



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:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/85862548682>
Webinar ID: 864 2547 7219
2. Address the Commission in person at City Hall.
3. 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:

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

1. ACTION ITEM: Approval of November 1, 2022 Minutes

NEW BUSINESS:

2. ACTION ITEM: Review and provide direction on draft Historic Preservation Handbook
3. Discussion and review of additional application material for Requests to Alter or Demolish a Historic Structure
4. Discussion of future meetings and schedules

ADJOURNMENT:



CALL TO ORDER: (00:00:25 in video)

Wendolyn Holland called to order at 4:32 p.m.

Roll Call:

Wendolyn Holland

Rick Reynolds

Spencer Cordovano

Tom Curl – via Zoom

Jakub Galczynski

Also Present:

Adam Crutcher – Associate Planner

Lisa Enourato – Interim City Clerk & Administrative Business Manager

Suzanne Frick – Director of Planning and Zoning – via Zoom

Heather Nicolai – Planning Technician/Office Administrator

Tim Mascheroni – Community Member – via Zoom

COMMUNICATIONS FROM THE COMMISSIONERS:

1. History Moment by Wendolyn Holland (00:01:40 in video)

CONSENT AGENDA:

2. ACTION ITEM: **Approval of October 4, 2022 Minutes** (00:15:10 in video)

Motion made by Spencer Cordovano; Seconded by Rick Reynolds

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

Nays: None

3. ACTION ITEM: **Approval of Findings of Fact and Determination for Gold Mine Thrift Store Alteration Request, H22-051 located at 331 North Walnut Avenue** (00:16:50 in video)

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

Nays: None

NEW BUSINESS:

4. ACTION ITEM: **Review and provide direction on draft Historic Preservation Handbook** (00: 17:14 in video)
5. ACTION ITEM: **Discuss and provide direction on conducting historic resource surveys in areas outside of the community core** (01:18:20 in video)
6. Discussion of future meetings and schedules (01:27:30 in video)

ADJOURNMENT:

Motion to adjourn at 6:15 pm (01:43:07 in video)

Motion made by Rick Reynolds; Seconded by Spencer Cordovano

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

Nays: None

Wendolyn Holland, Vice Chairperson
Historic Preservation Commission

Suzanne Frink, Director
City of Ketchum-Planning & Building

Community Core District Survey Update
(Phase 1)
Ketchum, Idaho



Courtesy the City of Ketchum

Final Report

Prepared for

City of Ketchum Planning & Building Services Department

by

TAG Historical Research & Consulting
&
Thompson Preservation Consulting

December 2020



Introduction

Ketchum is experiencing increased development activity threatening the loss of historic structures. The city currently has no local protections in place. Recently, the Ketchum City Council enacted a temporary pause on the demolition of structures within the Community Core (CC) District that may have historic or cultural significance. Accordingly, the City of Ketchum contracted with TAG Historical Research & Consulting (TAG) for Phase 1 of an intended multi-phase project intended to address this issue.

Objectives

Phase 1 had two objectives:

Objective 1: Update the 2005 *Archaeological and Historic Survey Report* (reconnaissance/windshield survey) prepared by Walsworth and Associates

Objective 2: Update the 2006 list of list recommended heritage sites within the CC District compiled by the now inactive Ketchum Historic Preservation Commission

Project Background

The CC District has undergone formal reconnaissance-level historic site surveys two times previously. The first survey was conducted in 1990 (Walsworth and Gillette), and the second in 2005 (Walsworth and Associates). The 2005 survey examined a total of 81 properties within the CC District finding most of them to be ineligible for inclusion in the National Register of Historic Places (NRHP). However, conclusions and recommendations in the 2005 survey expressed stark warning that “threats to historic resources in Ketchum will be constant as long as the population increases and modern residential, commercial, and industrial developments occur.” In addition to the two reconnaissance level surveys, a few individual buildings within the CC District were recorded in surveys conducted under the requirements of Section 106 of the National Historic Preservation Act of 1966 (NHPA).

In 2006, the city’s Historic Preservation Commission compiled a list of “recommended heritage sites” within the CC District. In short, criteria for inclusion on this list deemed that a historic property must be:

- Representative of traditional Ketchum residential and/or commercial architecture.
- Representative of Ketchum’s community traditions and/or heritage.
- Associated with significant events and/or people of the past.

Methodology

Due to winter weather conditions and health and safety restrictions caused by COVID 19, field work was not feasible. Therefore, all work on this report was performed remotely. The City of Ketchum Planning & Building Services Department provided TAG with recent images of each resource.

A record search request was submitted to the State Historic Preservation Office (SHPO) on November 8, 2020. Results of the record search revealed that records for 52 previously recorded IHSI Historic Sites within the CC District. All 52 site forms were received from SHPO. Additional research was conducted at the Idaho State Archives, and the online collections of the Ketchum Community Archives, Idaho Department of Transportation, Library of Congress, and several other repositories.

For clarity of analysis, information from the 2005 reconnaissance survey, the 2006 Ketchum Historic Preservation Commission list, and the 52 site forms were collated into a single spreadsheet.

Using the city-provided images to update the 2005 and 2006 survey data, TAG first determined which resources were:

- Still extant
- Retained sufficient historic integrity

To be considered eligible for inclusion in the NRHP a building or site must, at a minimum, be more than 50 years old. It must also not have been significantly altered to the degree that alteration destroys the building's historic integrity. Example: An addition does not match the massing or style of the original building. As per National Register Bulletin 15 (NRB-15), *How to Apply the National Register Criteria for Evaluation*, NRHP criteria recognizes seven aspects or qualities that, in various combinations, define integrity. These are:

- Location – where the historic property was constructed or where the historic event occurred.
- Design – the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting – the physical environment of a historic property.
- Materials – the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
- Workmanship – the physical evidence of the crafts of a particular culture during any given period in history or prehistory.
- Feeling – a property's expression of the aesthetic or historic sense of a particular period.
- Association – the direct link between an important historic event or person to the historic property.

Although careful consideration of all seven aspects of integrity is an important part of a more formal analysis, a site visit was neither possible nor necessary at this phase of the project. Instead, each extant resource underwent a cursory integrity analysis specifically, aimed at determining integrity of design, materials, and workmanship. This allowed TAG to determine which resources might be most practically considered for future planning efforts and updated inclusion on the city’s list of recommended heritage sites.

Results

In the fifteen years since the 2005 reconnaissance survey was completed, the CC District, and the city of Ketchum as a whole, has continued to lose valuable historic resources to development. Specifically, since the completion of the 2005 survey, a total of 15 of the 81 buildings recorded in that survey have been lost, a loss that is equal to almost 20 percent of previously recorded resources. These losses include one of two properties in Ketchum listed in the NRHP, the 1929 Bald Mountain Hot Springs Lodge and pool. Unfortunately, research revealed that an additional nine resources within the CC District not recorded in the 2005 report have also been demolished bringing the total number to 24.

On a more positive note, it was determined that currently there are an adequate quantity of extant resources that display sufficient historic integrity of design, materials, and workmanship to warrant further investigation and protection efforts at a local level (see Recommendations). Additionally, TAG has determined that several extant resources within the CC District appear to have sufficient historic integrity and to meet criteria for inclusion on the Historic Preservation Commission’s list “recommended heritage sites.” Several of these properties might also serve as a list of resources that exhibit the most promise for individual eligibility in the NRHP. (See Table 1)

Architectural Styles

A city or neighborhood’s architectural heritage helps to convey its unique sense of place. Other styles of architecture are also represented in Ketchum’s historic resources, but the following examples in Ketchum’s CC District are particularly successful in conveying a sense of the city’s historic character and significance. A building does not have to be grand or of high style to hold importance.

