to communicate site specific cultural history and to activate and enhance the streetscape and pedestrian experience.
- b. Fostering opportunities for local businesses and uses by offering unique retail space to local vendors such as Irving’s Red Hots.
- c. Incorporating design features that recognize historical architectural traditions identified by the Historical Preservation Commission.
 - Pedestrian street level corner treatment incorporating exposed angled structural columns and beams reminiscent of A-frame architecture.
 - Pedestrian street level commercial spaces with arched facades constructed of masonry materials and rhythm of glazed openings.
 - Upper level residential spaces with sloped gable roof forms constructed of natural materials and components.

- d. Incorporating desired design components and strategies identified in recent public workshops titled: *Historical Preservation Workshop: Community Core Guidelines*:
- Unique windows and rooftop fenestrations
 - Variety of architectural styles and features
 - Stepped back upper floors for compatibility with 2 or 3 story buildings
 - Façade variation for longer buildings
 - Outdoor and rooftop gathering space
- e. The proposed development will enhance the Community Core with pedestrian activated street fronts, economic opportunity, and diverse residential spaces. The proposed multi-use building will provide opportunities for continued social activities on site and contribute to the cultural vibrancy at 460 North Main Street. In this way, the demolition of the existing building and architecture of the proposed development will be a positive contributor to Ketchum's historical architectural traditions and community social encounter.



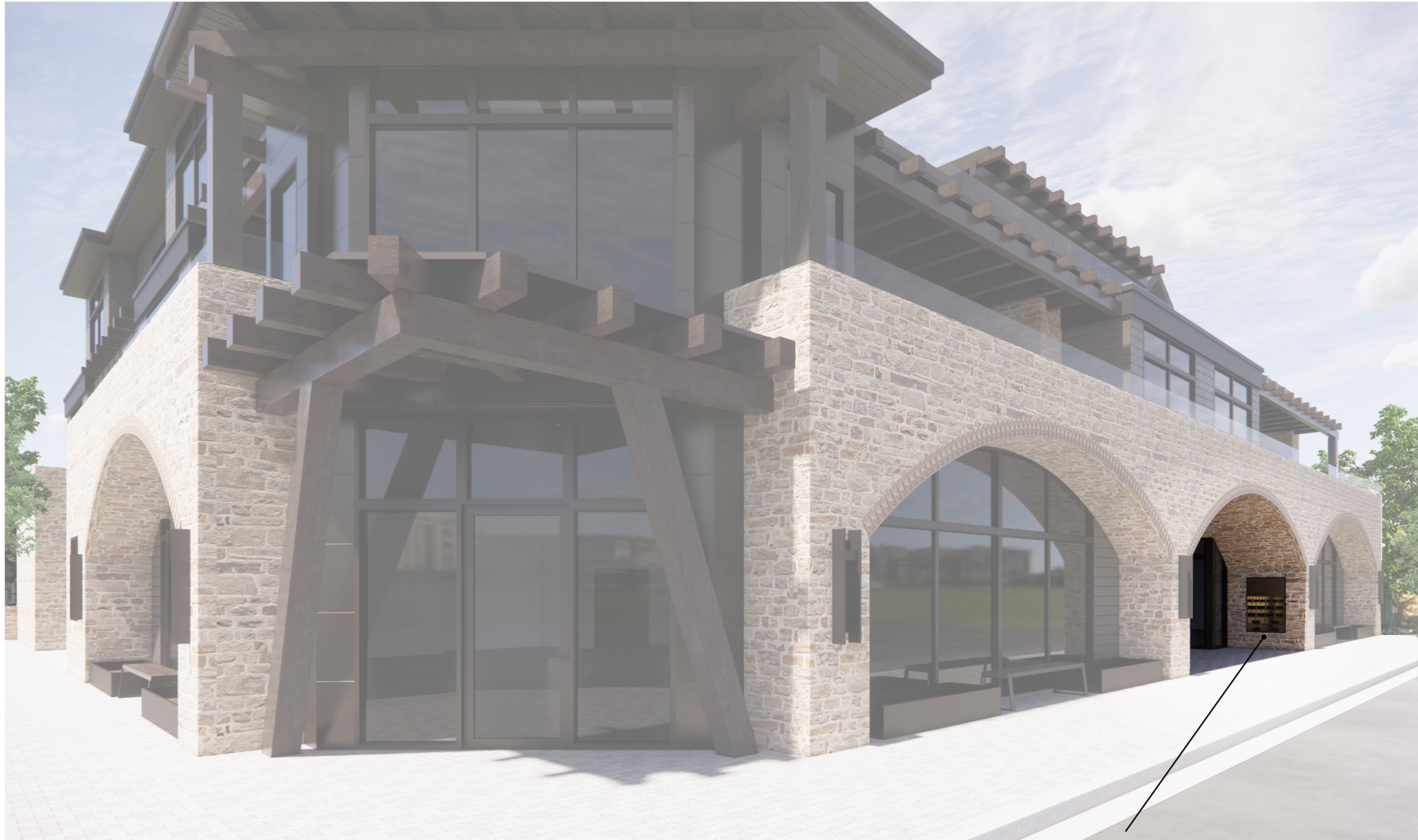


Exhibit C

Ketchum Post Office

Commemorative Exhibit

KETCHUM POST OFFICE COMMEMORATIVE EXHIBIT



EXTERIOR VIEW

Exhibits located at the Entry archway columns.



RENDERING OF PROPOSED KETCHUM POST OFFICE COMMEMORATIVE EXHIBIT



Conceptual vintage Post Office boxes.

460 N MAIN STREET, KETCHUM IDAHO

SEPTEMBER 20, 2021

RLB ARCHITECTURA P. A.

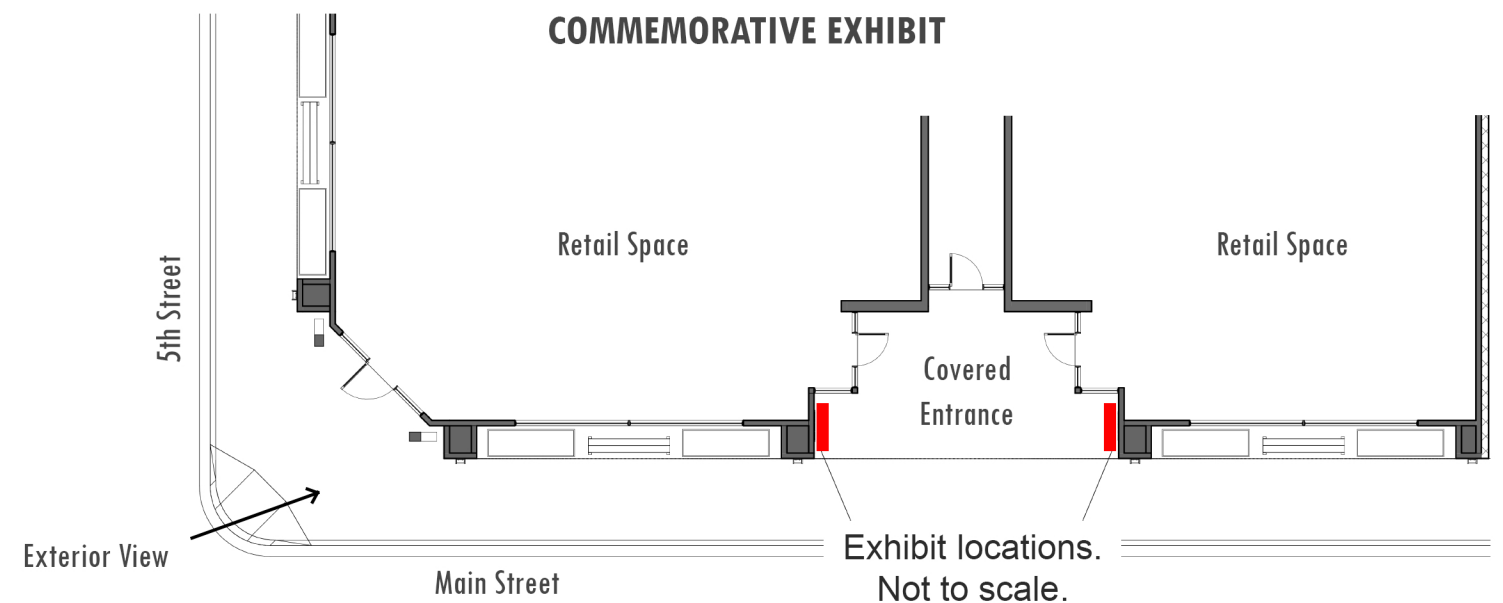


Exhibit D

Replacement Project Plans:
460 N Main Street
Mixed-Use Building

460 NORTH MAIN STREET

KETCHUM, IDAHO



ISSUED	2021.09.03	HPC SUBMITTAL

RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A.
P.O. Box 5619 Ketchum, ID 83340
208.726.5608
www.rlb-sv.com

PROJECT INFORMATION

OWNER: MAIN STREET REALTY PARTNERS LLC
P.O. BOX 6770
KETCHUM, ID 83340

PROJECT ADDRESS: 460 N MAIN ST.
KETCHUM, ID 83340

LEGAL DESCRIPTION: KETCHUM LOT 3 & 4 BLK 5 11,000 SF

ZONING DISTRICT: COMMUNITY CORE (CC) - RETAIL CORE SUBDISTRICT (CC-1)

PROJECT TEAM

ARCHITECT
RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.
BUFFALO RIXON, AIA
E: buffalo@rlb-sv.com
MICHAEL BULLS, AIA
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DILLON KNIGHT, PROJECT MANAGER
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JORDAN FITZGERALD, PROJECT MANAGER
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F: 208.726.1033

OWNER
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F: 208.726.1419
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GENERAL CONTRACTOR
WILSON CONSTRUCTION
251 Northwood Way #F Ketchum, ID 83340
P: 208.726.5608
F: 208.726.1419
E: dwilson@wilsonconstructions.com

