



AGENDA

PUBLIC PARTICIPATION INFORMATION

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

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

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

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/82130685161>

Webinar ID: 821 3068 5161

- Address the Council in person at City Hall.
- Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*)

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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

1. ACTION ITEM: Approval of the February 14, 2024 Minutes

PUBLIC HEARING:

NEW BUSINESS:

2. Discussion on community survey results related to the Comprehensive Plan Update and proposed changes to the Plan's Core Community Values
3. Final review and comment on Draft HPC Handbook

ADJOURNMENT:



CITY OF KETCHUM
MEETING MINUTES OF THE
SPECIAL MEETING HISTORIC PRESERVATION
COMMISSION

Wednesday, February 14, 2024

CALL TO ORDER:

Wendolyn Holland called to order at 4:30 p.m. *(00:00:18 in video)*

Roll Call:

Wendolyn Holland
Jakub Galczynski
Melissa Ravelo
Clyde Holt
Matthew McGraw

Also Present:

Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Heather Nicolai – Office Administrator

COMMUNICATIONS FROM THE COMMISSIONERS:

- Wendolyn Holland – welcoming the new commissioners *(00:01:20 in video)*
- Morgan Landers – overview of communication from the commissioners *(00:002:24 in video)*

CONSENT AGENDA: *(00:07:10 in video)*

1. **ACTION ITEM:** Approval of the December 5, 2023 Minutes

Motion made by Jakub Galczynski to approve the December 5, 2023 Minutes; Seconded by Clyde Holt. *(00:08:02 in video)*

MOVER: Jakub Galczynski

SECONDER: Clyde Holt

AYES: Wendolyn Holland, Jakub Galczynski, Melissa Ravelo, Clyde Holt

NAYS: None

ABSTAIN: Matthew McGraw

RESULT: MOTION ADOPTED 4-YAYS, 1-ABSTAIN

PUBLIC HEARING: *(00:08:32 in video)*

None

NEW BUSINESS: *(00:09:47 in video)*

2. ACTION ITEM: Election of Historic Preservation Commission Chair *(00:10:25 in video)*

- Staff explanation of roles and responsibilities for Chair and Vice Chair positions. *(00:11:40 in video)*
- Commissioner comments & questions, and staff response *(00:17:00 in video)*
- Commissioners shared their backgrounds, experiences, etc. *(00:26:15 in video)*

Motion made by Matthew McGraw to elect Clyde Holt as chairperson for the Historic Preservation Commission; Seconded by Melissa Rivelo. *(00:39:16 in video)*

MOVER: Matthew McGraw

SECONDER: Melissa Rivelo

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

NAYS: None

RESULT: UNANIMOUSLY ADOPED

Motion made by Melissa Rivelo to elect Melissa Rivelo as Vice Chairperson for the Historic Preservation Commission; Seconded by Clyde Holt. *(00:42:18 in video)*

MOVER: Melissa Rivelo

SECONDER: Clyde Holt

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

NAYS: None

RESULT: UNANIMOUSLY ADOPED

3. Project Update: Cohesive Ketchum - Comprehensive Plan and Code Update

- Morgan opening remarks regarding the project team *(00:43:18 in video)*
- Staff Presentation: Abby Riven-Senior Planner & Adam Crutcher Associate Planner *(00:43:55 in video)*
- Commission comments and questions for Staff and Staff response *(00:55:55 in video)*
- Staff Presentation: Adam Crutcher Associate Planner *(01:11:05 in video)* 541
- Commission comments and questions for Staff and Staff response *(01:19:55 in video)*

4. Commissioner Rivelo had several questions and observations regarding past HPC meetings, public comment, information regarding the Historic Preservation Commission that is on the website, etc. *(01:35:19 in video)*

- Staff & Commission dialog regarding the questions and observations *(01:40:10 in video)*

ADJOURNMENT: (01:54:54 in video)

Motion to adjourn the meeting at 6:25 p.m.

MOVER: Clyde Holt

SECONDER: Jakub Galczynski

AYES: Wendolyn Holland, Jakub Galczynski, Melissa Ravelo, Clyde Holt & Matthew McGraw

NAYS: None

RESULT: UNANIMOUSLY ADOPED

Clyde Holt
Historic Preservation Commission Chairperson

Morgan Landers, Director Planning and Building
City of Ketchum



City of Ketchum

STAFF MEMORANDUM

To: Historic Preservation Commission
From: Morgan Landers, AICP – Director of Planning and Building
Date: March 29, 2024
Re: DRAFT Historic Preservation Handbook

Over the past two years, the Historic Preservation Commission has been developing an Historic Preservation Handbook. Staff have conducted two rounds of review of the handbook received by the contracted graphic designers and have received a revised draft for final review and comment. Usually, final review and revision of this document would be done between staff and the consultant, however, because of the number of new HPC members, staff thought it would be helpful to have a final review by the group.

Purpose of the Handbook:

- Educate the community on the benefits of historic preservation
- Educate current and future property owners of historic buildings/sites on what they can do and how
- Promote the existing Historic Buildings/Sites and provide education on their history

Who will use the handbook:

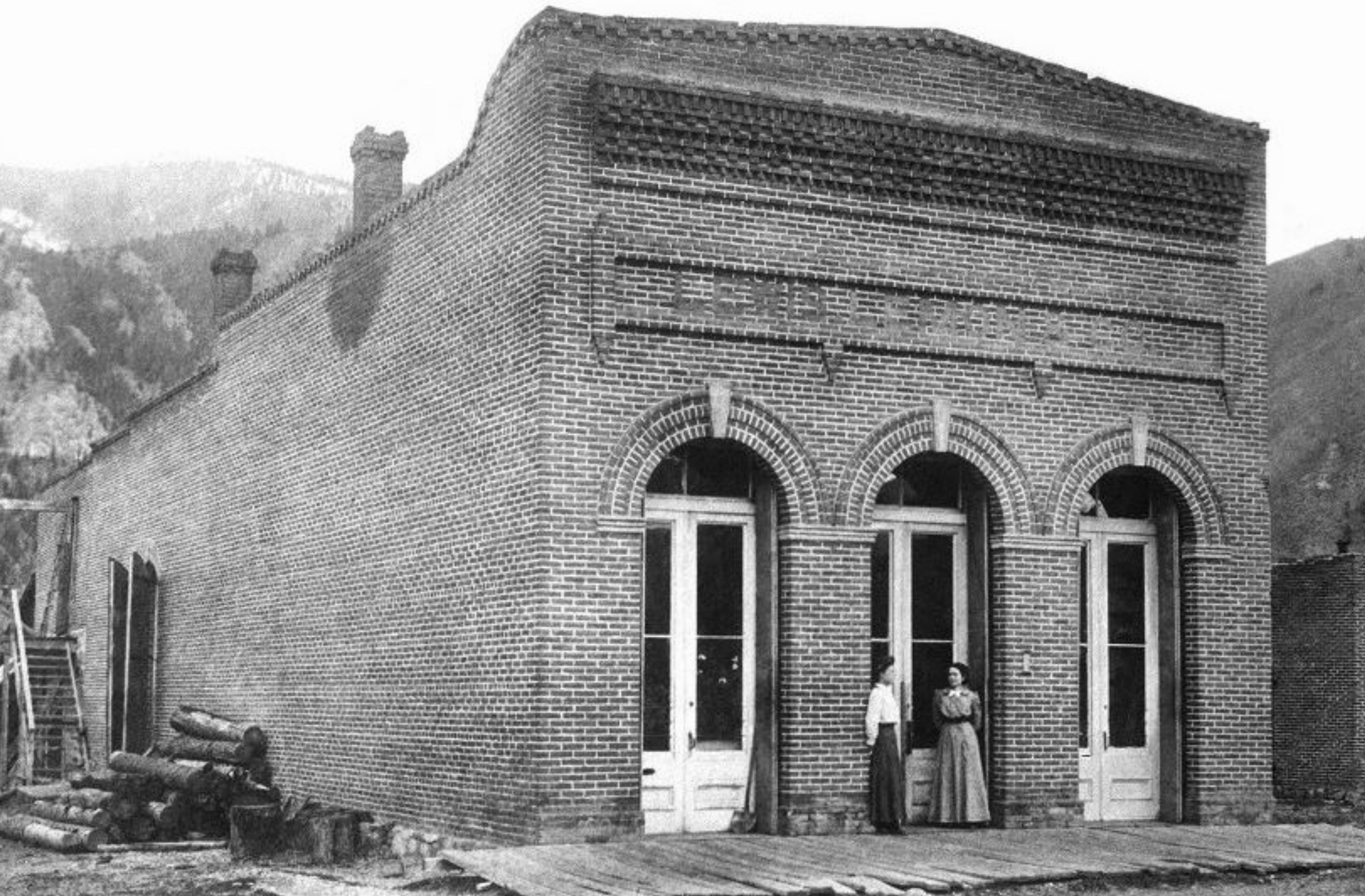
- Current and future property owners of historic buildings/sites
- Potential tenants of historic buildings
- Community members and non-profits
- City staff