Although it has been moved to its current location, the Bonning Cabin, constructed of hand-hewn rough lumber, is a significant artifact of Ketchum’s early buildings as are several log structures dating to the 1920s, 30s, and 40s.





Chalet-Style buildings are also found in the CC District. A notable example is the Ketchum Kamp Hotel. Beginning in the early 20th century, interest in the Chalet Style was spurred on by the publication of a variety of books and articles which provided architects as well as homeowners, inspiration and specific details on how to replicate the architecture of the Swiss Alps. The style, which was mainly applied to

residential designs, was an adaptation of traditional versions. Whereas the Swiss models utilized heavy timber and log construction atop stone bases, American models utilized simple platform construction in combination with applied decorative elements. Low pitched front-facing gable roofs are hallmarks of the style and many have deep eaves supported by large decorative brackets. The ends of rafters are generally exposed.

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.



All photos: City of Ketchum

Recommendations

Increased and ongoing residential, commercial, and industrial development activity in Ketchum’s CC District is an imminent threat to historic structures. Since the CC District last underwent reconnaissance-level survey in 2005, 15 of the 81 buildings recorded in that survey have been lost as were an additional nine buildings of historic age that were

not recorded at that time. Several steps can be taken, which combined with community outreach and education, can help avoid more losses.

Reactivate Participation in the Certified Local Government Program

TAG contacted the State Historic Preservation Office (SHPO) for information about the Certified Local Government (CLG) grant program, and Ketchum's status as a CLG. SHPO staff made clear that the most promising outcomes for the city's preservation efforts includes reinstatement of the city's Historic Preservation Commission. Although Ketchum retains its status as a Certified Local Government (CLG), it is currently considered "inactive." An active CLG and a close working relationship with SHPO is imperative to the longevity and protection of Ketchum's historic resources. For example, much of the work proposed in this report could be covered by grants available to CLGs.

Update the Reconnaissance Level Survey

Although the 2005 survey suggested that most resources within the CC District are not individually eligible for inclusion in the NRHP, the area maintains an adequate quantity of resources appearing to maintain sufficient historic integrity to warrant an updated reconnaissance survey. As of 2020, historic resources constructed in 1970 meet the age requirement for listing in the NRHP. Reconnaissance level surveys are valuable tools that help cities determine not only the number and quality of historic resources they possess, but they are also essential to preservation planning efforts at the community level.

Develop a Preservation Plan

TAG also recommends that following completion of the updated survey, the City of Ketchum put forth a request for qualified consultants to create a Preservation Plan for the City of Ketchum. Preservation planning is a practical way to provide for the protection of a community's historic resources and character. A community that includes a preservation component as part of long-range planning recognizes the importance of local heritage and the built environment.

Preservation is a dynamic process. The City of Ketchum is currently engaged in strong efforts to educate the public about the importance of the historic built environment and to include citizens in the preservation process.

Table 1. Historic Resources Retaining Historic Integrity

The resources listed were selected from an examination of photographs provided by the city. All meet the requirements outlined in the 2006 Heritage Sites Document for designation as local heritage sites. These resources and more that are not on the list may be eligible to the NRHP, which would be determined by updating the 2005 survey.

Name	Address	Date
Bonning Cabin	531 5 th Street East	c.1882
Thornton House	560 East Avenue North	c.1912
E.B Williams House	520 East Avenue North	c.1884
Jack Frost Motel	591 4 th Street East	1940
George Castle Cabin	431 ½ Walnut Avenue	1930s
Michel's Christiania Restaurant	303 Walnut Avenue	c. 1960
Brass Ranch House	571 2 nd Street	c.1920s
McCoy/Gooding/Miller House	480 East 2 nd Street	c.1884
Lon Price/Esther Fairman House	180 Leadville Avenue North	c.1929
St. Mary's Catholic Church	380 Leadville Avenue North	c.1880s
Fagan Property	411 Sun Valley Road	c.1940s
Comstock & Clark Mercantile	300 North Main Street	c.1887
Pioneer Saloon	308 North Main Street	c. 1945
Helm Property	340 North Main Street	c.1940s
Former Post Office	460 North Main Street	1969
Bert Cross Cabin	271 ½ Leadville Avenue North	c.1938
Ketchum Kamp Hotel	220 North Main Street	c. 1925
Lewis Bank	180 North Main Street	c.1930s
First Telephone Co.	340 North 2 nd Street	c. 1930s
Dynamite Shed	271 Sun Valley Road	c. 1880
Battis house	431 Washington Avenue	c.1940s
McAtee House	380 1 st Avenue	c.1930s
Forest Service Park	Between River and 1 st Street	1933
Community Library/Gold Mine Thrift Shop	331 Walnut Avenue	1958
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	1884
Horace Lewis Home/Elephant's Perch	280 East Avenue North	c. 1880

PROFESSIONAL SERVICES AGREEMENT 20559

This Professional Services Agreement (the "Agreement") is entered into this 16 day of November, 2020, by and between TAG Historical Research and Consulting, an a/b/n of The Arrowrock Group, Inc., an Idaho corporation located in Boise, Idaho, (the "Consultant"), for itself and its heirs, executors, administrators, related entities and assigns and the City of Ketchum, Idaho (the CLIENT).

RECITALS

WHEREAS the CLIENT is in need of professional services to update the 2005 windshield survey of the Central Core District and the 2006 Ketchum Historic Preservation Commission list of recommended heritage sites in the Central Core District.

WHEREAS, the Consultant has agreed to perform consulting work to assist the CLIENT with the foregoing needs and other related activities as described herein.

NOW, THEREFORE, for good and valuable consideration, the parties hereby agree as follows:

1. Consultant's Services. Consultant shall be available and shall provide the CLIENT professional services as described in the Proposal attached hereto as **Exhibit A**, and incorporated herein by this reference as if set forth in full ("Consulting Services").

2. Consideration.

2.1 In consideration of the Consulting Services to be performed by Consultant under the Agreement, the CLIENT shall pay Consultant an amount not to exceed \$6,724.72 ("Project Fee").

2.2 The CLIENT shall pay the full amount of the Project Fee upon acceptance of the Consultant's final report.

3. Independent Contractor. Nothing contained herein or any document executed in connection herewith, shall be construed to create an employer-employee, partnership or joint venture relationship between the CLIENT and Consultant. Consultant is an independent contractor and not an employee of the CLIENT. The consideration set forth in Section 2 shall be the sole consideration due Consultant for the services rendered hereunder. It is understood that the CLIENT shall not withhold any amounts for payment of taxes from the compensation of Consultation hereunder. Consultant shall not represent itself to be or hold itself out as an employee of the CLIENT and Consultants acknowledges that it shall not have the right or entitlement in or to any of the pension, retirement, or other benefit programs now or hereafter available to the CLIENT's regular employees. Any and all sums subject to deductions, if any, required to be withheld and/or paid under any applicable state, federal or municipal laws or union or professional guild regulations shall be Consultant's sole responsibility.

4. Confidentiality. In the course of performing the Consulting Services, the parties recognize that the Consultant may come in contact or become familiar with information which the CLIENT may consider confidential. Consultant agrees not to discuss or divulge to anyone other than appropriate CLIENT personnel or their designees any information formally designated by the CLIENT as “Confidential.”

5. Term. This Agreement shall commence on month, day, year, and shall terminate on month, day, years, unless earlier terminated by either party hereto. Either party may terminate this Agreement upon thirty (30) days written notice.

6. Consultant’s Taxpayer I.D. Number. Consultant shall provide the CLIENT with its Taxpayer I.D. Number prior to receipt of any payment.

7. Representations and Warranties. The Consultant shall make no representations, warranties, or commitments binding the CLIENT without the CLIENT’s prior written consent.

8. The Waiver. Failure to invoke any right, condition, or covenant in the Agreement by either party shall not be deemed to imply or constitute a waiver of any rights, condition, or covenant and neither party may rely on such failure.