INDEX OF DRAWINGS

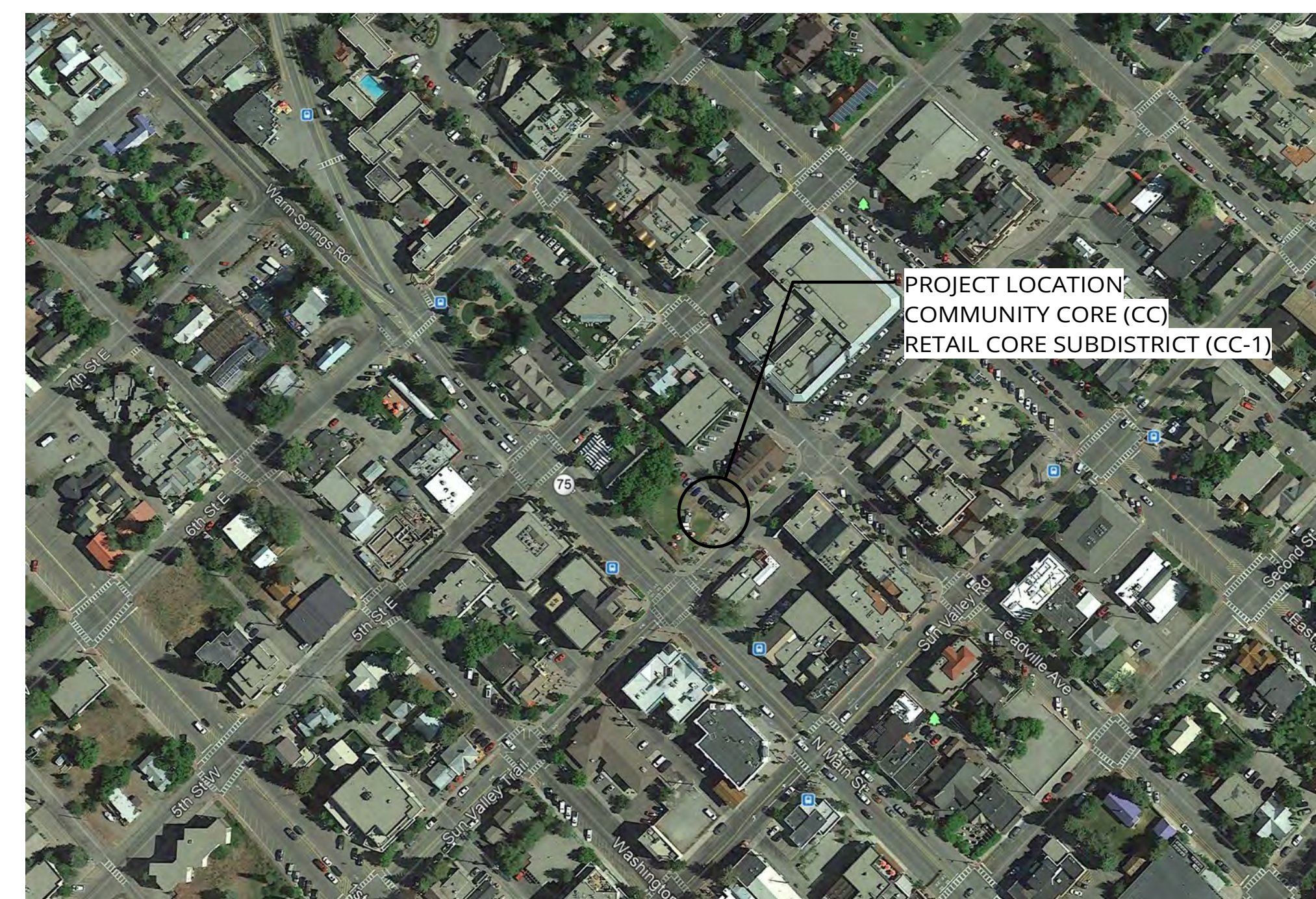
ARCHITECTURAL	
A0.0	PROJECT INFORMATION
A0.1	SURVEY
A1.0	SITE PLAN
A2.0	GROUND LEVEL FLOOR PLAN
A2.1	SECOND LEVEL FLOOR PLAN
A2.2	THIRD LEVEL FLOOR PLAN
A2.3	BASEMENT FLOOR PLAN
A2.4	ROOF PLAN
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS
A4.2	PERSPECTIVE
A5.0	F.A.R. CALCULATION

460 N MAIN ST.
460 N MAIN STREET KETCHUM, IDAHO



ZONING MAP

N.T.S.



VICINITY PLAN

SCALE: 1" = 200'-0"



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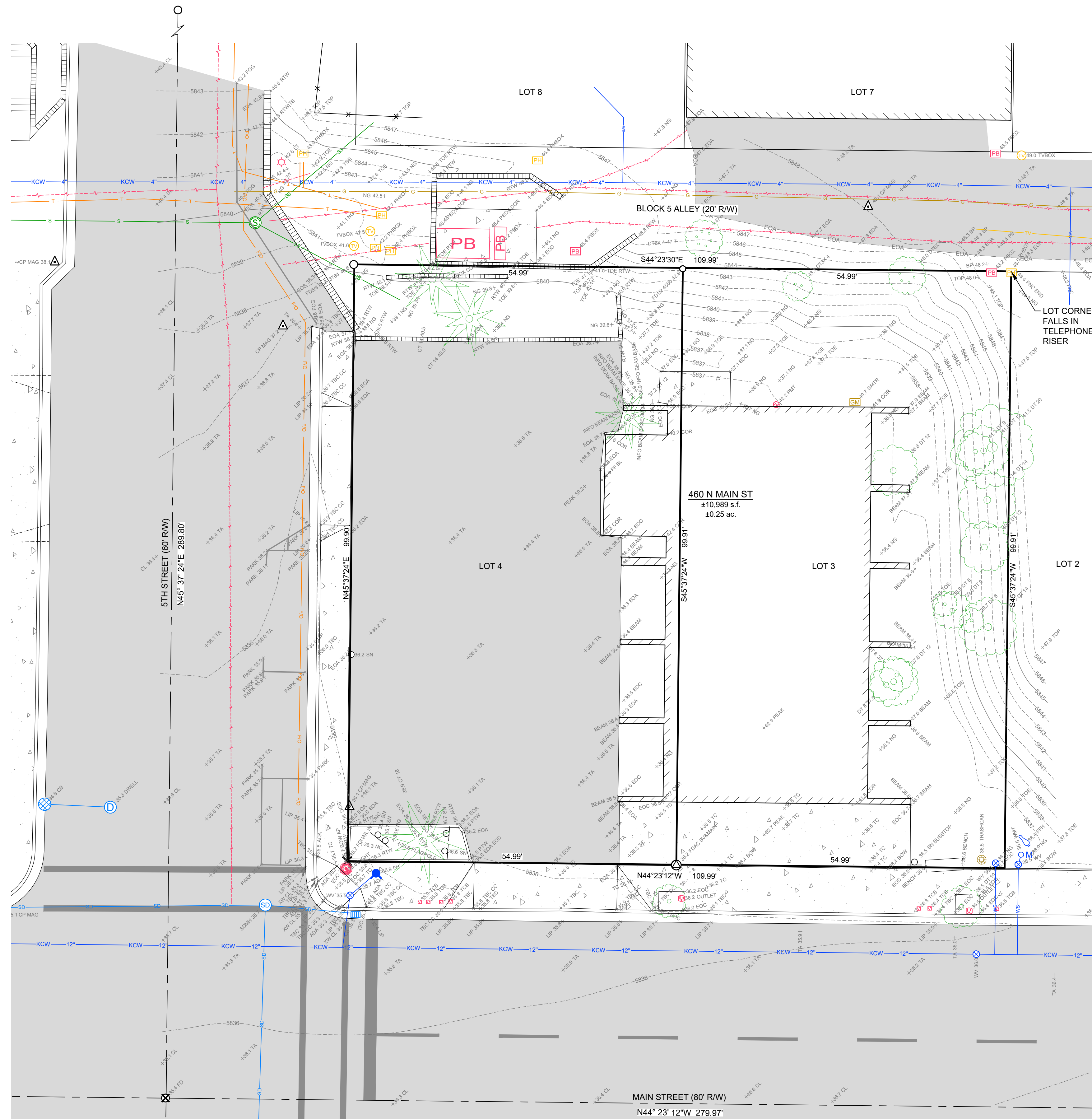
PROJECT INFORMATION

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LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
- FD = Found Monument Well
- FDAC = Found Aluminum Cap
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- FDNAIL = Nail
- CP = Survey Control Point
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Building
- Asphalt
- Concrete Sidewalk
- RTW = Retaining Wall
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- Road Paint
- FOB = Fiber Optic Line
- GM = Gas Main
- GMTR = Gas Meter
- TVB = Cable TV Buried
- TVBOX = Cable TV Riser
- PHB = Buried Telephone Line
- PHBOX = Telephone Riser
- BP, PB = Buried Power Line
- Light
- PBOX = Power Box
- PMTR = Power Meter
- OUTLET = Power Outlet
- Traffic Signal Post
- TCB = Traffic Control Box
- Sewer Main
- SS = Sewer Service
- SMH = Sewer Manhole
- Storm Drain
- CB = Catch Basin
- DWELL = Dry Well
- SDMH = Storm Drain Manhole
- Ketchum City Water Line (12")
- Ketchum City Water Line (4")
- WS = Water Service
- WMT = Water Meter
- FH = Fire Hydrant
- FFH = Frost Free Hydrant
- WV = Water Valve
- Trash Can
- BOW = Back of Walk
- CC = Curb Cut
- CL = Centerline
- COR = Corner
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- FF = Finished Floor
- GB = Grade Break
- IC = Illegible Cap
- LIP = Lip of Gutter
- NC = No Cap
- NG = Natural Ground
- TA = Top of Asphalt
- TBC = Top Back of Curb
- TOE = Toe of Slope
- TOP = Top of Slope

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (05/05/2021).
2. Boundary information is based on Found Monumentation. Please refer to the Official Map of the Village of Ketchum, Instr# 302967, and a Record of Survey for Ketchum Block 5, Lots 3 & 4, Instr# 642700, records of Blaine County, Idaho. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
3. Underground utility locations are based on above ground appearances / utilities visible at the time of the survey and City Maps. Utilities should be located prior to any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of Aluminum Cap at the common property corner of Lots 3 & 4 along Main Street, elevation = 5836.23. Point elevations shown are truncated (i.e. 36.2 is 5836.2). Vertical Datum is NAVD 1988.