Attachment A includes the current draft of the handbook. The handbook is designed to be a booklet that can be viewed in a printed and online format. Once finalized, both will be made available to the public. This will be the final review of the document conducted by the Historic Preservation Commission. Staff have provided comments within the document (yellow comment bubbles) of items that need to be corrected or revisited, and we welcome final comments from the Commission. General comments from staff include:

- Alignment of some of the picture captions are oddly placed based on the center fold line of the book
- Photo captions of historic photos from the library need to be corrected
- Photo credits need to be corrected on some pages.
- Need different photos on certain pages to fit better with graphic layout
- Minor text errors to fix

✕ Ketchum Historic Preservation Handbook

Historic Preservation Commission in coordination with City of Ketchum Planning Building Department
August 2023



Built by Joseph Pinkham and Isaac Lewis, two of Ketchum's earliest retail entrepreneurs, this building is one of two properties listed on the National Register of Historic Places. Formerly home to various mercantile ventures and the Ketchum Post Office, this building is now the home of the Sun Valley Culinary Institute. *Photo Credit: Greenhow & Rumsey (1884)*

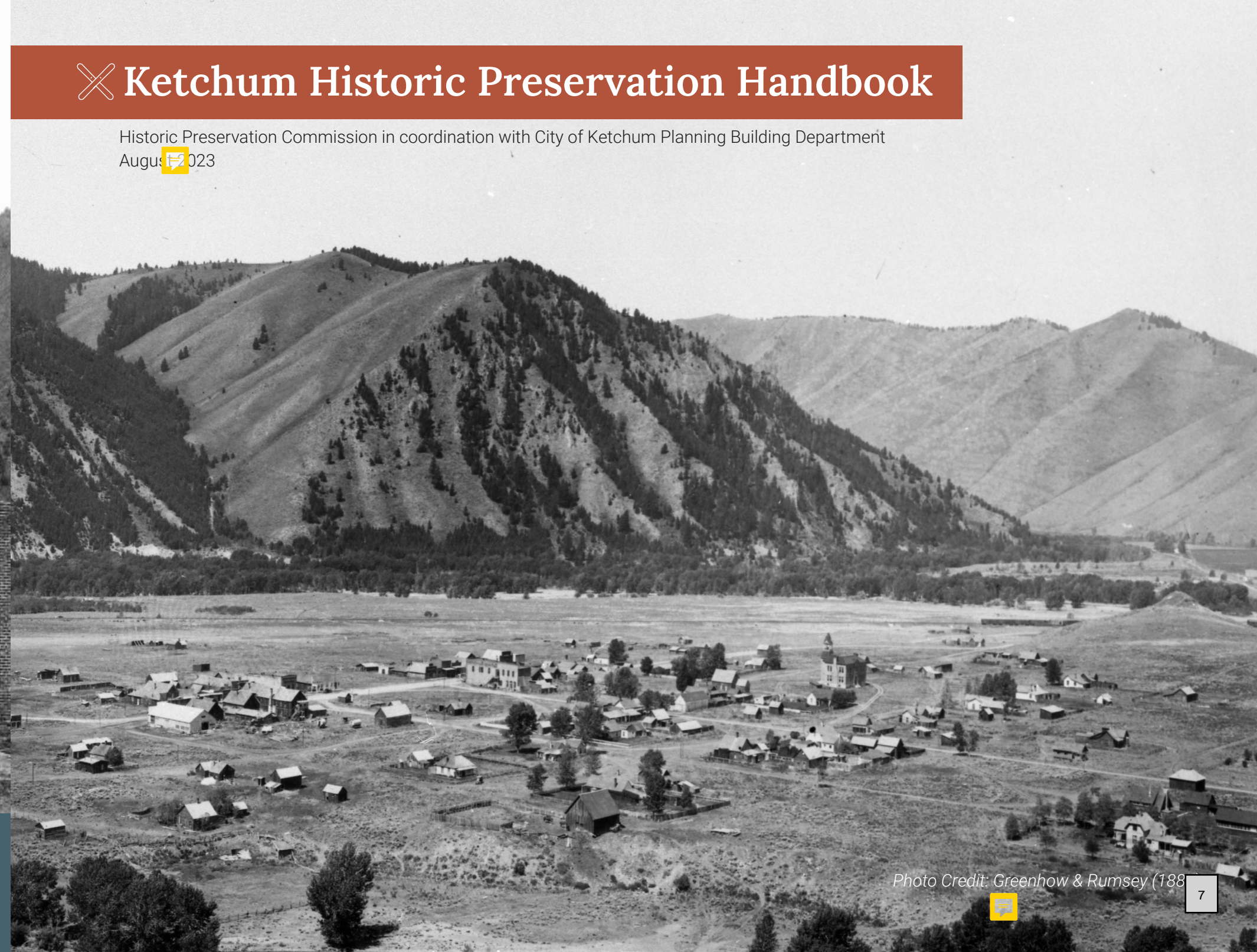
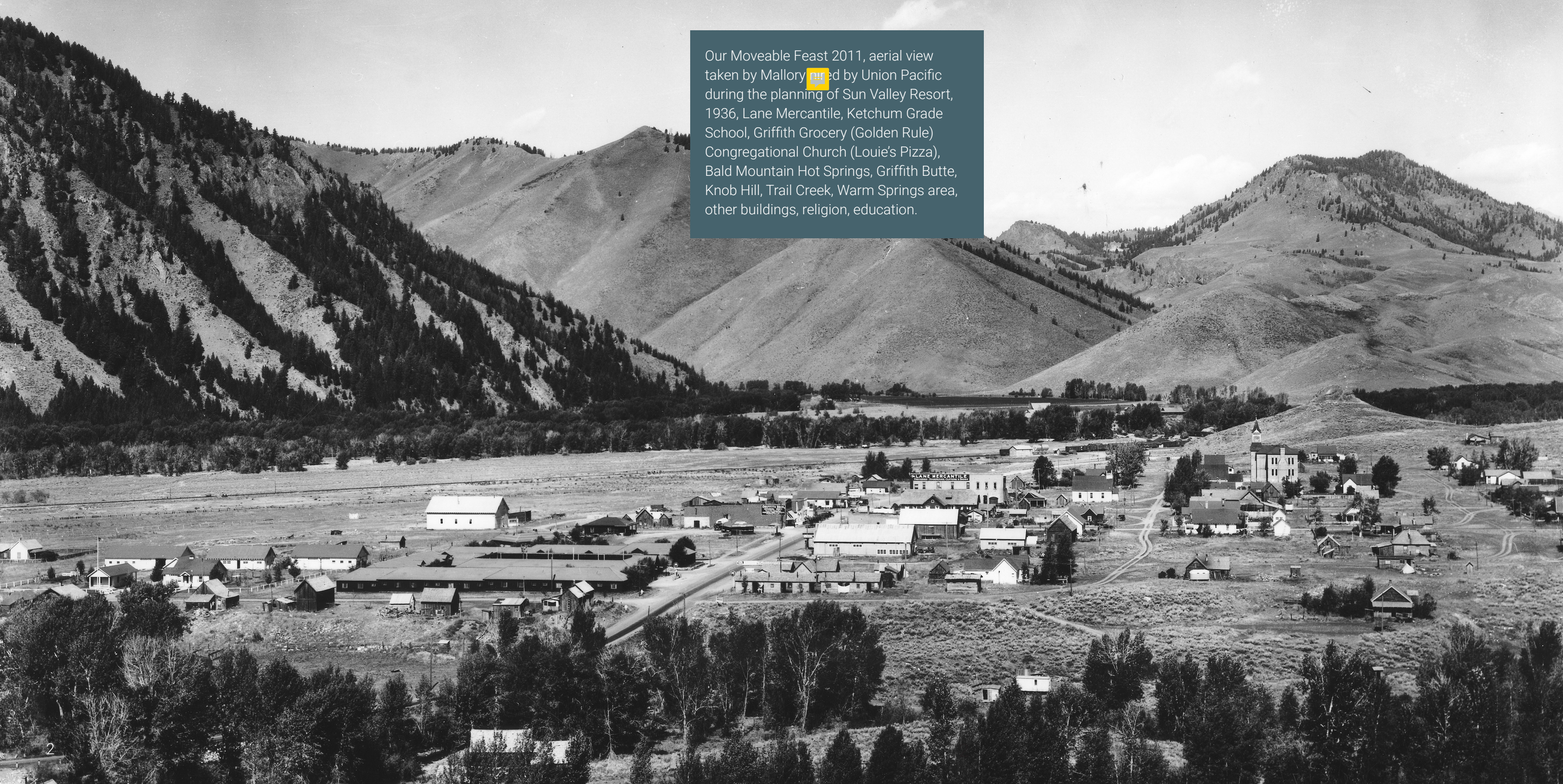


Photo Credit: Greenhow & Rumsey (1884)





Our Moveable Feast 2011, aerial view taken by Mallory [redacted] by Union Pacific during the planning of Sun Valley Resort, 1936, Lane Mercantile, Ketchum Grade School, Griffith Grocery (Golden Rule) Congregational Church (Louie's Pizza), Bald Mountain Hot Springs, Griffith Butte, Knob Hill, Trail Creek, Warm Springs area, other buildings, religion, education.