9. Notice. Any notice or communication permitted or required by this Agreement shall be deemed effective when personally delivered or deposited, postage prepaid, in the first class mail of the United States properly addressed to the appropriate party at the address set forth below:

Notices to Consultant:

Barbara Perry Bauer
President
TAG Historical Research &
Consulting
P.O. Box 7333
Boise, ID 83707-1333
Email: bpbauer@taghistory.com

Notices to Client:

Suzanne Frick
Director of Planning & Building
City of Ketchum
480 East Avenue North/P.O. Box 2315
Ketchum, ID 83340
Email: sfrick@ketchumidaho.org

10. Enforceability. If any provision of this Agreement is held by a court of competent jurisdiction to be unenforceable, the remainder of the Agreement shall remain in full force and effect and shall in no way be impaired.

11. Miscellaneous

11.1 Entire Agreement and Amendments. This Agreement constitutes the entire agreement of the parties with regard to the subject matter hereof, and replaces and supersedes all other agreements or understandings, whether written or oral. No

amendment or extension of this Agreement shall be binding unless in writing and signed by both parties.

11.2 Governing Law, Severability. This Agreement shall be governed by the laws of the State of Idaho. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision.

WHEREFORE, the undersigned parties have executed this Agreement as of the date first written above.

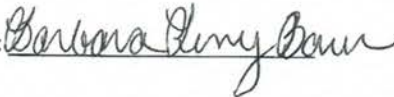
CLIENT

By: 
Neil Bradshaw

Its: Mayor

**TAG HISTORICAL RESEARCH
& CONSULTING**

a d/b/a of The Arrowrock Group, Inc.

By: 

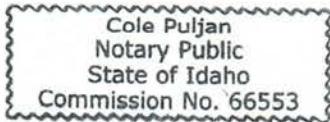
Its: President

NOTARIAL ACKNOWLEDGMENT

State of Idaho)
) ss
County of Ada)

On the 23rd day of November 2020, before me, the undersigned Notary Public, personally appeared Brianne Barnes, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed in her/his authorized capacity, and that by her/his signature on the instrument PSA, executed the instrument.

IN WITNESS THEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



[Signature]
Notary Public in and for Idaho
Residing in B. Se. Gosh

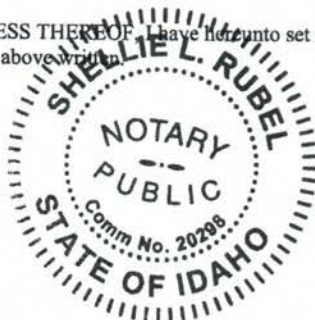
My commission expires 10/26/2021

NOTARIAL ACKNOWLEDGMENT

State of Idaho)
Blaine) ss
County of Ada)

On the ___ day of ___, 2020, before me, the undersigned Notary Public, personally appeared Neil Bradshaw, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed in her/his authorized capacity, and that by her/his signature on the instrument TAG HISTORICAL RESEARCH & CONSULTING (a d/b/a of The Arrowrock Group, Inc.), executed the instrument. City of Ketchum [Signature]

IN WITNESS THEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



[Signature]
Notary Public in and for Idaho
Residing in Blaine Co

My commission expires 3-7-2024



a/b/n of The Arrowrock Group, Inc.

Phase I: Update 2005 and 2006 Community Core District Surveys.

The City of Ketchum is experiencing increased development activity that potentially threatens the loss of historic structures. The city currently has no local protections in place. Recently, the Ketchum City Council enacted a temporary pause on the demolition of structures within the CC District that may have historic or cultural significance. Accordingly, the City of Ketchum has requested a Scope of Work to update the 2005 windshield survey of buildings in the CC District and the 2006 Ketchum Historic Preservation Commission's list of recommended heritage sites within the CC District.

Proposed Summary of Scope of Work (SOW)

The purpose of this project is to update and refine the 2005 *Archaeological and Historic Survey Report* (windshield survey) prepared by Walsworth and Associates, and to categorize resources on the 2006 Ketchum Historic Preservation Commission's list of recommended heritage sites in the within the CC District. The survey is limited to the approximately 50 blocks that make up the city's CC District which is roughly bounded by E. 8th Street, S. 2nd Avenue, E. River Street, and N. Spruce Avenue.

Methodology

Properties updated from the 2005 windshield survey will be evaluated consistent with the *Idaho State Historic Preservation Office Idaho Historic Sites Inventory Requirements and Standards for Documentation*. Properties updated for the 2006 list of resources will be categorized using Local Landmark, Structure of Merit, and Historic District Identification criteria as laid out by the City of Ketchum.

Project Tasks

Fieldwork

Architectural Historian

- Update/ Refine the 2005 windshield survey for any additional or lost structures, or changes in historic integrity
- Categorize structures on the 2006 list of resources using criteria as laid out by the City of Ketchum

Report Production Architectural Historian/Historian

- Preparation of photo logs
- Draft/update reports
- Proofread and edit report/photos

Deliverables

Final Products will include the following:

- Bound copy of the updated/refined 2005 windshield survey
- Bound copy of the updated categorizations for the 2006 list of resources
- A thumb drive or CD containing PDF copies of both reports

Budget Estimate

The estimated budget for this project is **\$6,724.72**

Please see the attached budget estimate for a detailed breakdown

Estimated Timetable

November 3, 2020	Contract signed
November 4 – November 7, 2020	Complete fieldwork
November 8-11, 2020	Report(s) Production
November 11, 2020	Submit final product to City of Ketchum

Assumptions

Prior to the additional survey work, the Ketchum Historic Preservation Commission will mail notices to all residents of the survey area outlining the project and noting that architectural historians will be visiting the area taking photographs and making notes about historic integrity.

Notify the Ketchum Police Department of the project and provide them with a fieldwork schedule. If possible, we ask that police officers include the survey area in their daily patrol during scheduled fieldwork days.

Project Team Personnel and Qualifications

The project team includes Barbara Perry Bauer (TAG), Elizabeth Jacox (TAG), and Michelle Thompson (Thompson Preservation Consulting). TAG will serve as the project manager--coordinating tasks, supervising schedules, submitting progress reports, and submitting all deliverables. Field work will be conducted by Elizabeth, and Michelle. TAG has previously successfully teamed with Thompson Preservation Consulting.

Our team is equipped with the necessary equipment (digital cameras, computers, scanners, and printers) to successfully produce documents to the standards set by SHPO and the NPS. We are experienced at all levels of historic surveys. The combined experience of TAG Historical Research & Consulting and Thompson Preservation Consulting has the capability to successfully complete this project. We are familiar with the SHPO and NPS standards and since 1993 have provided documentation that meets or exceeds these standards.

Following is summary information about the individual team members and their

respective firms, please see the attached resumes for more information.

Barbara Perry Bauer (M.A. History, Boise State University, 2000) received both her undergraduate and graduate history degrees from Boise State University. She has over 30 years of experience in the field of public history, having worked professionally for the Buffalo Bill Historical Center (now the Buffalo Bill Center of the West) in Cody, Wyoming, and the Basque Museum and Cultural Center in Boise.

Barbara is a founding member and president of TAG Historical Research & Consulting (a/b/n of The Arrowrock Group, Inc.) She has completed a wide spectrum of work including National Register of Historic Places nominations for individual properties and historic districts. Her experience in cultural resource survey and National Register nominations includes field documentation and integrity assessments for more than ten thousand (10,000) buildings and structures. This work encompasses early- nineteenth through late-twentieth century urban and rural resources.