A TOPOGRAPHIC MAP SHOWING
460 N MAIN ST
KETCHUM TOWNSITE, LOTS 3 & 4, BLK 5
 LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR DAVE WILSON

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY _____
 DRAWN BY _____
 SMF
 CHECKED BY _____

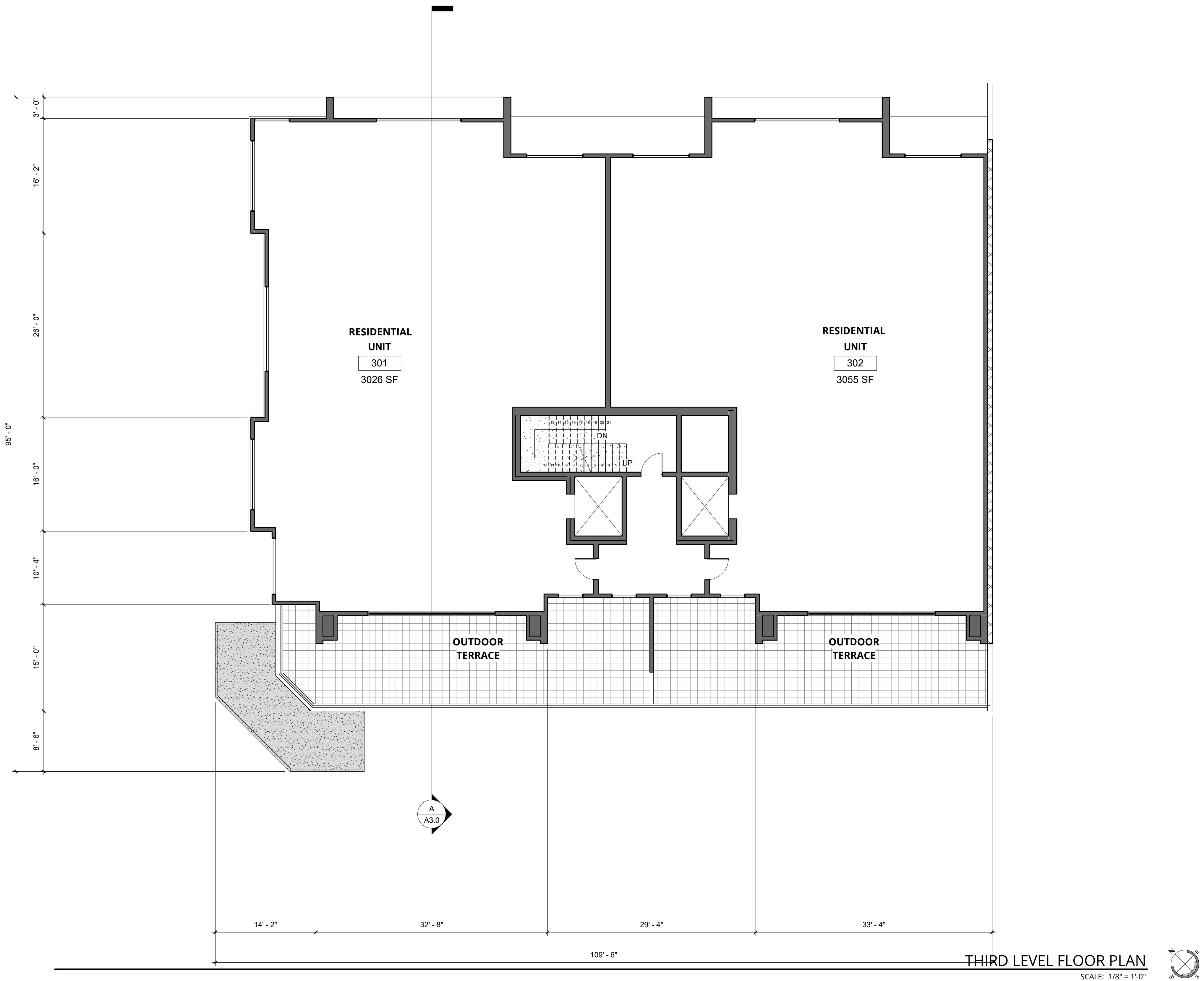
GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 768-1705
 email: galena@galena-engineering.com

PURPOSE:	NO.	DATE	BY	REVISIONS

TOPO

PROJECT INFORMATION
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 460 N MAIN STREET KETCHUM, IDAHO

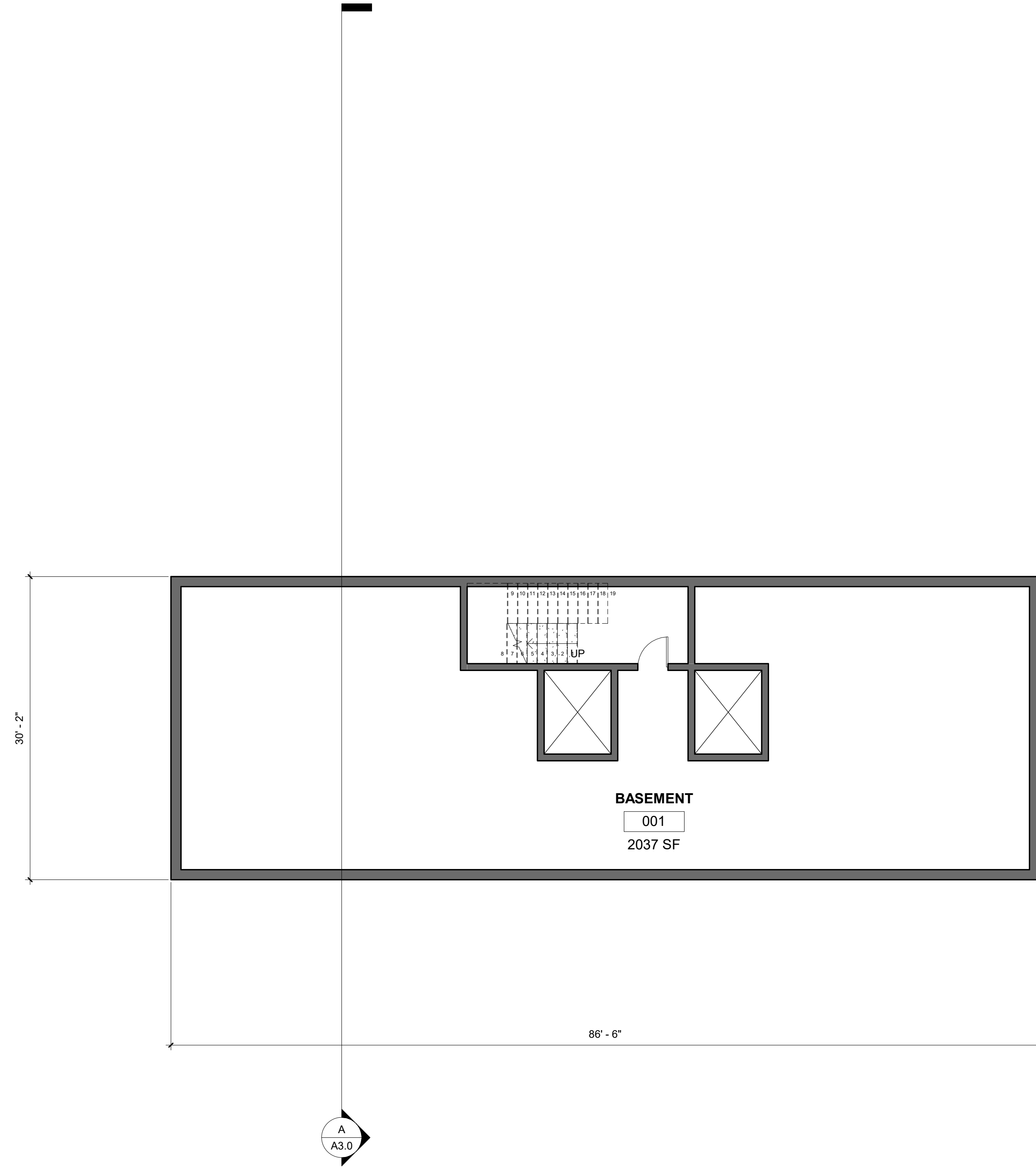
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THIRD LEVEL
 FLOOR PLAN

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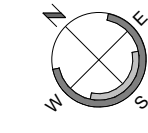
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BASEMENT
001
2037 SF