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06. Maintaining Designated Buildings and Landmarks
07. Historic Preservation Commission (HPC)

A warm welcome to Ketchum's Historic Preservation Handbook.

Historic preservation is vital to the posterity of our town. Preservation pays homage to our past, celebrates the journey we have taken to the present, and reminds us of our responsibility to be good stewards of our town for the future.

Preserving the soul of Ketchum starts by recognizing the past. This we do through events such as Wagon Days or Trailing of the Sheep and by preserving legacy buildings from years gone by. It is also important to recognize that change will happen. It is our responsibility to manage that change in a way that reflects the values of our community.

This handbook provides a guide to the preservation policies that are in place to help implement the community's desire to preserve Ketchum's historic buildings and landmarks. The preservation policies also recognize the reality of personal property rights and are designed to encourage and incentivize property owners to preserve their buildings and continue to contribute to our Heritage Tourism economy.


If we can find the right balance between growth and preservation, it will help keep us grounded in our roots and will make for a healthier and happier community.

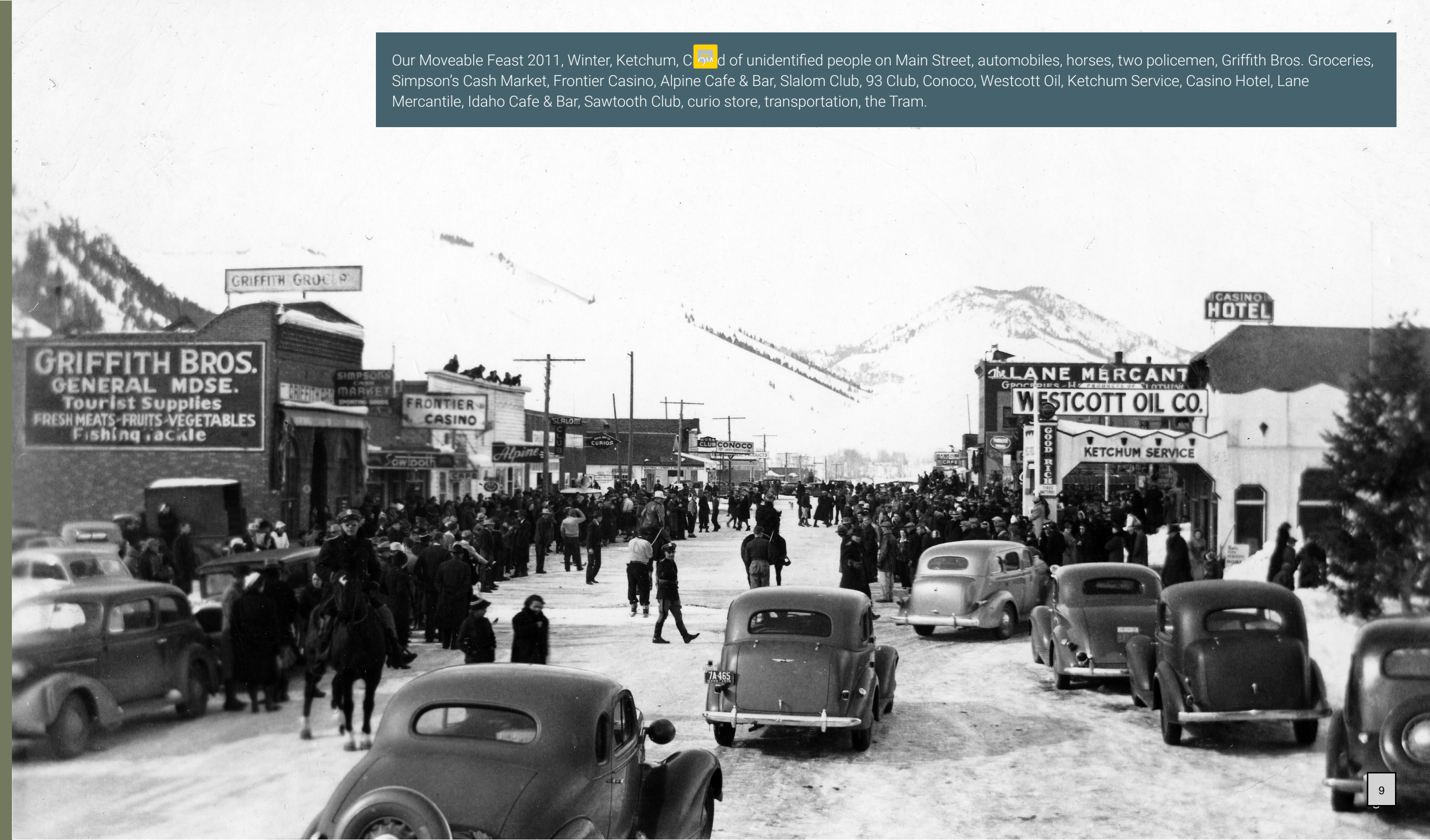
Thanks for reading this handbook and for participating in the preservation of our town.

Cheers,



*Mayor Bradshaw
City of Ketchum*

Our Moveable Feast 2011, Winter, Ketchum, C  d of unidentified people on Main Street, automobiles, horses, two policemen, Griffith Bros. Groceries, Simpson's Cash Market, Frontier Casino, Alpine Cafe & Bar, Slalom Club, 93 Club, Conoco, Westcott Oil, Ketchum Service, Casino Hotel, Lane Mercantile, Idaho Cafe & Bar, Sawtooth Club, curio store, transportation, the Tram.





St Mary's Catholic Church (1885) – originally constructed as the St Mary's Catholic Church, this building transitioned into a commercial use in the 20th century following closure of the church due to limited population base to support church operations. Located next to Ketchum Town Square, the building currently houses the Mesh Art Gallery.

01.

Why Does Historic Preservation Matter for Ketchum?

Ketchum has a rich, authentic history that sets it apart from many other mountain resort communities. Preserving Ketchum's history – acknowledging what makes us special – has been an agreed upon value of the community throughout decades of growth. Most recently, the 2014 Ketchum Comprehensive Plan established a strong foundation for balancing preservation of history with sustained growth for Ketchum.

Ketchum's Values

Community Character – We can continue to strengthen the community's image and identity through preservation of historic buildings and sites.

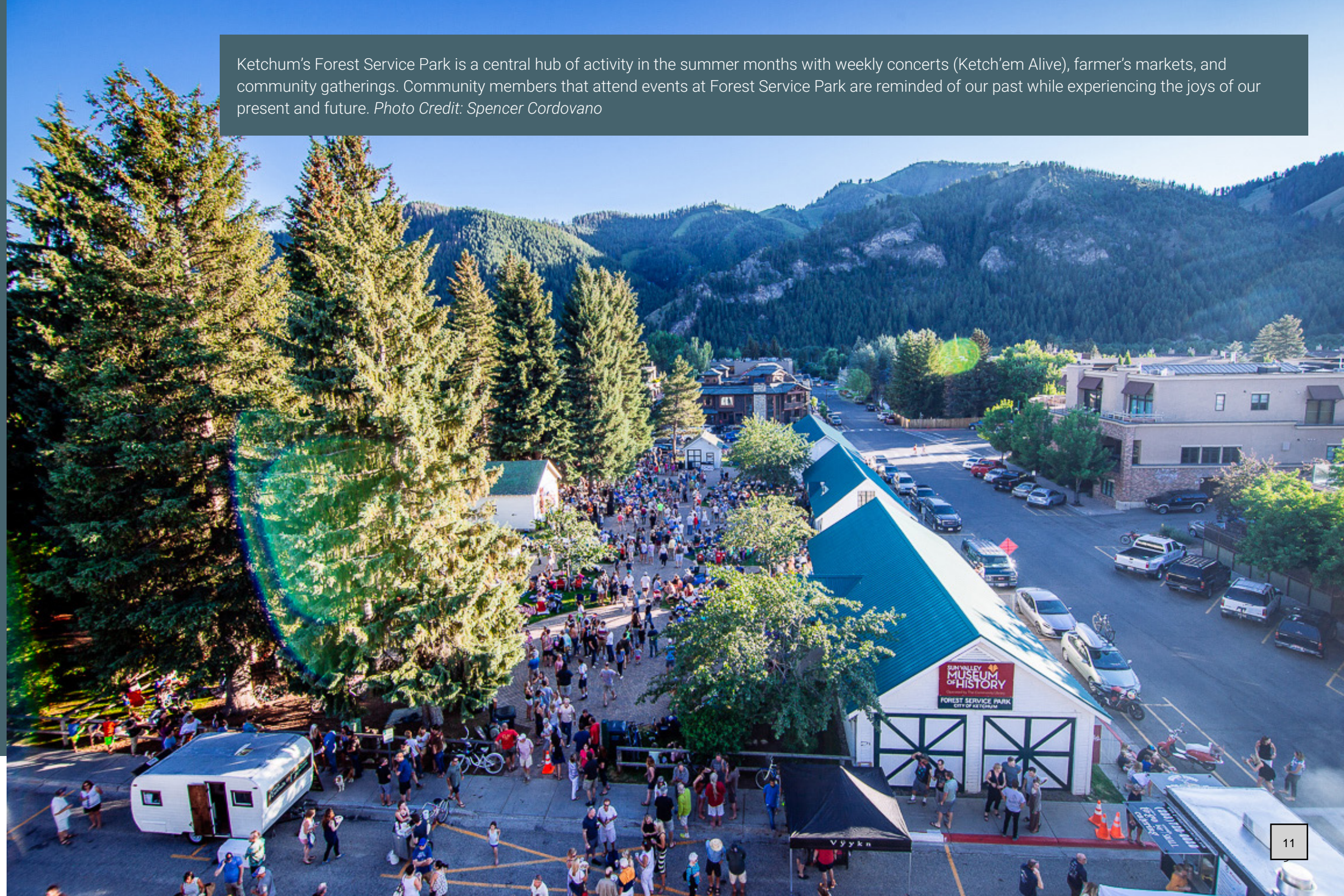
Vibrant Downtown – Our downtown core is critical to the economic health and well-being of Ketchum. Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even greater community asset.