Elizabeth Jacox (B.A. History, Idaho State University 1980) has more than 35 years of experience in the field of historical research and cultural resource survey. After fourteen years at the Idaho State Historical Society Library & Archives (now the State Archives), she joined TAG as a partner in 1995 and now serves as corporate secretary. She has served as project manager for historic site surveys in Nampa, Pocatello, Weiser and Hailey, and participated in agricultural property surveys of Ada County in 1999, 2000, and 2008 and Twin Falls County (2009, 2010, 2012). She has written National Register of Historic Places nominations for the Hailey Masonic Hall, Old Mercy Hospital in Nampa, the Institute Canal Company Pump House in Weiser, and historic districts in Pocatello and Nampa. Elizabeth served a three-year term as a small business representative on the board of the American Cultural Resources Association.

TAG Historical Research & Consulting has provided quality historical research services since 1993 and is dedicated to meeting our clients needs. We have proven experience in completing historic site surveys. Since TAG's inception we have documented thousands of buildings in Idaho and have written several successful National Register of Historic Places nominations. We have conducted historic site surveys for over 600 buildings at the Idaho National Laboratory and for urban neighborhoods in Boise, Caldwell, Nampa, Weiser and Pocatello for Historic Preservation Commissions/Certified Local Governments. We have conducted surveys of over 3,000 buildings in Boise's North End, Depot Bench/Crescent Rim, and Vista neighborhoods. In 2007 we conducted a survey of more than 1000 houses in a Boise North End neighborhood for FCC620/Section 106 compliance.

TAG Historical Research & Consulting is certified in Idaho as a Disadvantaged Business Enterprise (DBE) and listed on the Term Agreement with the Idaho Transportation Department. TAG's current proofs of professional and general liability insurance and Worker's Compensation Insurance can be provided upon request.

References

Brandi Burns, MA. History Programs Manager
Boise City Department of Arts and History
Phone: 208 (608)-7041
Email: bburns@cityofboise.org

Matt Kriegl, Architectural Historian
Idaho Transportation Department
Boise, Idaho
Phone: 208(334-8188)
Email: matt.kriegl@itd.idaho.gov

Corrie Hugaboom, Project Engineer
HDR, Inc.
Boise, Idaho
Phone: 208 (387)-7000
Email: Corrina.Hugaboom@hdrinc.com

Michelle Thompson (M.S.H.P., Clemson University/College of Charleston, 2016) is an Architectural Historian and owner of Thompson Preservation Consulting. In addition to her graduate work in Historic Preservation, she also retains undergraduate degrees in Art History and Interior Design. Her professional background is centered in Cultural Resource Management and Heritage Tourism. She has completed several projects for the National Park Service including reports for the Martin Luther King Jr. National Historical Park in Atlanta, Tuskegee Institute National Historic Site in Alabama, and Theodore Roosevelt National Park in North Dakota. She has extensive knowledge of historic American building styles and has performed intensive investigations of several historic structures including Historic American Building Survey (HABS) documentation for Historic Charleston Foundation in Charleston, South Carolina. Ms. Thompson has also conducted and managed reconnaissance-level surveys and Section 106 evaluations of historic buildings, roads, canals, and landscapes for federal, state, and local entities in Virginia, South Carolina, North Carolina, Pennsylvania, and Idaho.

Thompson Preservation Consulting was founded in Charlottesville, Virginia in 2019 and offers a wide range of consultation services in historical aesthetics and the built environment. TPC specializes in Architectural History; Historic Neighborhood and Rural Surveys, Section 106, Consultation and Design of Historic Interiors, and Landscape Histories including Cemetery History and Preservation. TPC's current

proofs of general liability insurance and Worker's Compensation Insurance can be provided upon request.

References

Alana Dunn, Museum Curator and City Historic Preservation Officer, City of Eagle, ID.
Phone: (208) 939-2669
Email: adunn@cityofeagle.org

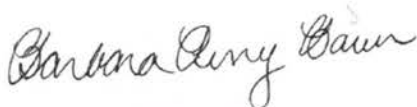
Addison Coffelt, Planner, JUB Engineers Inc.
Phone: (208) 376-7330
Email: acoffelt@jub.com

Christina Osborn, Associate Consultant, McDoux Preservation LLC.
Phone: (703) 867-5724
Email: christina.osborn@mcdoux.com

Attachments

1. Budget estimate with hourly rates
2. Resumes

This proposal and the attached budget estimate will remain valid for 45 days from the date of submission.



Barbara Perry Bauer, M.A.
President/Principal Historian
TAG Historical Research & Consulting
a/b/n of The Arrowrock Group, Inc.
P.O. Box 7333
Boise, Idaho 83707
208-338-1014
bpbauer@taghistory.com

October 30, 2020

Date

Equal Employment Opportunity Policy Statement

TAG Historical Research & Consulting (a/b/n of The Arrowrock Group, Inc.), is committed to equal employment

opportunity to all qualified persons without regard to race, color, creed, religion, age, gender, national origin, ancestry, marital status, disability or any other protected status. We are committed to this policy by the laws of our country and by our own value system.

Our policy of Equal Employment Opportunity applies to all aspects of employment at *TAG Historical Research & Consulting*, including hiring, compensation, promotion, transfer, training and disciplinary action. It is also our policy to conduct all business without regard to age, race, color, religion, gender or national origin.

Ketchum Survey Budget

Task	Estimated Hours	Rate	Total
Pre-field prep	8	\$ 83.93	\$671.44
Fieldwork (including travel)	25	\$ 83.93	\$2,098.25
Report Production	40	\$ 83.93	\$ 3,357.20
	Task Total		\$6,126.89
Expenses	Estimated Costs		
Mileage field work travel	306	0.555	
	\$169.83		\$0.00
Lodging/food	2 nights @\$94		\$188.00
Per diem	2 people @\$40 for 3		\$240.00
	Expense Total		\$597.83
Total Estimate			\$6,724.72



City of Ketchum

October 26, 2020

Scope of Work to Update the 2005 Archaeological and Historic Survey Report for the City of Ketchum

The City of Ketchum, Idaho, a resort community located in the mountains of south-central Idaho, is looking for an individual or firm with experience in architectural history and historic resources to perform the following services:

Phase 1

1. Update and refine the 2005 windshield survey of buildings in the Community Core (CC) District and the 2006 Ketchum Historic Preservation Commission list of recommended heritage sites in the within the CC District.
2. Categorize the buildings on the Community Core list based on the following criteria and as further identified in Attachment A:
 - Eligibility for National Register designation
 - Eligibility for potential local landmark designation
 - Eligibility for potential structure of merit designation
 - Eligibility to be included in a potential historic district
 - Properties that should be removed from the list

Determine if any additional buildings should be included on the list.

The successful consultant(s) will have expansive knowledge of and experience in applying the National Register of Historic Places criteria and assessing historic and cultural significance of a structure or site.

Limited survey information exists on properties within the Community Core District which will be available to the consultant(s). The most recent information available is contained in the 2005 Archaeological and Historic Survey Report prepared by Claudia Taylor Walsworth, Walsworth and Associates (Attachment C), the 2006 Historic Preservation Commission Recommended Heritage Sites (Attachment D) and the updated Community Core/Warm Springs Road Community Core Survey (Attachment B). City of Ketchum Staff will be available to review

development issues and opportunities, conduct a tour of sample conditions, and provide GIS base map information.

Phase 1 must be completed by November 11, 2020.

Phase 2:

Update all the survey areas and lists contained in the 2005 Archaeological and Historic Survey Report prepared by Claudia Taylor Walsworth, Walsworth and Associates.

Phase 2 will be contingent upon direction from the Ketchum City Council.

Information to be Provided

A list of properties surveyed with the following information:

- a. Field Number
- b. Address/location
- c. Field evaluation of eligibility based on the criteria listed above

Recommendations from the consultant including, but not limited to:

- a. Potential of National Register nominations, local landmark and historic district properties.
- b. Provide an existing conditions report to identify historic and cultural resources within the community.