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



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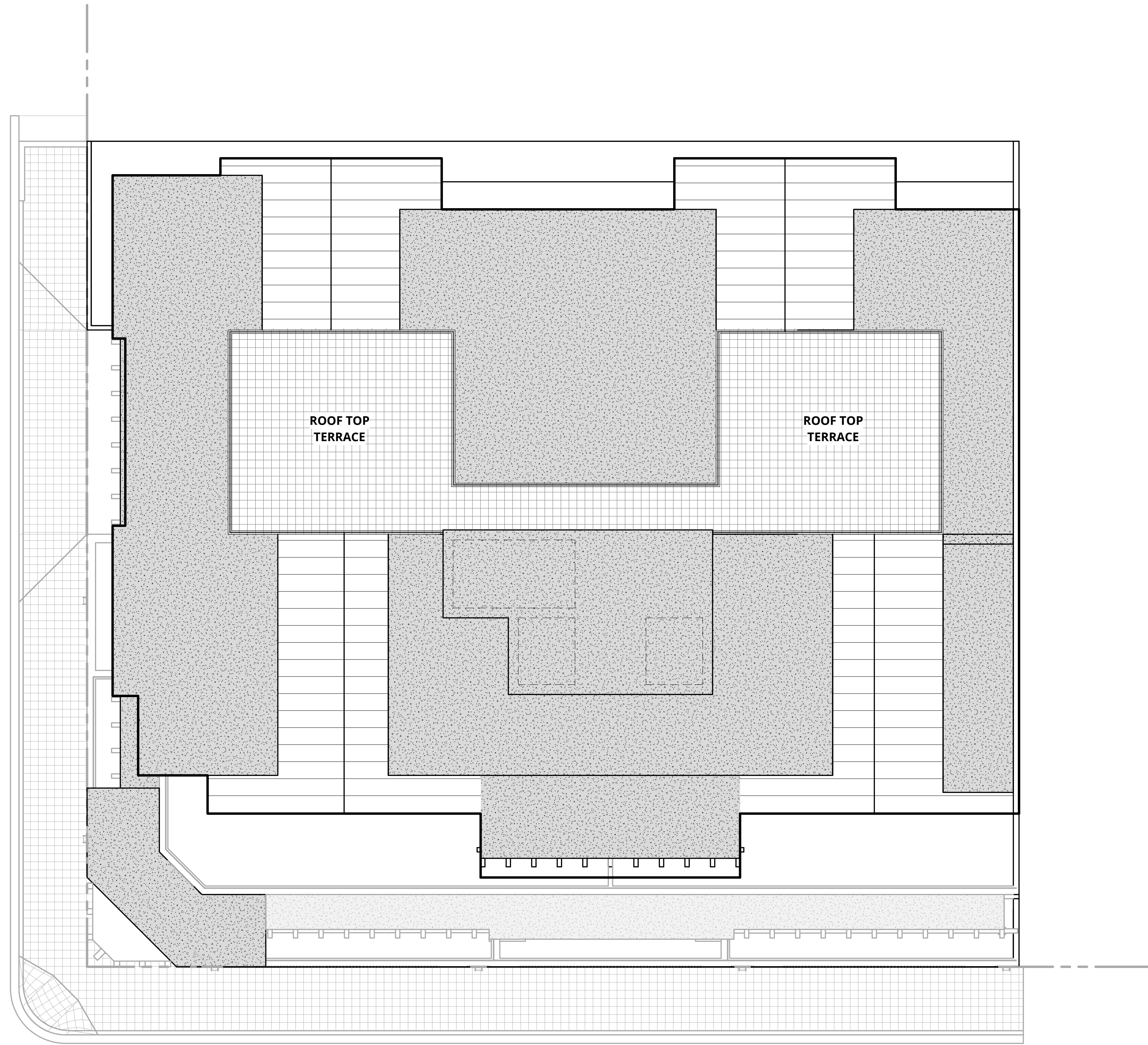
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 BASEMENT FLOOR PLAN

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

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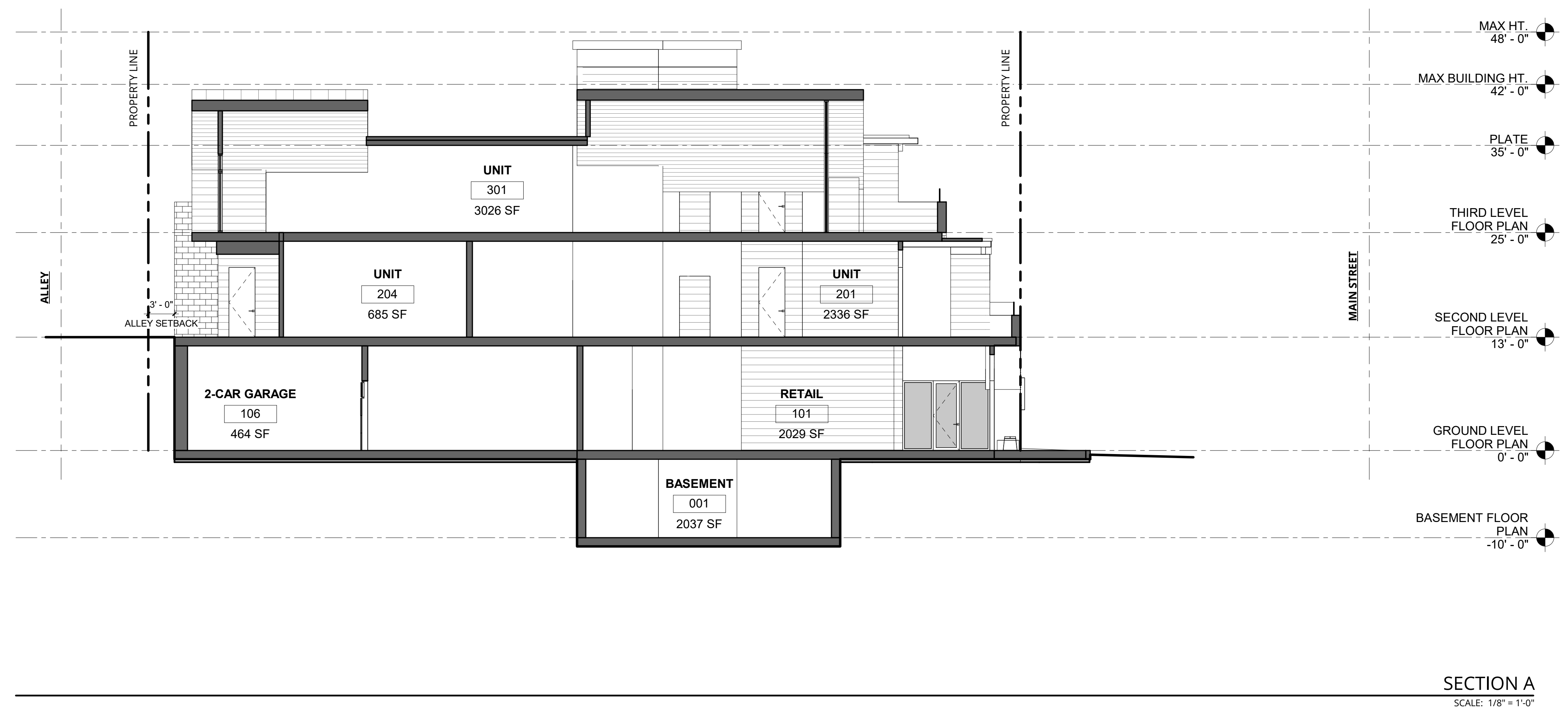
ROOF PLAN