Enlivened by the Arts and Culture – Ketchum is a community where arts and culture positively influence our economy and quality of life – they tell our story.

Older Ketchum buildings and landmark sites are a physical manifestation of our past. While Ketchum's origins in 1879 parallel the beginnings of other frontier mining towns in the West, our buildings and landmarks are unique to this place – initially a mining town carved out of a larger landscape that had been occupied for countless centuries by the Shoshone, Bannock, Paiute, and Nez Perce Tribes. The railroad, which played a big role, enabling a relatively smooth transition of the economic base from mining to sheep ranching, then delivered an industry previously unheard of in the U.S.: the ski resort. Anchoring Sun Valley, the nation's first destination ski resort, Ketchum quickly took on a patina of unpretentious glamor, and in doing so carved out a trajectory different from that of every other mountain town with a similar history in mining and ranching.

In the Plan, three of the community's top ten values directly relate to the importance of preserving and celebrating our history.

Ketchum's Forest Service Park is a central hub of activity in the summer months with weekly concerts (Ketch'em Alive), farmer's markets, and community gatherings. Community members that attend events at Forest Service Park are reminded of our past while experiencing the joys of our present and future. *Photo Credit: Spencer Cordovano*





Comstock and Clark Mercantile (1887) One of the original mercantile establishments on Main Street, this building served as a gathering place for miners, ranchers and like for many years. The Lane Mercantile occupied the building from approximately 1917 to the mid 1960s when the building changed hands and was home to a variety of tenants including offices, retail stores, coffee shops, and the current home of the Enoteca Restaurant and Wine Bar.

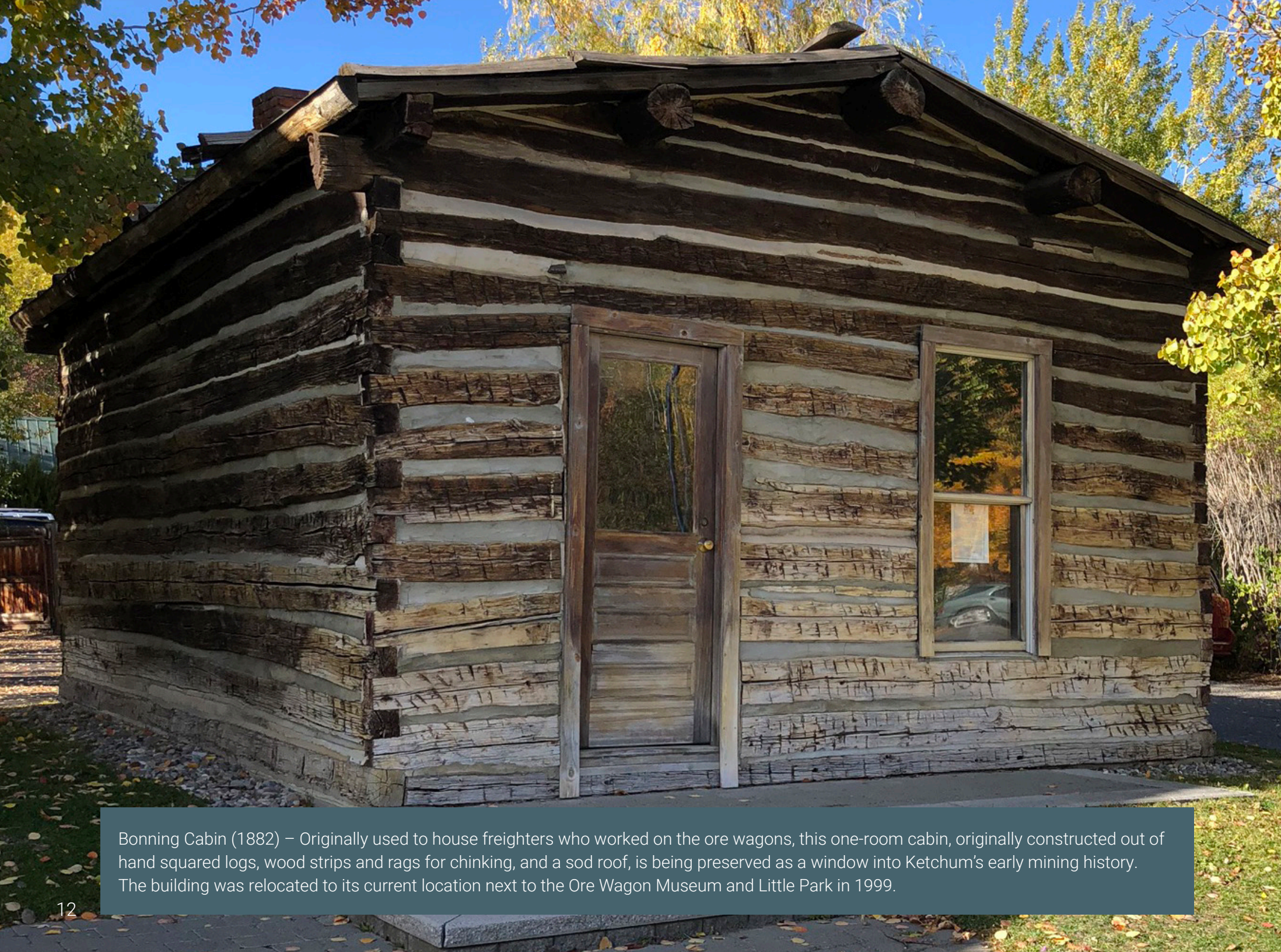
Every business in the Wood River Valley – whether directly or indirectly related to our tourism-based economy – gains value from the continued physical presence of our history through legacy buildings and landmarks. Responses from a 2020 survey indicated that Ketchum should prioritize the preservation of buildings and landmarks that:

- Reflect Ketchum’s early development and businesses.
- Identify with historic people or with important events in local, state, or national history.
- Exemplify or symbolize elements of the cultural, social, economic, or political history of Ketchum.

The major challenge we face in an effort to realize all of the above is balancing the desire for historic preservation with the reality of personal property rights. Due to development pressures common to luxury resort real estate markets, many if not most of our historic buildings and landmarks are in jeopardy. An historic inventory conducted in 2020 identified that in the prior decade, 20% of the city’s historic buildings were demolished, never to be seen other than in photographs in old newspaper clippings and library archives.

The City of Ketchum’s Historic Preservation Commission (HPC) seeks to honor the buildings that remain and to support property owners in their efforts to save Ketchum’s early buildings. Preservation of historic buildings and landmarks can be costly.

So, we ask, how can we encourage property owners to join us in preserving the precious history that is so vital to our culture and economy?



Bonning Cabin (1882) – Originally used to house freighters who worked on the ore wagons, this one-room cabin, originally constructed out of hand squared logs, wood strips and rags for chinking, and a sod roof, is being preserved as a window into Ketchum’s early mining history. The building was relocated to its current location next to the Ore Wagon Museum and Little Park in 1999.

02. Designated Historic Buildings and Landmarks

One of the primary responsibilities of the HPC is to conduct surveys of local historic properties and to establish and maintain the Historic Building/Site List. In Ketchum, any building 50 years of age or older is considered historic, but not all of those buildings are “designated” as historic. In addition to age, criteria related to physical integrity and historic significance are evaluated to determine what buildings or landmarks should be included in the Historic Building/Site List. “Designation” is important as it opens opportunities for financial and regulatory incentives.

Over the years, the city has conducted multiple surveys of potentially significant buildings or sites within Ketchum and its Area of Impact. One such survey, in 2005, identified sites, buildings, structures, objects and features used or constructed between 1880 and 1956 and were potentially eligible for the National Register of Historic Places (NRHP), or had either local historical significance or interpretive potential. Of the 241 properties that met the age criteria of 50 years or older, 37 were identified as eligible to be listed by the NRHP.

In 2006, the HPC created a list of potential historic buildings and sites within the Community Core (CC) for consideration for listing as historic. However, a formal designation of those properties was never initiated.