Proposals

If you are interested in this project, please provide the following information separately for both Phase 1 and Phase 2:

- A. Resume and qualifications of principal investigator and field staff showing previous National Register and survey experience.
- B. Discussion of how the consultant will approach this project.
- C. Cost Proposal
- D. Project Duration

If you are interested in assisting Ketchum, please respond by November 2, 2020 and send the information to:

Suzanne Frick, Director of Planning and Building
sfrick@ketchumidaho.org



a/b/n of The Arrowrock Group, Inc.

October 30, 2020

Ms. Suzanne Frick, Planning & Building Director
City of Ketchum Planning & Building Services Department
Via email
sfrick@ketchumidaho.org

Dear Ms. Frick,

Thank you for the opportunity to apply to update the 2005 windshield survey and the 2006 Ketchum Historic Preservation Commission's list of recommended heritage resources within the Community Core (CC) District (Phase 1). We have created a team with Michelle Thompson, Thompson Preservation Consulting, with whom we have successfully teamed with previously. We are confident that our team has the necessary skills for this project. TAG has previously completed several projects in Blaine County including a survey of Hailey, recordation of Forest Service residential cabins, and a collections inventory of the Nature Conservancy's Hemingway House.

If we are selected to complete Phase 1 of this project, we will be happy to submit a proposal for Phase 2 once we have completed this initial survey and have a better idea of how many properties remain to be recorded or need updating in the IHSI database.

Thank you again, and please let me know if you have any questions.

Regards,

A handwritten signature in black ink that reads "Barbara Perry Bauer". The signature is written in a cursive style.

Barbara Perry Bauer M.A.
Historian

P. O. Box 7333
Boise, Idaho 83707
bpbauer@taghistory.com
208-338-1014



a/b/n of The Arrowrock Group, Inc.

Phase I: Update 2005 and 2006 Community Core District Surveys.

The City of Ketchum is experiencing increased development activity that potentially threatens the loss of historic structures. The city currently has no local protections in place. Recently, the Ketchum City Council enacted a temporary pause on the demolition of structures within the CC District that may have historic or cultural significance. Accordingly, the City of Ketchum has requested a Scope of Work to update the 2005 windshield survey of buildings in the CC District and the 2006 Ketchum Historic Preservation Commission's list of recommended heritage sites within the CC District.

Proposed Summary of Scope of Work (SOW)

The purpose of this project is to update and refine the 2005 *Archaeological and Historic Survey Report* (windshield survey) prepared by Walsworth and Associates, and to categorize resources on the 2006 Ketchum Historic Preservation Commission's list of recommended heritage sites in the within the CC District. The survey is limited to the approximately 50 blocks that make up the city's CC District which is roughly bounded by E. 8th Street, S. 2nd Avenue, E. River Street, and N. Spruce Avenue.

Methodology

Properties updated from the 2005 windshield survey will be evaluated consistent with the *Idaho State Historic Preservation Office Idaho Historic Sites Inventory Requirements and Standards for Documentation*. Properties updated for the 2006 list of resources will be categorized using Local Landmark, Structure of Merit, and Historic District Identification criteria as laid out by the City of Ketchum.

Project Tasks

Fieldwork

Architectural Historian

- Update/ Refine the 2005 windshield survey for any additional or lost structures, or changes in historic integrity
- Categorize structures on the 2006 list of resources using criteria as laid out by the City of Ketchum

Report Production Architectural Historian/Historian

- Preparation of photo logs
- Draft/update reports
- Proofread and edit report/photos

Deliverables

Final Products will include the following:

- Bound copy of the updated/refined 2005 windshield survey
- Bound copy of the updated categorizations for the 2006 list of resources
- A thumb drive or CD containing PDF copies of both reports

Budget Estimate

The estimated budget for this project is **\$6,724.72**

Please see the attached budget estimate for a detailed breakdown

Estimated Timetable

November 3, 2020	Contract signed
November 4 – November 7, 2020	Complete fieldwork
November 8-11, 2020	Report(s) Production
November 11, 2020	Submit final product to City of Ketchum

Assumptions

Prior to the additional survey work, the Ketchum Historic Preservation Commission will mail notices to all residents of the survey area outlining the project and noting that architectural historians will be visiting the area taking photographs and making notes about historic integrity.

Notify the Ketchum Police Department of the project and provide them with a fieldwork schedule. If possible, we ask that police officers include the survey area in their daily patrol during scheduled fieldwork days.

Project Team Personnel and Qualifications

The project team includes Barbara Perry Bauer (TAG), Elizabeth Jacox (TAG), and Michelle Thompson (Thompson Preservation Consulting). TAG will serve as the project manager--coordinating tasks, supervising schedules, submitting progress reports, and submitting all deliverables. Field work will be conducted by Elizabeth, and Michelle. TAG has previously successfully teamed with Thompson Preservation Consulting.

Our team is equipped with the necessary equipment (digital cameras, computers, scanners, and printers) to successfully produce documents to the standards set by SHPO and the NPS. We are experienced at all levels of historic surveys. The combined experience of TAG Historical Research & Consulting and Thompson Preservation Consulting has the capability to successfully complete this project. We are familiar with the SHPO and NPS standards and since 1993 have provided documentation that meets or exceeds these standards.

Following is summary information about the individual team members and their

respective firms, please see the attached resumes for more information.

Barbara Perry Bauer (M.A. History, Boise State University, 2000) received both her undergraduate and graduate history degrees from Boise State University. She has over 30 years of experience in the field of public history, having worked professionally for the Buffalo Bill Historical Center (now the Buffalo Bill Center of the West) in Cody, Wyoming, and the Basque Museum and Cultural Center in Boise.

Barbara is a founding member and president of TAG Historical Research & Consulting (a/b/n of The Arrowrock Group, Inc.) She has completed a wide spectrum of work including National Register of Historic Places nominations for individual properties and historic districts. Her experience in cultural resource survey and National Register nominations includes field documentation and integrity assessments for more than ten thousand (10,000) buildings and structures. This work encompasses early- nineteenth through late-twentieth century urban and rural resources.

Elizabeth Jacox (B.A. History, Idaho State University 1980) has more than 35 years of experience in the field of historical research and cultural resource survey. After fourteen years at the Idaho State Historical Society Library & Archives (now the State Archives), she joined TAG as a partner in 1995 and now serves as corporate secretary. She has served as project manager for historic site surveys in Nampa, Pocatello, Weiser and Hailey, and participated in agricultural property surveys of Ada County in 1999, 2000, and 2008 and Twin Falls County (2009, 2010, 2012). She has written National Register of Historic Places nominations for the Hailey Masonic Hall, Old Mercy Hospital in Nampa, the Institute Canal Company Pump House in Weiser, and historic districts in Pocatello and Nampa. Elizabeth served a three-year term as a small business representative on the board of the American Cultural Resources Association.

TAG Historical Research & Consulting has provided quality historical research services since 1993 and is dedicated to meeting our clients needs. We have proven experience in completing historic site surveys. Since TAG's inception we have documented thousands of buildings in Idaho and have written several successful National Register of Historic Places nominations. We have conducted historic site surveys for over 600 buildings at the Idaho National Laboratory and for urban neighborhoods in Boise, Caldwell, Nampa, Weiser and Pocatello for Historic Preservation Commissions/Certified Local Governments. We have conducted surveys of over 3,000 buildings in Boise's North End, Depot Bench/Crescent Rim, and Vista neighborhoods. In 2007 we conducted a survey of more than 1000 houses in a Boise North End neighborhood for FCC620/Section 106 compliance.

TAG Historical Research & Consulting is certified in Idaho as a Disadvantaged Business Enterprise (DBE) and listed on the Term Agreement with the Idaho Transportation Department. TAG's current proofs of professional and general liability insurance and Worker's Compensation Insurance can be provided upon request.