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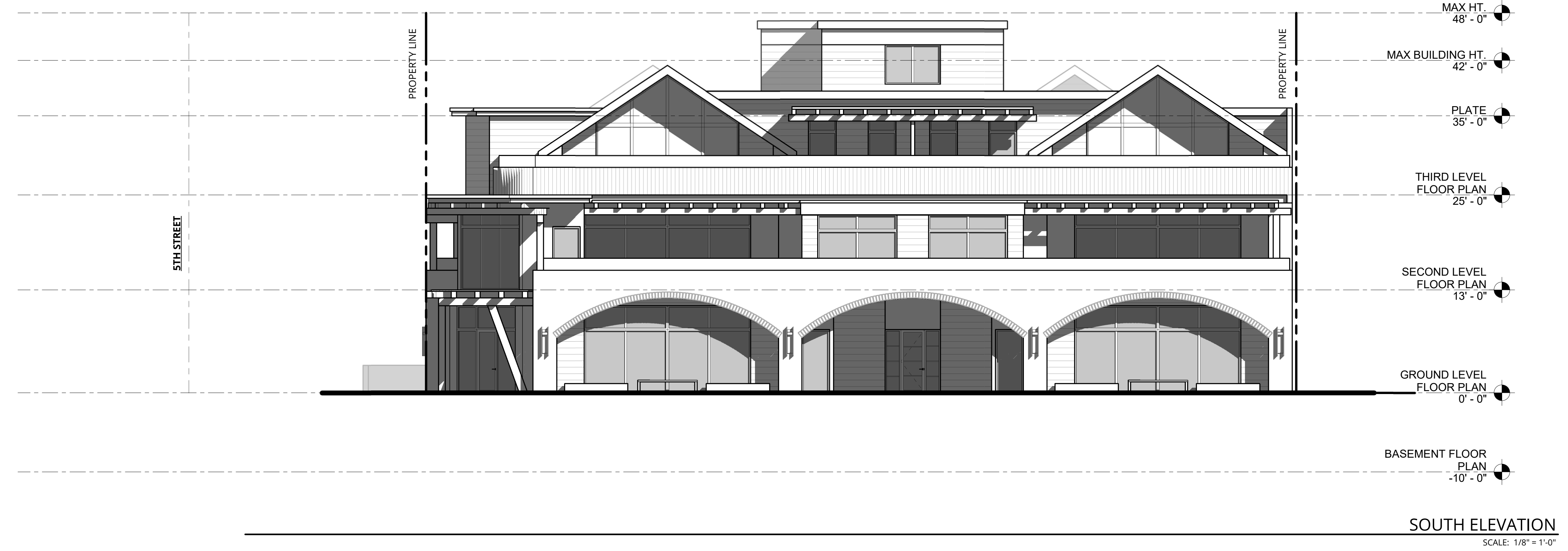
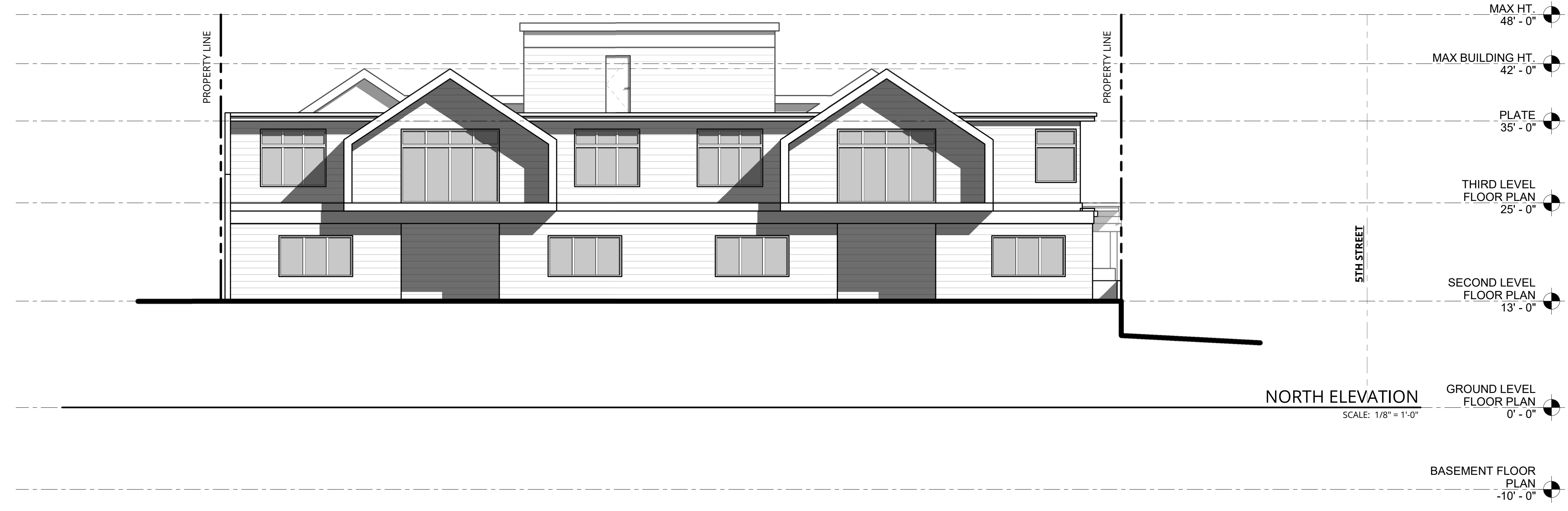
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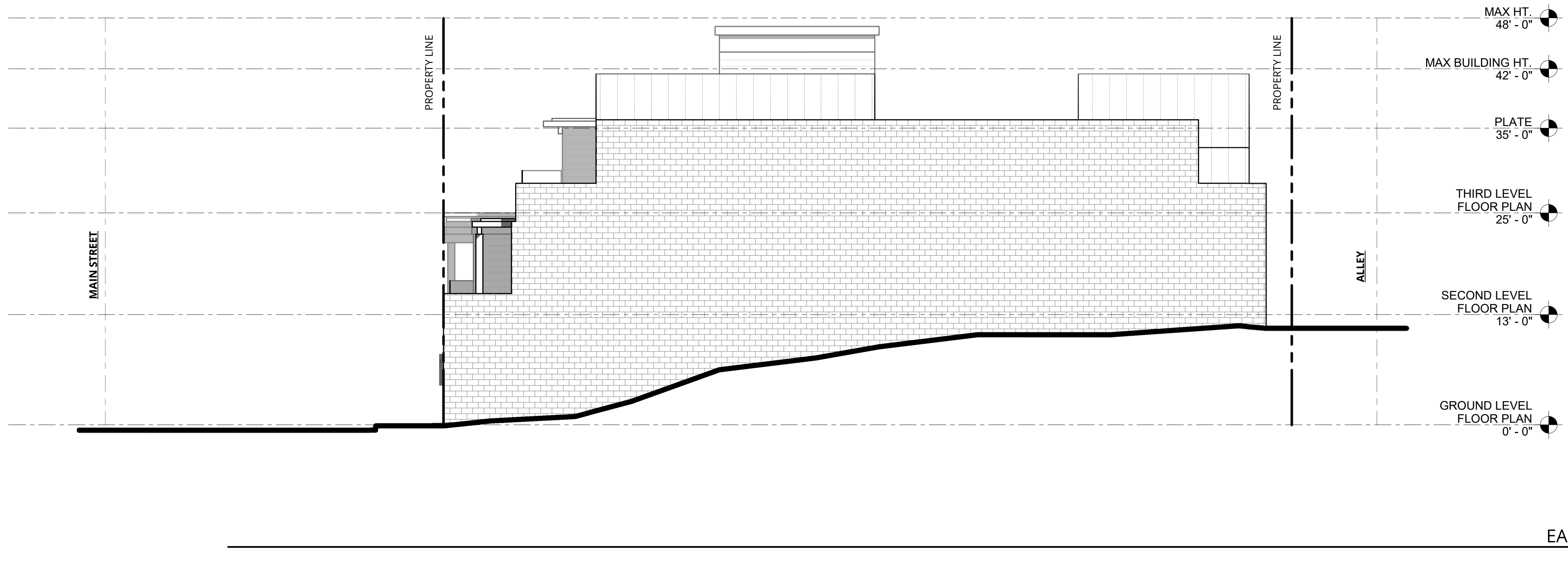
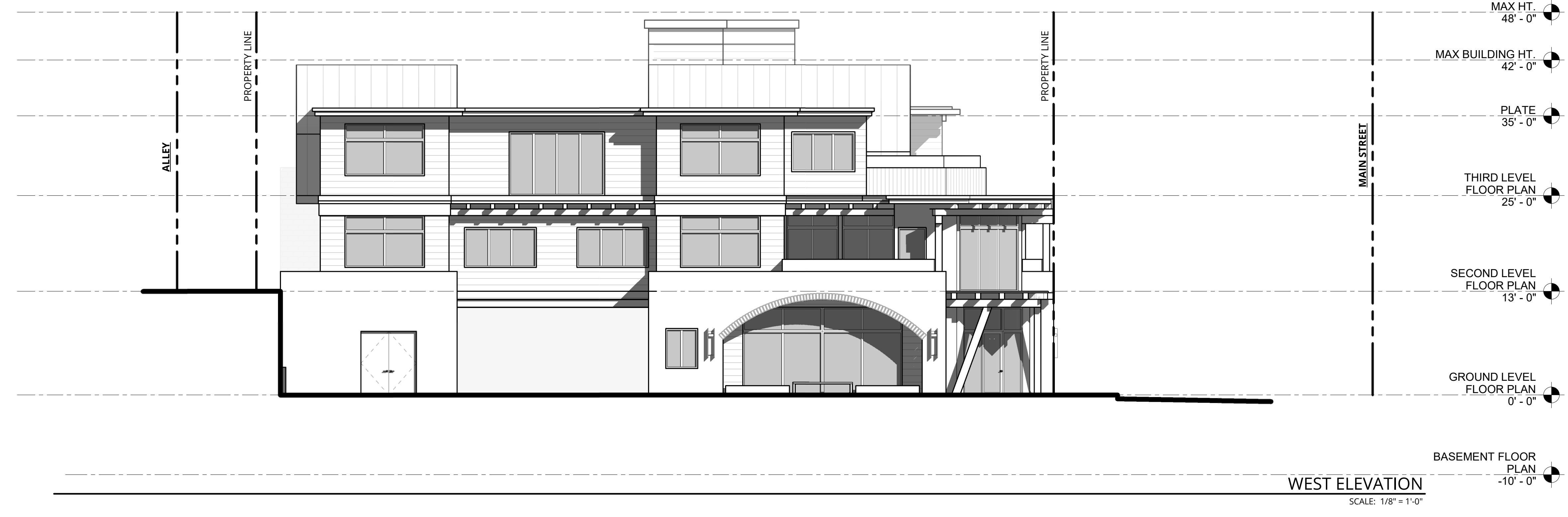
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ISSUED	
2021.09.03	HPC SUBMITTAL



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 www.rlb-va.com

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 460 N MAIN STREET KETCHUM, IDAHO

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ISSUED	2021.09.03	HPC SUBMITTAL

R L B
RUSCITTO LATHAM BLANTON
 ARCHITECTURA P.A.
 Phone: 5619 ketchum, id 83500
 www.rlb-va.com