In 2020, Ketchum updated the 2005 survey and 2006 list and identified 26 sites within the Community Core that were potentially eligible for listing as historic by Ketchum. A final Historic Building/Site List adopted in October 2021, designated 24 properties within the Ketchum Community Core as historic.

The HPC will continue its work to maintain the Historic Building/Site List by updating surveys of historic buildings and sites to ensure the preservation of Ketchum's history.



Forest Service Park – Forest Service Park was the former Ketchum Ranger District administrative site which included a warehouse, pump house, garage, and residential dwellings (pictured here). Forest Service Park is one of two properties in Ketchum listed on the National Register of Historic Places.



Bert Cross Cabin (1925) – Prior to its current operation as one of Ketchum’s most sought-after dinner reservations (Vintage Restaurant), it served as lodging for early Sun Valley employees and for personnel working at the Sun Valley Lodge when the lodge was a naval hospital in World War II. Bert Cross was known for his photography used by the Sun Valley Company in their publicity campaigns of the 1930s and 1940s.

Historic Building / Site List

COMMON NAME:	STREET ADDRESS:
Green ca & Greenhow & Rumsey Store, NRHP listed (Culinary Institute).....	211 North Main Street
Forest Service Park, NRHP listed.	Between River and 1st Street
Comstock & Clark Mercantile (Enoteca Restaurant).....	300 North Main Street
Lewis Bank (Rocky Mountain Hardware).....	180 North Main Street
Dynamite Shed (TNT Taproom).....	271 Sun Valley Road
Bert Cross Cabin (Vintage Restaurant).....	271 ½ Leadville Avenue North
Horace Lewis Home (Elephant’s Perch).....	280 East Avenue North
Ketchum Kamp Hotel (Casino).....	220 North Main Street
Pioneer Saloon.....	308 North Main Street
First Telephone Co. (Chapter One Bookstore).....	340 North 2nd Street
Fagan Property (Country Cousin Store).....	411 Sun Valley Road
Bonning Cabin.....	531 5th Street East
McCoy/Gooding/Miller House (Residence).....	111 N East Ave
Former Post Office (Former Formula Sports).....	460 North Main Street
Michel’s Christiania Restaurant.....	303 Walnut Avenue
E.B Williams House (Ketchum Grill).....	520 East Avenue North
Alonzo Price/Esther Fairman House.....	180 Leadville Avenue North
Thornton House (Picket Fence).....	560 East Avenue North
McAtee House (Former Taste of Thai).....	380 1st Avenue
George Castle Cabin.....	431 ½ Walnut Avenue (in the alley)
Community Library/Gold Mine Thrift Store.....	331 Walnut Avenue
Jack Frost Motel (Gold Mine Consign Building).....	591 4th Street East
St. Mary’s Catholic Church (Mesh Gallery).....	380 Leadville Avenue North
Louies/The Church (Picket Fence).....	560 N East Ave

ADOPTED BY HPC OCTOBER 19, 2021





The Lewis Ore Wagons were built in Ketchum to haul ore between Ketchum and Challis over Trail Creek Summit. These six ore wagons can be seen today in the Ore Wagon Museum at the corner of 5th Street and East Ave. Once a year, they make their debut as the grand finale in the Wagon Days Parade, when they transform into the historic “Big Hitch” pulled by a twelve-mule team reminiscent of the “Ketchum Fast Freight Line” founded by Horace Lewis in the late 1800s.

03.

Historic Preservation Benefits

Good for Ketchum

Historic buildings and landmarks are integral to Ketchum’s unique character and contribute to the social and economic values of the community, valued by locals and tourists, alike. Without deliberate preservation, historic buildings may be altered beyond recognition over time. There is a direct link between a community’s history and its abiding culture. As noted in the 2014 Comprehensive Plan “Arts and culture also contribute to the larger ‘creative economy,’ which creates jobs, attracts investments, generates tax revenues, and stimulates the economy through tourism and consumer purchases. A thriving arts and cultural scene attracts visitors and has economic ‘spinoff’ benefits for local restaurants, lodging and retailers.”

Heritage Tourism

“Heritage Tourism” is found in places where purposeful preservation of historic character is a priority for the community. Studies have shown that heritage tourists have a larger economic impact on a community than those who travel simply for recreation. A study by the Colorado Historical Foundation showed that, in 2008 alone, 11.8 million trips to that state involved heritage tourism activities to a state primarily known for its natural and recreational attractions. When compared to recreational tourists, heritage tourists spent more money –\$447, compared to \$333 - and stayed an average of 5.8 nights, compared to 5.2 for recreational tourists.

In Ketchum, annual events such as Wagon Days and the Trailing of the Sheep Festival, bring the largest number of visitors to Ketchum from around the U.S. and abroad. These heritage tourism events, which celebrate Ketchum’s history of mining and sheep-herding days, are integrated with and bolstered by Ketchum’s historic structures throughout the Community Core.


Attraction of Small-Local Businesses

In addition to heritage tourism, historic buildings attract small local businesses, which support our uniqueness and vibrancy. Recognizing the downtown as a major community asset that attracts tourists, the HPC commits to strengthening that asset through the preservation of historic buildings and landmarks that are attractive to tourists and small local businesses that fit the character of the downtown. Among Ketchum’s vibrant restaurant and boutique scene, many occupy historic buildings.

In commercial areas prone to redevelopment, historic buildings are perfect incubators for small businesses. Due to high costs of land and construction, many small new or startup businesses find historic commercial spaces attractive because they are often smaller and cost less than modern construction, and because historic areas tend to have more foot traffic.

Residential Neighborhoods

Historic preservation of well-maintained legacy residential structures is also beneficial to the community. Residential areas with well-maintained historic buildings demonstrably increase the property values of non-historic properties. When economic conditions are favorable, historic properties increase in real estate value at a higher rate than non-historic properties; when conditions take a downturn, historic buildings tend to either maintain their value or decline less than non-historic buildings.

 Photo Caption: Wagon Days – Started in 1958, “The Big Hitch Parade” is one of the largest non-motorized parades in the Pacific Northwest. Pictured is a US Mail carrier carriage turning the corner at Main Street and Sun Valley Rd. in front of the historic Lane Mercantile building.





Horace Lewis Home (1880s) – Horace Lewis was the ultimate trailblazer, building the first wagon road over Trail Creek Summit and the first residence with indoor plumbing and a modern bathroom. This residence was owned by the Horace family until 1967 when it was converted to commercial use. Now home to outdoor gear equipment and apparel store, the Elephant's Perch, patrons can find all the outdoor recreation equipment they need to blaze trails in the White Clouds, Pioneers, Boulders, and Sawtooth Mountain Ranges.

Good For Property Owners

Ketchum's goal is to make it as easy as possible to maintain and preserve historic properties. If you are the owner or perspective purchaser of a historic property, 50 years of age or older, there are financial and regulatory incentives to support your role in preserving Ketchum's history. Aside from contributing to the community benefits outlined in the previous section, financial benefits such as grants and tax credits for improvements are available to property owners of historic buildings. Ketchum also provides waivers and exceptions to many of the city's zoning and building regulations to better facilitate the maintenance and integrated redevelopment of historic buildings and sites.

Financial Benefits

The following programs are currently available to property owners in the Ketchum:

1. Federal Rehabilitation Tax Credit

- Available through the National Parks Service to buildings on the National Register.
- Possible for properties not on National Register if certified as "contributing" by the community, or state makes determination of eligibility.
- Up to 20% of rehabilitation project costs can be applied as investment tax credits.
- No limit to amount of tax credit.
- Must be an income producing use such as commercial businesses, apartment residential, or hotels.
- Single-family, owner-occupied homes do not qualify.
- The rehabilitation must be substantial (as determined by a formula involving the adjusted basis of the building).
- Other requirements as established by IRS or NPS regulations.

2. Federal Land and Historic Resource Tax Credit

- Owners of historic properties may qualify for a charitable deduction by donating a facade easement (conservation easement) on their historic property to an appropriate recipient such as a unit of government or other non-profit entity.
- Easement donations and donations of fee-simple property interests are eligible for a state tax credit of 40% of the value of the donation on the first \$50,000 of the value of the gift.
- Easement donations and donations of fee-simple property interests are eligible for a state tax credit of 40% of the value of the donation on the first \$50,000 of the value of the gift.
- Property owners are advised to engage a licensed real estate appraiser to determine the value of the donation and complete State Tax Form 1801AC to apply for the credit.

3. National Trust for Historic Preservation Grants

- The organization funds studies but does not fund bricks and mortar projects.
- Fund amount is small, generally ranging from \$5,000 - \$10,000.
- Eligible organizations include non-profits and civic organizations. Funds may be awarded to private entities but those awards are infrequent.
- Idaho is designated as a preferred receiver state for funds and has a high likelihood of funding request success.

4. Idaho Heritage Trust Grants

- Funds small brick and mortar projects including but not limited to roofs, windows and doors, and siding materials.
- Grants are small and range from \$5,000 - \$10,000.
- Applications are reviewed annually with a submittal deadline in September.
- Eligible organizations include non-profits and civic organizations.