References

Brandi Burns, MA. History Programs Manager
Boise City Department of Arts and History
Phone: 208 (608)-7041
Email: bburns@cityofboise.org

Matt Kriegl, Architectural Historian
Idaho Transportation Department
Boise, Idaho
Phone: 208(334-8188)
Email: matt.kriegl@itd.idaho.gov

Corrie Hugaboom, Project Engineer
HDR, Inc.
Boise, Idaho
Phone: 208 (387)-7000
Email: Corrina.Hugaboom@hdrinc.com

Michelle Thompson (M.S.H.P., Clemson University/College of Charleston, 2016) is an Architectural Historian and owner of Thompson Preservation Consulting. In addition to her graduate work in Historic Preservation, she also retains undergraduate degrees in Art History and Interior Design. Her professional background is centered in Cultural Resource Management and Heritage Tourism. She has completed several projects for the National Park Service including reports for the Martin Luther King Jr. National Historical Park in Atlanta, Tuskegee Institute National Historic Site in Alabama, and Theodore Roosevelt National Park in North Dakota. She has extensive knowledge of historic American building styles and has performed intensive investigations of several historic structures including Historic American Building Survey (HABS) documentation for Historic Charleston Foundation in Charleston, South Carolina. Ms. Thompson has also conducted and managed reconnaissance-level surveys and Section 106 evaluations of historic buildings, roads, canals, and landscapes for federal, state, and local entities in Virginia, South Carolina, North Carolina, Pennsylvania, and Idaho.

Thompson Preservation Consulting was founded in Charlottesville, Virginia in 2019 and offers a wide range of consultation services in historical aesthetics and the built environment. TPC specializes in Architectural History; Historic Neighborhood and Rural Surveys, Section 106, Consultation and Design of Historic Interiors, and Landscape Histories including Cemetery History and Preservation. TPC's current

proofs of general liability insurance and Worker's Compensation Insurance can be provided upon request.

References

Alana Dunn, Museum Curator and City Historic Preservation Officer, City of Eagle, ID.
Phone: (208) 939-2669
Email: adunn@cityofeagle.org

Addison Coffelt, Planner, JUB Engineers Inc.
Phone: (208) 376-7330
Email: acoffelt@jub.com

Christina Osborn, Associate Consultant, McDoux Preservation LLC.
Phone: (703) 867-5724
Email: christina.osborn@mcdoux.com

Attachments

1. Budget estimate with hourly rates
2. Resumes

This proposal and the attached budget estimate will remain valid for 45 days from the date of submission.



Barbara Perry Bauer, M.A.
President/Principal Historian
TAG Historical Research & Consulting
a/b/n of The Arrowrock Group, Inc.
P.O. Box 7333
Boise, Idaho 83707
208-338-1014
bpbauer@taghistory.com

October 30, 2020

Date

opportunity to all qualified persons without regard to race, color, creed, religion, age, gender, national origin, ancestry, marital status, disability or any other protected status. We are committed to this policy by the laws of our country and by our own value system.

Our policy of Equal Employment Opportunity applies to all aspects of employment at *TAG Historical Research & Consulting*, including hiring, compensation, promotion, transfer, training and disciplinary action. It is also our policy to conduct all business without regard to age, race, color, religion, gender or national origin.

Ketchum Survey Budget

Task	Estimated Hours	Rate	Total
Pre-field prep	8	\$ 83.93	\$671.44
Fieldwork (including travel)	25	\$ 83.93	\$2,098.25
Report Production	40	\$ 83.93	\$ 3,357.20
	Task Total		\$6,126.89
Expenses	Estimated Costs		
Mileage field work travel	306	0.555	
	\$169.83		
			\$0.00
Lodging/food	2 nights @\$94		\$188.00
Per diem	2 people @\$40 for 3		\$240.00
	Expense Total		\$597.83
Total Estimate			\$6,724.72



STATEMENT OF QUALIFICATIONS



TAG Historical Research & Consulting

a/b/n of The Arrowrock Group, Inc.

P.O. Box 7333 Boise, Idaho 83707

Phone: (208) 338-1014

www.taghistory.com

Company Profile

TAG Historical Research & Consulting (TAG), is an S-Corporation incorporated in 1994 as The Arrowrock Group, Inc., with the goal of providing quality historical research services to clients. In 2005 we adopted a new business name to more clearly define our company. Our goal is to provide services to our clients that meet their time and budget.

A woman-owned business, TAG is certified as a Disadvantaged Business Enterprise (DBE) by the Idaho Department of Transportation. We support the history community by mentoring high school and university students with an interest in history and historic preservation. TAG is the proud recipient of the 2009-2010 Mayor's Award for Excellence in Art & History/Business Support of History and in 2014 received an Award of Merit from the Association for State and Local History for the Historic South Boise Trolley Plaza.

Areas of Expertise

TAG Research and Consulting services include, but are not limited to, historical and architectural resource management collections management consulting; litigation support services; preparation of National Register of Historic Places nominations; National Environmental Policy Act (NEPA) compliance and evaluation; and interpretive plans and exhibits.

Historic and Architectural Resources

TAG's principals have wide ranging experience in managing and evaluating historic resources. We have extensive experience in reconnaissance and intensive surveys, National Register nominations and cultural resource studies. Each member meets the Secretary of the Interior's Professional Qualification Standards with an extensive background with federal, state, and local statutes and regulations affecting the treatment of historic resources, most notably the National Environmental Policy Act and National Historic Preservation Act. TAG provides guidance to help clients through the Section 106 of the National Historic Preservation Act of 1966 (NHPA) compliance process. Our positive relationship with the Idaho State Historic Preservation Office and other local, state, and federal agencies enables us to work effectively through compliance and approval processes.

Collections Management

TAG Research and Consulting specializes in Collections Management processes, which includes identification, evaluation, inventory and documenting private and public collections. We make recommendations for determining which items should be kept within the collection, provide assistance in determining proper storage and care of items; if items are identified that need further treatment we provide information for contacting a trained conservator.

Interpretive Plans and Exhibits

TAG specializes in interpretive plans and exhibits. We provide research and writing services to prepare interpretive plans that help agencies, small museums, and local historic societies interpret their historic artifacts. TAG provides a resource to help create effective museums and exhibits by creating interpretive plans and exhibits that reveal meanings and relationships between concepts and events in the past and present. TAG partners with graphic designers and fabricators to create award winning exhibits.

Key Personnel

Barbara Perry Bauer, president and co-owner of TAG Historical Research & Consulting, has over 25 years of experience conducting cultural resource investigations, litigation support research, and developing interpretive exhibits and programs. She serves as project director on Section 106 compliance projects. Ms. Bauer has completed architectural surveys for over 5,000 historic sites, prepared historic context statements, as well as HABS/HAER documentation reports, National Register of Historic Places nomination forms, and interpretive plans. She served two terms on the board of Preservation Idaho.

Elizabeth Jacox has more than 30 years of experience in the field of historical research. She has served as project manager for historic site surveys in Nampa, Pocatello, Weiser and Hailey, and written National Register of Historic Places nominations for neighborhoods in Nampa and Pocatello, the Hailey Masonic Lodge Hall, and the Institute Canal Pumphouse in Weiser. She coordinated a records management project for the Idaho Department of Lands, managed a project to assist the Jerome County Historical Museum with a special collection of artifacts related to the World War II era Japanese relocation center at Hunt, Idaho, and assisted the Idaho State Historical Society in acquiring images for news exhibits at the recently-renovated Idaho State Museum. Elizabeth served a 3-year elected term as a small business representative on the board of the American Cultural Resources Association.