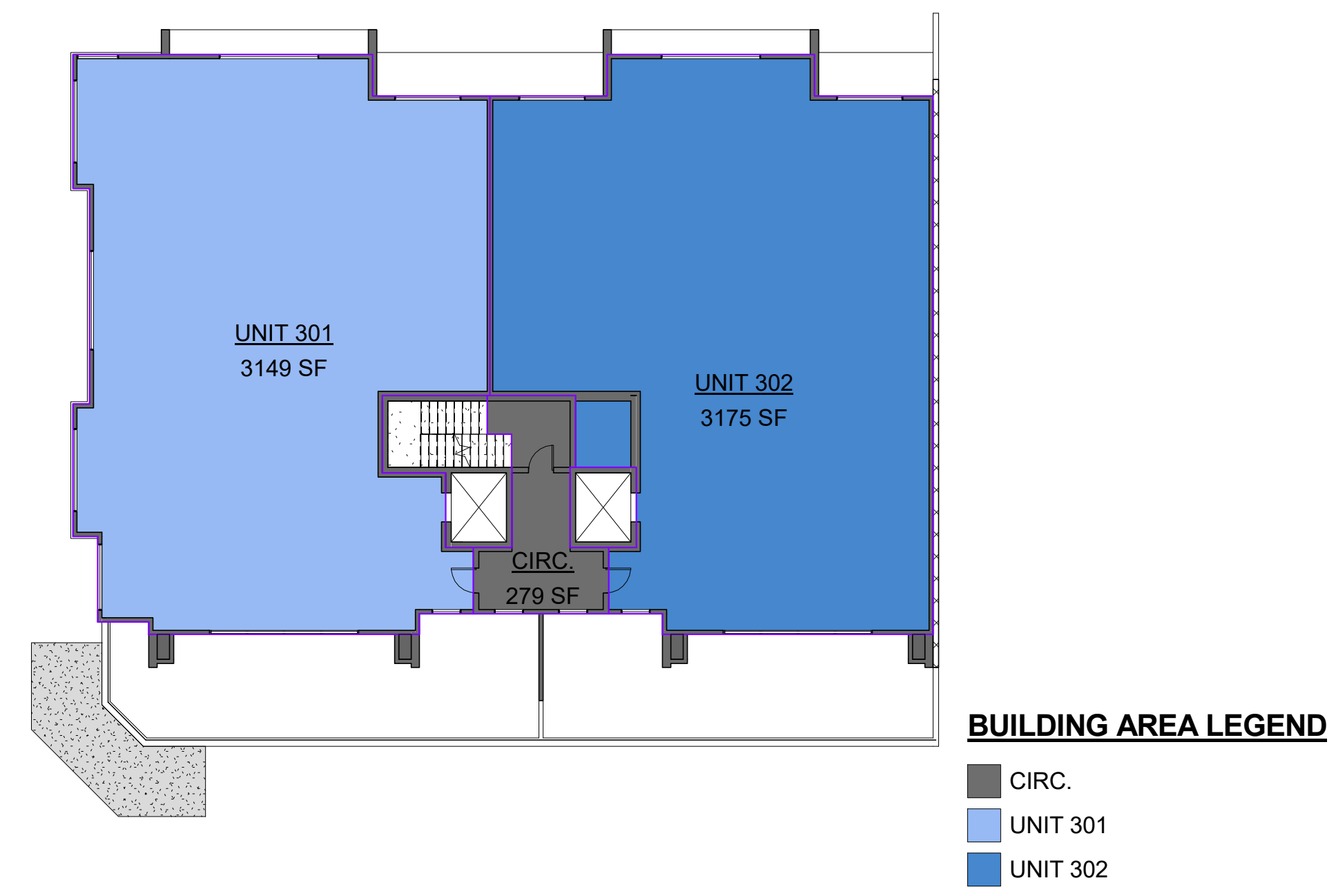
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 PERSPECTIVE

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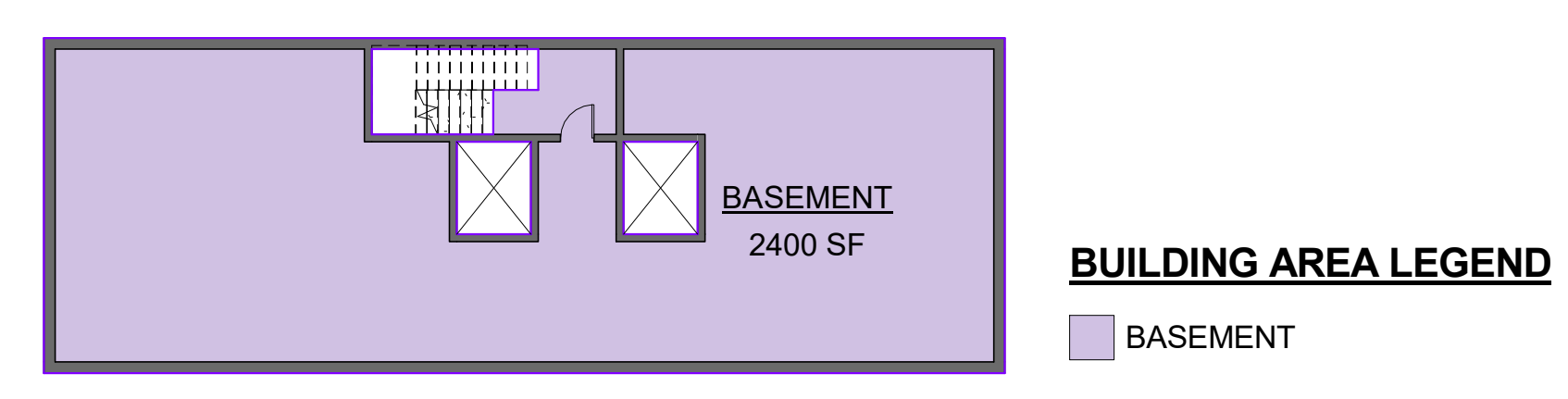
ISSUED	
2021.09.03	HPC SUBMITTAL



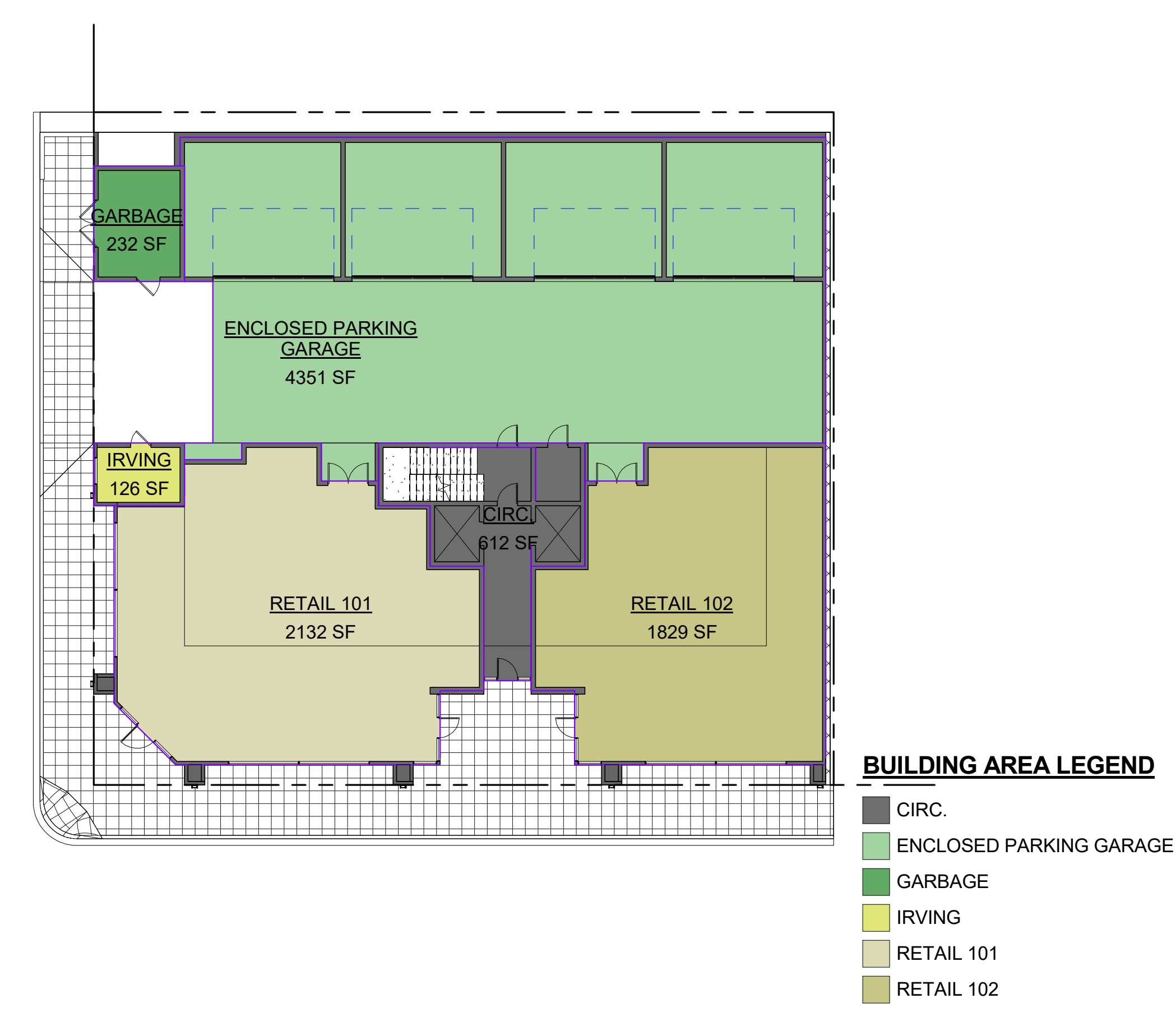
THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



GROUND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

GROSS BUILDING AREA SCHEDULE				
LEVEL	SPACE	AREA	% OF LEVEL	% OF GRAND TOTAL
BASEMENT FLOOR PLAN	BASEMENT	2400 SF	100%	9%
		2400 SF		
GROUND LEVEL FLOOR PLAN	CIRC.	612 SF	7%	2%
GROUND LEVEL FLOOR PLAN	ENCLOSED PARKING GARAGE	4351 SF	47%	17%
GROUND LEVEL FLOOR PLAN	GARBAGE	232 SF	2%	1%
GROUND LEVEL FLOOR PLAN	IRVING	126 SF	1%	0%
GROUND LEVEL FLOOR PLAN	RETAIL 101	2132 SF	23%	8%
GROUND LEVEL FLOOR PLAN	RETAIL 102	1829 SF	20%	7%
		9281 SF		
SECOND LEVEL FLOOR PLAN	CIRC.	272 SF	3%	1%
SECOND LEVEL FLOOR PLAN	UNIT 201	2375 SF	30%	9%
SECOND LEVEL FLOOR PLAN	UNIT 202	2496 SF	31%	9%
SECOND LEVEL FLOOR PLAN	UNIT 203	673 SF	8%	3%
SECOND LEVEL FLOOR PLAN	UNIT 204	736 SF	9%	3%
SECOND LEVEL FLOOR PLAN	UNIT 205	736 SF	9%	3%
SECOND LEVEL FLOOR PLAN	UNIT 206	741 SF	9%	3%
		8028 SF		
THIRD LEVEL FLOOR PLAN	CIRC.	279 SF	4%	1%
THIRD LEVEL FLOOR PLAN	UNIT 301	3149 SF	48%	12%
THIRD LEVEL FLOOR PLAN	UNIT 302	3175 SF	48%	12%
		6604 SF		
		26313 SF		

SF OF TOTAL LOT	=	11,000 SF
GROSS BUILDING AREA FOR F.A.R.	=	23,913 SF
ADJUSTED SF FOR F.A.R. COMM. HOUSING	=	12,913 SF
PERMITTED F.A.R.	=	1.1
PERMITTED F.A.R. W/ 20% COMM. HOUSING	=	2.25
COMM. HOUSING	=	2,886 SF
COMM. HOUSING % OF ADJUSTED SF	=	22%
F.A.R.	=	2.17

RUSCITTO LATHAM BLANTON
 ARCHITECTURA P.A.
 P.O. Box 5619 Ketchum, ID 83350
 www.rlb-va.com

460 N MAIN ST.
 460 N MAIN STREET KETCHUM, IDAHO

Exhibit E
Existing Building
Structural Review

September 20, 2021

David Wilson
P.O. Box 6770
Ketchum, ID 83340
E: dwilson@wilsonconstructions.com

Re: 460 North Main Street, Ketchum, ID - Structural Review of Existing Building

Dear Mr. Wilson,

As requested, I visited the existing building located at 460 North Main Street on September 17, 2021, to review the existing structural conditions. A follow up site visit was made on September 20, 2021. The following are my field observations and structural comments on the existing structural systems.