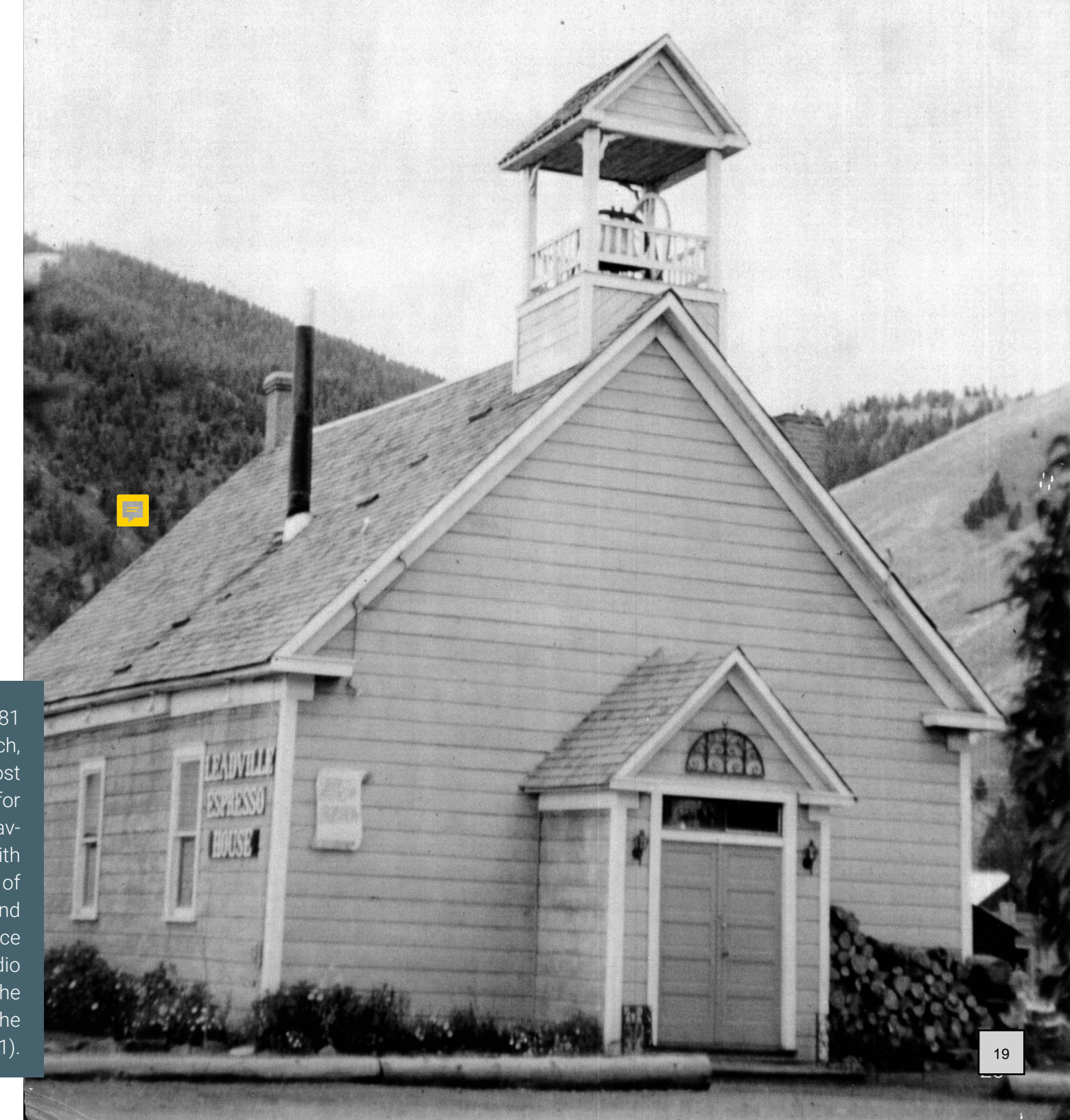
5. State Community Enhancement Grants

- Small grant amounts, generally \$2,500 or less.
- Requires dollar-for-dollar match of grant funds (cash or in-kind).
- Can provide funds for educational programming, public access, interpretive enhancements, exhibits, non-structural enhancements to buildings, and heritage tourism.

Relief from Regulations

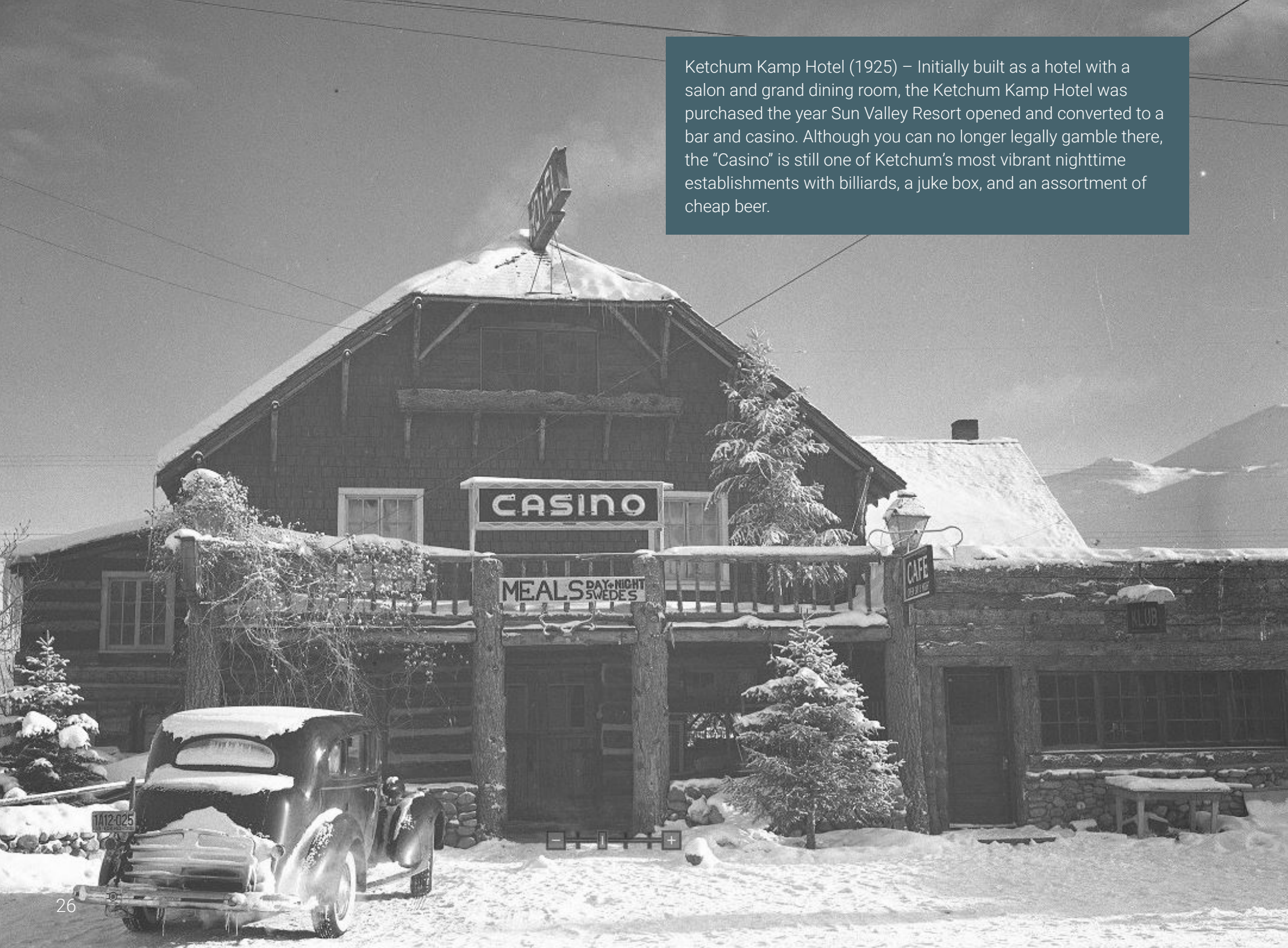
Ketchum provides owners of historic properties relief from many of the zoning and building requirements normally applicable to redevelopment of properties. For redevelopment of historic properties that retains some or all of the historic building, Ketchum offers the following:

- Relief from building code requirements – alternative solutions to building code requirements will be accepted provided life and safety concerns are met.
- Relief from parking standards – the square footage of the historic building is exempt from parking requirements.
- Relief from setback and height requirements – expansions of historic buildings can match setback and height characteristics of the historic building even if the setbacks and height do not comply with current requirements.
- Allowance of Expansions – If a historic building is non-conforming, there are no limitations to the size or type of expansion of the building provided it is approved by the HPC.



Louie's—Initially constructed in 1881 as the First Congregational Church, this historic building is most commonly referred to as Louie's for its time as a bustling pizza joint. Having been relocated multiple times with multiple uses, you will find this gem of history nestled in the trees at 6th and Walnut as part of the Picket Fence historic design studio complex next to red clad "The Picket Fence" also known as the historic Thornton House (1921).