BARBARA PERRY BAUER **Historian**

EDUCATION:

M.A., History, Public History emphasis, Boise State University 2000
Post-graduate studies, Native American history, University of Wyoming 1985-86
B.A., History, Boise State University 1985

SUMMARY OF EXPERIENCE

Ms. Bauer, president and co-owner of TAG Historical Research & Consulting, has over 25 years of experience conducting cultural resource investigations, litigation support research, and developing interpretive exhibits and programs. She serves as project director on all Section 106 compliance projects. Ms. Bauer has completed historic context statements, as well as HABS/HAER documentation reports, National Register nominations, interpretive plans, and other technical studies. She served as project manager for projects completed for the U.S. Veterans' Administration, the Bureau of Land Management, and the Department of Justice. Her areas of specialization include

- Reconnaissance and Intensive-level survey
- NRHP nominations
- Section 106 documentation
- Interpretive plans and exhibit development
- History of Idaho and the Pacific Northwest, particularly mining, irrigation and transportation
- History of neighborhoods and urban development

KEY PROJECTS

2020 Project Manager/ Historian Idaho Transportation Department Historic Context United States Sheep Experiment Station, Dubois, Idaho

The Idaho Department of Transportation requested a historic context of the experiment station as mitigation for an adverse effect to the historic Beaver Creek Bridge.

2020 Project Manager, Tomeda Cabin.

Provided intensive level documentation of an historic cabin in the Sawtooth National Forest.

2019 Project Manager/Historian City of McCall Johnson Hangar National Register of Historic Places Nomination

Completed a National Register of Historic Places Nomination form for the Johnson Hangar, a historic aviation feature located at McCall City airport.

2019 Project Manager/Historian Canyon County Historical Society Courthouse Interpretive Signs

Research, text and coordinating design of interpretive signs to be located near the Canyon County Courthouse in Caldwell, Idaho.

2018 Project Manager/Historian Vista Neighborhood Survey, Boise.

Completed field work and survey of 1033 residential and commercial buildings for the Boise City Department of Arts and History.

2018 Project Manager/Historian HDR-VRT/CWI Roundabout Study

Archaeological & Historic Sites Report submitted to Idaho State Historic Preservation Office.

2018 Project Manager/Historian City of Caldwell Indian Creek Signs

Research, text, and coordinating design of interpretive signs for the newly opened Indian Creek

BARBARA PERRY BAUER
Historian

in Downtown Caldwell. Interpretive signs installed on public pathway along Indian Creek.

- 2018 Project Manager/Historian HDR-ITD Proj KN13947, I-84B Hammett Bridge**
Archaeological & Historic Sites Report submitted to the Idaho Department of Transportation and Idaho State Historic Preservation Office.
- 2017 Project Manager/Historian ITD District 3, Boise. Idaho ITD Project No. A0108(690); key No.: 18680 Horseshoe Path Parkway, New Plymouth, Payette County**
Report AHSR (Archaeological & Historic Sites Report) submitted to Idaho Transportation Department and the Idaho State Historic Preservation Office.
- 2017 Project Manager/Historian ITD District 3, Boise. Idaho ITD Project No. A01930KN13947 I-84 Hammett, Idaho Bridge Replacement**
Phase 1 and Investigation for proposed bridge replacement. Report AHSR (Archaeological & Historic Sites Report) submitted to Idaho Transportation Department and the Idaho State Historic Preservation Office.
- 2016 Project Manager/Historian, State Street Bridge #458, ACHD Project No. 211021**
Phase I/Phase II investigation for proposed bridge improvements. Report *AHSR (Archaeological & Historic Sites Report) for State Street Bridge #458, ACHD Project No. 211021*. Report submitted to Ada County Highway District and the Idaho State Historic Preservation Office
- 2016 Project Manager/Historian, Crowder House History.** Historical research for a private client pertaining to history of property located in Ada County, Idaho.
- 2016 Project Manager/Historian, Bingham County Bridge Replacement, ITD Key #14000**
Phase I/Phase II investigation for proposed bridge improvements. Report *AHSR (Archaeological & Historic Sites Report) for Four Separate Bridges*. Report submitted to Idaho Transportation Department.
- 2015 Historian, Intersection State Street and Collister Drive, Ada County, Idaho, ITD Project A013(481), Key 13481.** Phase I/Phase II Investigation for proposed roadway improvements. Report *AHSR (Archaeological & Historic Sites Report) for Intersection State Street and Collister Drive, A013(481)*. Report submitted to Idaho Department of Transportation and the Idaho State Historic Preservation Office.

**ELIZABETH
JACOX
HISTORIAN**

EDUCATION:

B.A., 1980, History, Idaho State University

SUMMARY OF EXPERIENCE:

Ms. Jacox, secretary and co-owner of TAG Historical Research & Consulting, has more than 30 years of experience in conducting historical/cultural investigations. She has served as project manager or historian for historic site surveys in Boise, Caldwell, Hailey, Nampa, Pocatello, and Weiser. She has written successful National Register of Historic Places nominations for neighborhoods in Caldwell, Nampa, and Pocatello, as well as the Hailey Masonic Lodge and Mercy Hospital in Nampa. She coordinated records management projects for the Idaho Department of Lands and the Junior League of Boise, Inc., and has managed collections inventory projects for the Jerome County Historical Society, the Boise Fire Department, Harriman State Park, and others. Areas of expertise include

- Archival/historical research
- Museum/archives collection management
- NRHP nominations
- Historic contexts
- Section 106 documentation
- History of Idaho and the Pacific Northwest

2019 Project Manager, History of El Milagro Apartment Complex. Desert Ridge Development requested assistance in documenting the National Register eligible El Milagro Apartment Complex, originally constructed as a migrant labor camp in Twin Falls, Idaho, by the Farm Security Administration. The project included photo documentation of the 80 buildings at the site, research, and completion of an Archaeology and Historic Sites Report (AHSR) to be presented to the State Historic Preservation Office for review and approval.

Project Manager, Mead & Hunt, Historic Highway Context, Research Assistance. Working as a subconsultant for Mead & Hunt, TAG conducted research, scanned resources, and reviewed and edited content for a major report prepared by Mead & Hunt for the Idaho Transportation Department.

2018 Project Manager, Historic Agricultural Sites of Twin Falls County Idaho. The Twin Falls County Historic Preservation Commission requested permission in conducting research for a Multiple Property Document and National Register of Historic Places nomination for Historic Agricultural Sites in Twin Falls County. The initial step was to review previously documented historic sites based on a search of State Historic Preservation Office records. When it was determined that more information was needed to complete the MPD, TAG coordinated a county-wide reconnaissance level survey with two other firms which was completed in the spring and summer of 2019.

Project Manager, Pocatello Historic Preservation Plan, Phase 2. In a follow up to a project initiated 2016, TAG completed a historic preservation plan for the City of Pocatello, based on comments and input from the Pocatello Historic Preservation Commission.

2017 Project Manager, Exhibit-related Research for the Museum Expansion, Idaho State Historical Society. The ISHS required assistance in research and photo acquisition for new exhibits in the newly renovated and expanded Idaho State Museum in Boise. The three-year project included extensive research and photo acquisition of more than 300 images which have been incorporated into the exhibit designs.