The building in question is an older A-Frame constructed building with a slab on grade main floor with a partial wooden post beam constructed upper floor. The A-frame roof system is constructed with Glue Laminated timbers on approximately 13'-0" on center spacing over lied with 2x wood decking, 2x8 joists at 24" on center rafters, sheathing of unknown type and thickness with a wooden shake shingle roof. The A-Frame roof timbers are framed from a compression ridge beam timber at the top and connected to concrete thrust resisting concrete foundation piers located approximately 5'-0" outside of the exterior side walls. The timbers are wrapped with light gauge steel cladding at the exterior of the building. The upper floor is constructed with 4x timbers over lied by 2x decking, supported by wood columns. The majority of the upper floor is free standing within the interior space and is braced horizontally to the A-Frame roof members. The interior ceiling of the roof system is sheathed with gypsum wall board.

Being that the A-Frame timbers are clad with light gauge steel, the general conditions of the beams could not be fully evaluated. I probed the base of the timbers with a knife at the timber/concrete interface at several locations and noted softness of the wood in most locations. I cut back the cladding at one location on the North side and found extensive rot for several inches above the concrete interface. See enclosed photo for reference.



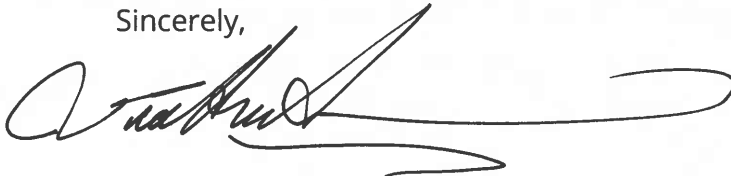
RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A.

208.726.5608
www.rlb-sv.com
box 5619 83340
ketchum, idaho

The structural stability for both gravity (snow) and lateral (wind and seismic) is dependent on the thrust resisting capacity of the timbers to the concrete piers. The base rot of the timbers at the concrete piers diminishes structural stability of the building.

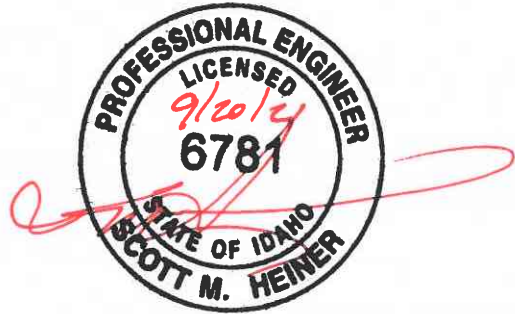
I performed a preliminary structural analysis of the roof structural system and determined that the roof system has limited snow load carrying capacity. The slope of the roof should allow for snow to shed except at the valley locations that will restrain snow shedding. The snow, wind and seismic resisting capacity is severely limited by the rot at the A-Frame timber to concrete trust resisting connections. The existing structural systems for both gravity and lateral resistance do not meet today's current building code standards for commercial buildings adopted by the City of Ketchum.

Sincerely,



Scott M. Heiner P.E.

Attachment: Photos



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1. Front of Building



2. Side of Building

RLB

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3. Back of Building

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4. Typical Thrust with Typical Rot as Reviewed



5. Existing Thrust Timber Base Rot

RLB

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6. *Tree Growth Compromising Foundation*

RLB

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Exhibit F
City Records:
Building and Sign Permits

APPLICATION FOR
BUILDING PERMIT

Class of Occupancy <i>POST OFFICE</i>	Valuation \$ <i>30,000</i>	Fire Zone	Block <i>5</i>
Type of Construction <i>FRAME</i>	Permit Fee \$ <i>20.00</i> <i>yd</i>	Use Zone <i>B.</i>	Lot <i>344</i>

Applicant—fill in between Heavy Lines Only

CONTRACTOR	Name <i>DARYL KECK</i>	OWNER	Name <i>S BYRL ROSS</i>
	Address <i>HAMMETT, IDAHO</i>		Address <i>1127 MARKET ST</i>
	License Nos.		Box <i>948</i>
	Idaho _____ Ketchum _____		City <i>PARKERSBURG, W. VA.</i>

ARCHITECT OF ENG.	Name <i>JUAN STONE</i>		I hereby acknowledge that I have read this application and state that it is correct and agree to comply with ALL City Ordinances and State Laws regulating building construction
	Address <i>Box 962</i> <i>838 EAST C. JEROME, IDAHO</i>		Signature of Owner or Agent: <i>Juan Stone</i>
	License Nos.		
	Idaho <i>AR-326</i> Ketchum _____		

LEGAL DESCRIPTION	Lot No. <i>344</i> Block No. <i>5</i> Tract _____	Building Address _____
	Size of Site <i>110 x 100</i> Area of Site <i>11,000 s.f.</i>	Est. of Bldg. Costs <i>\$ 30,000</i>
	Number and Use of Buildings Now on Site <i>none</i>	

DESCRIPTION OF WORK

Materials and Type of Construction *A-FRAME - GLU-LAM BEAMS & SHINGLES*

Bldg. to be Used For *POST OFFICE*

New <i>YES</i>	Area of Site to be Covered in Square Feet	No. Stories <i>1</i>	CAR STORAGE
Addition _____		Existing — _____	
Alteration _____	New — <i>2,145 s.f.</i>	Roof Surface <i>4500 s.f.</i>	Garage _____
Repair _____	TOTAL — _____	Fireplace <i>No</i>	Carport _____
			Driveway _____
			Permit No. _____

Surveyed Plot Plans, Elevations and Specifications accompanying this application are made a part hereof. (See Art. X, Sec. A, Ketchum Ordinance No. 62.)

CORRECTIONS AND ADDITIONS TO PLANS AND SPECIFICATIONS

APPROVED BY PLANNING BOARD	FINAL APPROVAL
Res. No. _____ Date _____	Date _____
Certified by _____	
Clerk	Building Inspector

APPLICATION FOR BUILDING PERMIT
City of Ketchum, Idaho

read 3:31 9-3-86

PERMIT NO: 86-092
Date Issued: 9-3-86
Permit Fee: 15.00 Pd: 9/3
Plan Check Fee: 4.50 Pd: 9/3
KFD Plan Ck Fee: Pd:
TOTAL FEES: 19.50

1. Project Name: FORMULA SPORTS
2. Project Address: GOMINI ART BUILDING
3. Owner: GEORGE Klingelhofer Phone # _____
4. Address: Sun Valley
5. Contractor: _____ Phone # _____
6. Address: _____
7. Contractor ID # _____
8. Architect: _____ Phone # _____
9. Engineer: J. JACOBY Phone # _____
10. Description of Work: _____ New _____ Enlarge _____ Remodel Move
11. Estimated Cost of Construction: \$400
12. Street Address of Work: MAIN STREET KETCHUM Lot Area (sq.ft.) _____
13. Legal Land Description: _____
(attach if necessary)
14. Zoning District: (refer to Ketchum Zoning Ordinance Number 208)
Design Review Approved: Yes _____ No _____
LR GR-L GR-H T MH B-1 LI AF RU
15. Avalanche Zone (see Section XVI - Ordinance Number 208)
16. Flood Plain (see Section XV - Ordinance Number 208)

UNIFORM BUILDING CODE DATE: (3 or more dwelling units and commercial applicants only)

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

17. Floor Area: Building _____ Basement _____ Garage _____ Decks _____
18. Height of Building: _____ ft. _____ stories
19. Number of Dwelling Units: _____ Number of Condominium Units: _____
20. Setbacks: Front _____ ft. Rear _____ ft. Side _____ ft. Side _____ ft.
21. Number of Parking Spaces Provided: _____ (show calculations for commercial applicants)
22. Water Supply Source: _____ Permit Date: _____

OFFICE USE ONLY:

Number of Equivalent Connections Required for Sewer: _____
Amount Due: _____ Date Paid: _____ Copy Attached: _____
Certificate of Financial Contribution: Amount Due: _____ Date Paid: _____

- NOTICE: A. It is the duty of the owner or his authorized agent (contractor) to identify, keep and maintain lot boundary markers and maintain setbacks.
- B. No digging in the City streets or Right-of-Way between October 31 and April 1 (September 15 for paved streets).
- C. You must call the utility companies prior to excavation.