Ketchum Kamp Hotel (1925) – Initially built as a hotel with a salon and grand dining room, the Ketchum Kamp Hotel was purchased the year Sun Valley Resort opened and converted to a bar and casino. Although you can no longer legally gamble there, the “Casino” is still one of Ketchum’s most vibrant nighttime establishments with billiards, a juke box, and an assortment of cheap beer.



04. Designation of New Historic Buildings and Landmarks

The HPC maintains the Historic Building/Site List. However, any member of the community or property owner can request to add a building or site to the list.

To be designated, a building or landmark must:

1. Be at least 50 years old.
2. Retain its physical integrity by being sited in its original location, and/or have original architectural and design features.
3. Have demonstrated architectural, social/cultural, or natural/geographic significance locally, regionally, or nationally.

Nominations for buildings or landmarks to be designated historic can be submitted to the Planning and Building Department. We request that the nominating party fill out an application and compile as much historic documentation as is readily available.



I have a building that I would like considered for the Historic Building/Site List.



1
Submit application.



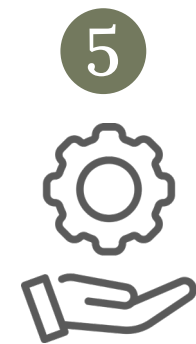
2
Staff reviews and conducts additional research as necessary.



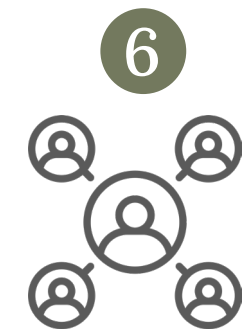
3
Notice of Public Hearing



4
Public hearing with Historic Preservation Commission – HPC makes recommendation to City Council on whether or not request should be approved.



5
If HPC recommends approval, Staff prepares an ordinance to update the list.



6
City Council Hearings on ordinance to update the list.



7
Summary of decision published in the newspaper with property owners identified.

E.B. Williams Home (1885) – This historic building housed many of Ketchum's early pioneers including E.B. Williams, a one-time postmaster and merchant, and the Ellis family whose patriarch ran the railroad engines hauling sheep from Ketchum. Once no longer used as a residence, several restaurants occupied the building. Since 1991, this building has been home to the Ketchum Grill which welcomes guests with a warm fire and cozy corners to enjoy a nice dinner with friends and family.



McAtee House (1930s)- This log cabin is one of few remaining early settlement era residences constructed. Many of the residences built during this timeframe were constructed with logs cut from the surrounding forest or milled lumber from local sawmills.

05.

Alteration or Demolition of Designated Buildings and Landmarks

Many people believe that once a property is designated as historic, nothing can be done to the building. This is an unfortunate myth. Ketchum promotes the continued maintenance of historic buildings and landmarks and provides a path for property owners who wish to alter or add on to those assets. One of the most effective ways of preserving historic buildings is through the redevelopment of property that expands commercial and residential space and showcases the historic building or landmark. Most alterations, and all demolitions, require review and approval of the HPC prior to the commencement of work.

Below is an overview of the types of alterations and demolitions that can occur and some helpful tips to keep in mind.

Interior Remodels – Interior remodels that do not adversely affect the external appearance of the building do not require approval by the HPC. A building permit may be required depending on the scope of the work anticipated.

Most people gravitate towards the exterior of the building when looking for nods toward our history, however, the interiors of buildings can also illuminate the stories of the users and residents of historic buildings and structures. Ketchum encourages property owners to be mindful of interior features such as fireplaces, ornate woodwork including floors and doors, plumbing and lighting fixtures, and original materials when considering interior remodels. The United States Secretary of the Interior's Standards for the Treatment of Historic Properties can provide insight on how to preserve and maintain those features during the remodel process.

Exterior Alterations or Additions – The scope and scale of these projects can be very broad. From an upgrade of windows and doors or a reroof to an expansion of the building. Alterations and additions to historic buildings is an up-front investment but can generate additional revenue to support the long-term maintenance and preservation of a historic building. All exterior alterations and additions require review and approval by the HPC prior to the commencement of work. In general, alterations and additions are seen as welcomed investments provided the changes seek to maintain the historic or architectural value or significance of the building.

Demolition – Partial or total demolition of an historic building also requires review of the HPC. Partial demolitions necessary to facilitate an alteration or addition are considered as part of the review noted above. Full demolition of an historic building can be requested; however, it is highly discouraged and only permitted under certain circumstances. Ketchum's goal is to maintain and highlight our historic assets for future generations. Once those assets are gone, their legacy is harder to maintain and the value to the community diminishes. Exceptions exist for the demolition of dangerous building conditions at the discretion of the city's Building Official.

Relocation – Many of Ketchum's historic buildings and structures are not in their original locations. Preservation in place is the top priority, however, if relocation of the building achieves the goals of historic preservation by increasing visibility and value of the building or structure for the community, relocation can be achieved following approval by the HPC.

When is a Building Permit Required? **Scan Here:**



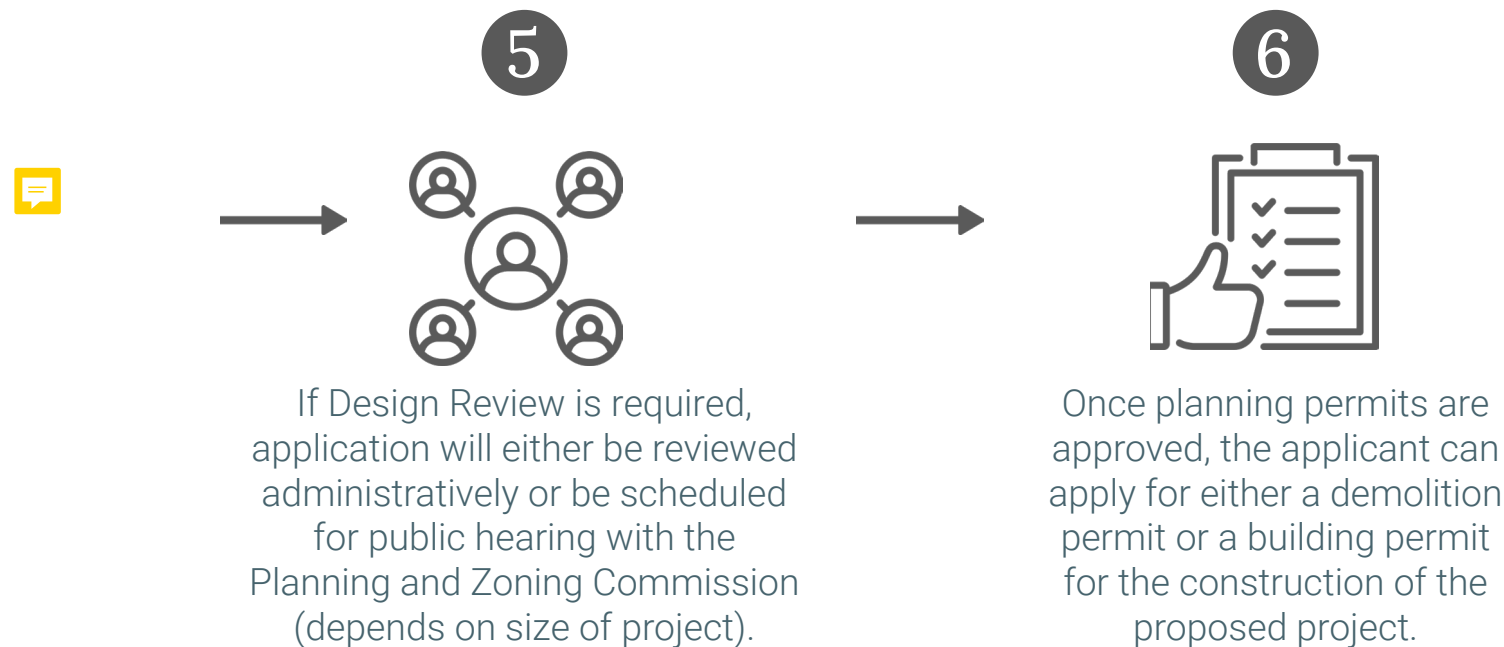
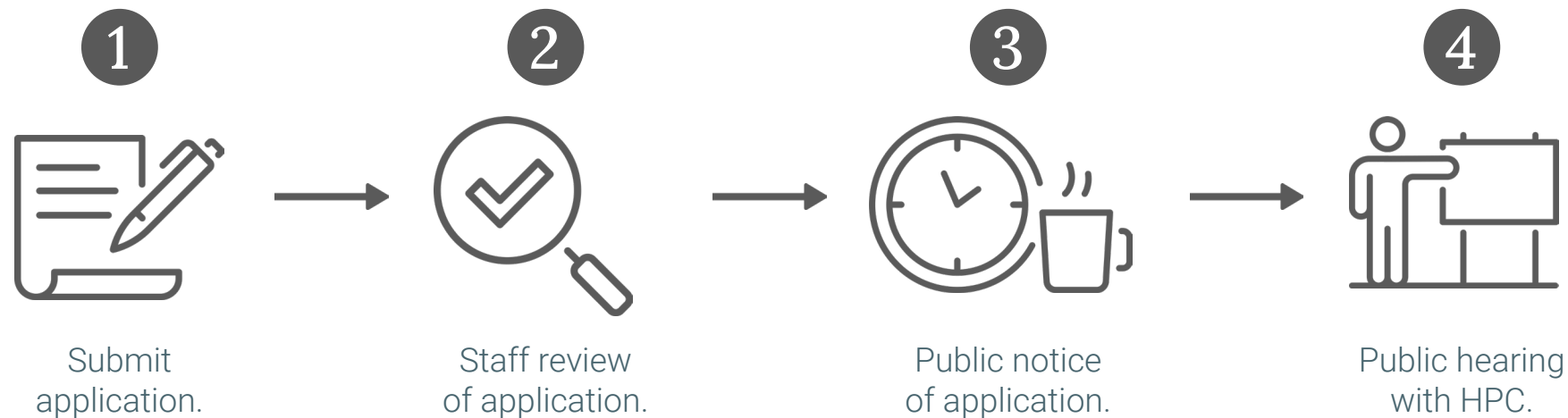
The McAtee House project included an interior remodel, exterior alterations, and an addition. Special care was taken to strip almost a century of paint layers to restore the cabin to its natural wood.
Photo Credit: Williams Partners Architects