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

Signature of Owner or Authorized Agent (Contractor) _____

Date 9-3-86

REC'D

W. J. ...
Building Official

Date 9/3/86

APPLICATION FOR SIGN PERMIT
City of Ketchum, Idaho

Use Permit No. _____
Sign Permit No. 588-011
Date Filed: 7/22/88
Permit Fee: 16 pd 7-26

OWNER Bob Gordon

MAILING ADDRESS Box 4859 Ketchum PHONE 208 726 3194

BUSINESS NAME FORMULA SPORTS

MAILING ADDRESS Box 4859 Ketchum PHONE 76 3194

ZONING DISTRICT _____

STREET ADDRESS OF WORK 460 N. MAIN

LEGAL LAND DESCRIPTION _____

FRONT LINEAL FOOTAGE OF BUILDING 32 feet

TYPE OF SIGN: awning with back lighting

WALL _____
PROJECTING WALL _____
FREESTANDING _____

HEIGHT _____
HEIGHT _____

SQUARE FOOTAGE OF SIGN 32 sq ft SIZE OF LETTERS 2" x 5"

SCALED DRAWINGS SHALL BE REQUIRED.

OTHER INFORMATION Awning shall hang from front of building

(as shown)

SIGNATURE OF APPLICANT/OWNER Bob Gordon

APPROVED

DENIED _____

REASON(S) FOR DENIAL _____

Carol McClure
BUILDING OFFICIAL
CITY PLANNER

DATE 7/22/88



6'6" x 3'9"

26 + 26 = 52 sq ft

12 sq ft

5.4 sq ft (Bike repair)
(Summer only)

1'8" x 3" on rear door

Sandwich Boards will come down
and not go back up

~~566~~ / 40 sq ft
total existing

2 sandwich boards 3'x4'
~~12 x 12 = 144~~
24 sq ft

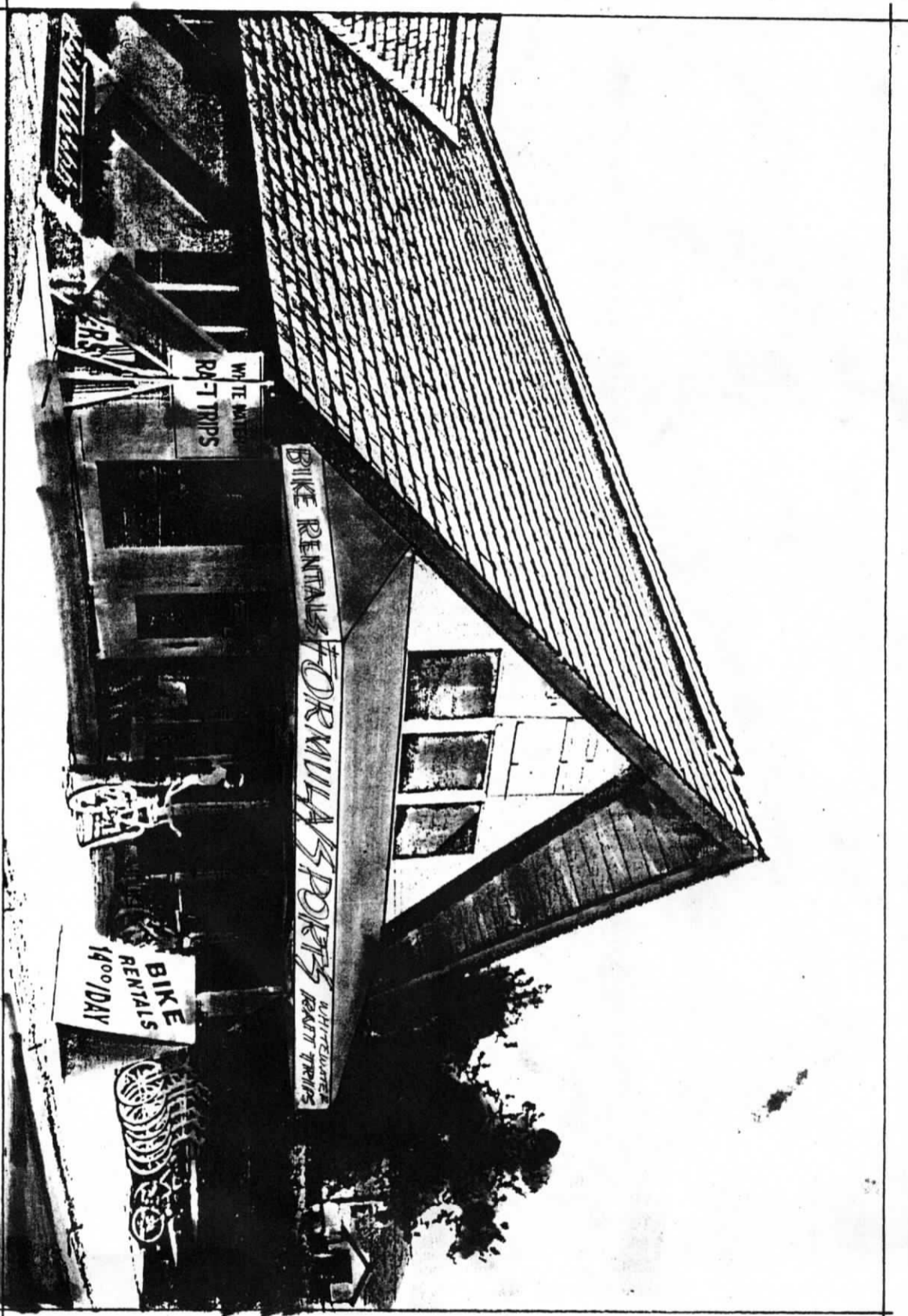
530 sq. ft when awning goes up

NEW 30 x 16 = 480

2' x 4' Roof Sign

8 #
65

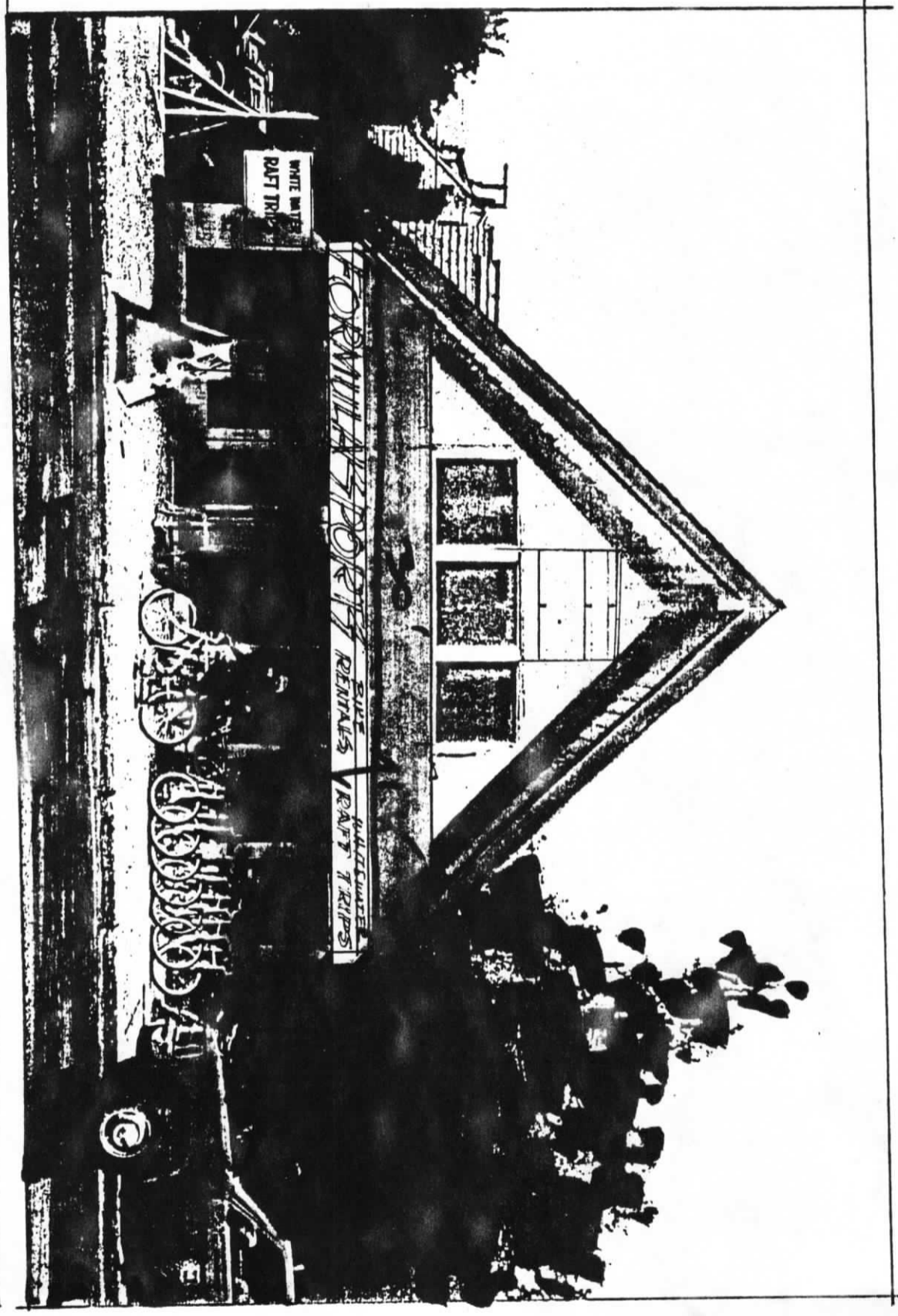




FORMULA SPORTS - SUN VALLEY 3 PT. STE SLOPE - 16" RIGID VANCE / 5/16 AUG 87 -

PSYL = 6'0" / DROP 50" SAMSBEWA
(APPEN) C. BLUE STAR '88

A



FORMULA SPORTS / SAN VALLEY 3 PT. STR. SLOPE - 16" RIGID VALANCE - SIGNAGE -
PROP 50" - PROP. 6'0" SUNROOF -
© BUET STAR 88