How the HPC approval process works:



I own a historic building on the Historic Building/Site List and want to alter or demolish it.

Apply:



The McAtee House project was reviewed by the Historic Preservation Commission and the Planning and Zoning Commission. Commissioners from both groups complimented the architect's focus on preserving the historic character of the original house while designing an addition that tastefully blended old with new.
Photo Credit: Williams Partners Architects.



Forest Service Park, now owned by the City of Ketchum, is undergoing an adaptive reuse feasibility study to understand opportunities for use of the historic buildings and what may be required to maintain their historic integrity while allowing for new uses to thrive in between these historic walls.

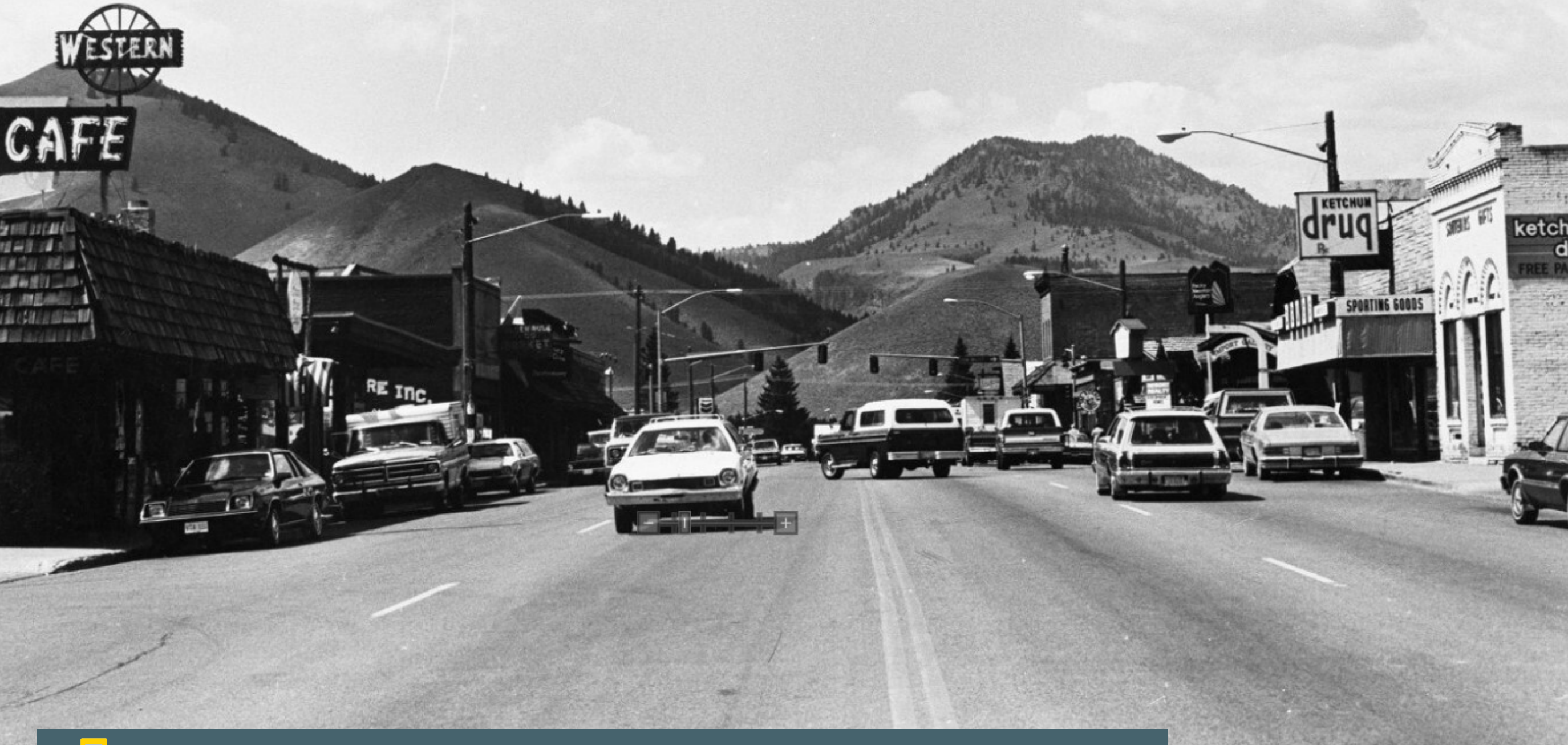
06.

Maintaining Designated Buildings and Landmarks

With a lifetime of at least 50 years, Ketchum's historic buildings and structures have stood the test of time and battled the elements of hot summers and cold snowy winters. Advancements in construction materials technologies and building construction practices have extended the life of new buildings far beyond what the buildings of the early 1900s could achieve. For this reason, ongoing maintenance and upkeep of historic buildings is even more critical to preserving their value to the property owner and the community.

Normal repair and maintenance of buildings and structures on the historic building/site list is permitted without HPC approval when such alteration will not change the exterior appearance or materials or the interior support structure of the building, including the character or appearance of the land itself. Building permits may be required depending on the scope of the improvements.

Ketchum requires that all structures on the historic building/site list are maintained to meet the requirements of the International Property Maintenance Code and/or the International Existing Building Code, as adopted and amended by Ketchum. The Planning and Building Department can provide the currently adopted codes and provide guidance on when building permits are required.



Caption?

07. Historic Preservation Commission (HPC)

Although the HPC has a long history dating back to the 1990s, historic preservation efforts in Ketchum ramped up and down depending on City leadership and breadth of volunteerism. In January of 2021, the City revamped the HPC by appointing new Commissioners and creating new regulations for historic preservation.

Each of the five Commissioners appointed by the Ketchum City Council must have a demonstrated interest, competence, and/or knowledge in history or historic preservation such as architects, historians, or contractors. Of the five members, a minimum of one must also be a member of Ketchum's Planning and Zoning Commission. At the highest level, the HPC forwards the goals and policies of the Ketchum Comprehensive Plan, related to historic preservation, through the authority granted by the Ketchum Municipal Code. The HPC is a registered certified local government with the Idaho State Historic Preservation Office and works closely with the state on historic preservation efforts.

The majority of work conducted by the HPC includes:

- Maintaining the Historic Building/Site List, including the surveying of local historic properties.
- Reviewing and making decisions on demolition and alteration applications.

Additional responsibilities include spearheading the creation of historic preservation incentive programs, advising the city on ways to maintain and operate historic properties owned by the city, providing recommendations on land-use regulations that may impact historic properties, developing programs to continue to enhance historic preservation citywide, and conducting educational programs.

All HPC meetings are open to the public, and all community members are encouraged to attend and engage in discussions with the HPC.



Can't find what you're looking for?



Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Monday, April 1, 2024 1:49 PM
To: Participate
Subject: Public Comment on Historical Preservation Committee

While I believe that historical preservation is an important goal for the community, I think we are going about it the wrong way.

I urge the HPC to halt the production of the Handbook, as it will likely become obsolete in the near term and we should save the expense. It references a Comp Plan that will be replaced. Zoning concessions for hisptric properties could change with the new zoning code. More importantly, it provides a misleading guide to the process, as it does not inform the reader that HPC decisions are appealable to the City Council. Also, there is no process for the HPC to update the guide.

Fundamentally, why do we need at HPC at all? Can't the P&Z provide this function? Doesn't P&Z already take historical importance into account? If they need expertise they can call on it. The HPC is fundamentally just more bureaucracy. The staff came up with all of the incentives, and none of the deliberations of the HPC changed anything. The fact that it has taken over two years to produce a handbook in draft form is evidence that this is not a productive process.

Thank you,

Perry Boyle
Ketchum