**ELIZABETH
JACOX
HISTORIAN**

- 2016 Project Manager, Pocatello Historic Preservation Plan, Phase I.** The Pocatello HPC requested assistance in developing an historic preservation plan. Phase I included documenting previous historic preservation efforts in the community through research and discussions with the HPC, assisting the HPC in determining how to pursue public input on future preservation activities, and providing additional background information. A preliminary report was drafted and presented to the HPC.
- 2016 Historian, Tusher Dam Interpretive Exhibit, John Wesley Powell River History Museum, Green River, Utah.** As mitigation for a dam replacement project, McMillen Jacobs Engineers, Inc., requested assistance in creating an interpretive exhibit on the history of the Tusher Dam. The exhibit was developed in cooperation with the John Wesley Powell River History Museum, McMillan Jacob, Native X, and Catapult 3 and has been installed at the museum in Green River, Utah.
- 2016 Historian, Rotary Park Interpretive Signs, McCall, Idaho.** As part of the mitigation for the removal and replacement of the historic Lardo Bridge, the city of McCall requested assistance in developing interpretive signs providing the history of the historic crossing and information about the designer of the 1934 Lardo Bridge, Charles Kane. The completed signs were installed in Rotary Park, a city-owned park adjacent to the new bridge.
- 2015 Project Manager, Institute Canal Company Pump House, Weiser National Register of Historic Places Nomination, Weiser Architectural Preservation Committee.** Conducted research and documentation of a pump house constructed by the Intermountain Institute in Weiser, Idaho as part of a cooperative irrigation project. The building was listed on the National Register of Historic Places in 2017.
- 2015 Project Manager, Exhibit-related Research for the Museum Expansion, Idaho State Historical Society.** The ISHS required assistance in research and photo acquisition for new exhibits in the newly renovated and expanded Idaho State Museum in Boise. The three-year project included extensive research and photo acquisition of more than 300 images which have been incorporated into the exhibit designs.
- 2015 Historian, Intersection State Street and Collister Drive, Ada County, Idaho, ITD Project A013(481), Key 13481.** Phase I/Phase II Investigation for proposed roadway improvements. Report *AHSR (Archaeological & Historic Sites Report) for Intersection State Street and Collister Drive, A013(481)*. Report submitted to Idaho Department of Transportation and the Idaho State Historic Preservation Office.
- 2014 Historian, Idaho Potato Museum, Interpretive Exhibit Outline.** Created a preliminary exhibit plan for a new exhibit at the Idaho Potato Museum.
- 2014 Project Manager/Historian, J. A. & Kathryn Albertson Foundation. Preliminary and Final Inventories of Memorabilia of J. A. & Kathryn Albertson.** Drafted and finalized an inventory of a collection of papers, photographs, artifacts, and art related to J. A. & Kathryn Albertson. Final report submitted to the Foundation.
- 2014 Historian. Boise Fire Department *A History of Service, a Tradition of Courage: The Boise Fire Department Past and Present*.** Conducted text and graphic research for interpretive exhibit, assisted in selecting images and artifacts, and wrote the interpretive text and captions.
- 2013 Historian. Thompson and Thompson Engineers. Intensive Level Survey, Baker (Oregon) Cantonment.** Phase II Investigation of an US Air Force cantonment located in Baker City, Oregon.

**ELIZABETH
JACOX
HISTORIAN**

- 2013 Project Manager/Historian. Research for a history of Northwest Lineman College, Meridian, Idaho.** Conducted research and drafted narrative for a commemorative publication celebrating the 20th anniversary of a technical school.
- 2013 Historian. City of Meridian, Historic Preservation Commission. Historic Preservation Plan.** Drafted a historic preservation plan which was adopted by the Historic Preservation Commission.
- 2013 Project Manager/Historian. City of Nampa, National Register of Historic Places Nomination, Old Mercy Hospital.** Research and write nomination for landmark building in Nampa.

Michelle Thompson



thompsonpreservationllc@gmail.com



(509)808-9333

EDUCATION

2016

M.S. Historic Preservation
Clemson University
Charleston, SC.
(Magna Cum Laude)

2014

B.A. Art History
Eastern Washington University
Cheney, WA
(Magna Cum Laude)

2011

A.A.S. Interior Design
Spokane Falls Community College
(Magna Cum Laude)

SKILLS

Architectural History, Historic Landscapes, Material Culture, Secretary of the Interior's Standards, Archival Research, Section 106, Reconnaissance Survey, HABS and HALS Documentation, Easement Inspections, Museum Tour Content, Exhibits Research, Oral Histories, Historic Finish Analysis, History Education, Community-Forum Planning, Event Planning, Fundraising for Nonprofits, Social Media and Newsletters, AutoCAD, Revit, GIS, Photoshop, InDesign, Microsoft Office, Google Earth, SketchUp

EXPERIENCE

Principal Investigator
Thompson Preservation Consulting
March 2019 – Present

- Architectural History
- Material Culture
- Rural & Neighborhood Surveys
- Digital Design
- Archival Research
- Project Management

Cultural Resource Specialist
Stevens Historical Research Consulting
August 2019 – March 2020

- Architectural History
- Section 106
- Rural & Neighborhood Surveys
- Archival Research
- Social Media
- Project Management

Historic Site Interpreter
President James Monroe's Highland Estate
Charlottesville, VA
January 2017 – August 2019

- Historic Site Interpretation
- Archival Research
- Tour Content
- Employee Training
- History Education, K-12

Architectural & Landscape Historian
Commonwealth Heritage Group
Charlottesville, VA
September 2017 – January 2019

- Architectural History
- Landscape & Site Histories
- Section 106
- Rural & Neighborhood Surveys
- Archival Research
- Historic Site Investigation & Documentation

Oral & Digital History Phase II Assistant
Louisa Historical Society, Sargent Museum
Louisa, VA
Summer, 2019

- Developed SOP and Cataloged the Museum's Oral History Media

Preservation Intern & Museum Associate
Historic Charleston Foundation
Charleston, SC
March 2014 – June 2016

- Community Forum Planning
- Easement Inspection
- Neighborhood Survey
- HABS Documentation
- History Education
- Cash Handling
- Ticket Sales
- Inventory

PROJECTS

Surveys & Section 106 (Principal Investigator):

- Pre-Survey Study of Historic Resources: Eagle, ID
- Reconnaissance Survey of Historic Agricultural Resources: Canyon County, ID
- Reconnaissance Survey of Historic Architectural Resources: Pocatello, ID
- Reconnaissance Survey of Historic Agricultural Resources: Kuna, ID
- Survey of Historic Courts & Alleys (Historic Charleston Foundation)
- Section 106: Cassia County, ID (ITD)
- Section 106: Nampa, ID (Private Client)
- Section 106: Bannock County, ID (Private Client)
- Section 106: Brink, VA Solar Farm (VDOT)

National Park and US Forest Service:

- Cultural Landscape Report: Martin Luther King Jr. National Historical Park (NPS)
Cultural Landscape Report: Teddy Roosevelt National Park, Peaceful Valley Ranch (NPS)
- Historic Resources Survey: Tuskegee Institute National Historic Site (NPS)
- ADA Compliance Assessment: Perry's Victory and International Peace Memorial (NPS)
- Custer-Gallatin CCC Inventory (USFS)

Local Governments & Private Clients:

- Historic Context Report: Borden Building and Pope House (City of Raleigh)
- Site History and Chain of Title: 10th and Page Park (City of Charlottesville)
- Cultural Landscape Report: Lane's Mill (Fairfax County, Virginia)
- House History, 343 E. Bay (Historic Charleston Foundation)
- Historic Structure Report: Hanvey Home, Abbeville, SC (Private Client)
- Conservation Plan: The 1964 Progressive Club, John's Island, SC (Progressive Club Board)
- Decorative Arts Specialty Tour, *Furnishing a New Nation* (James Monroe's Highland)

Architectural Documentation & Investigation:

- Thomas Rose House (ca. 1735): Charleston, SC (Historic Charleston Foundation)
- Stewart Parker House (ca. 1740): Georgetown, SC (Historic Charleston Foundation)
- Spokane Masonic Center Survey of Existing Interior Conditions (Private Client)

VOLUNTEER EXPERIENCE

Historical Society Volunteer

Charlottesville-Albemarle Historical Society,
Conveyed life stories and significant area events through the costumed-portrayal of historical area residents and performed research for museum exhibits

National History Day Judge

National History Day

Served as a panel judge for Middle and High School History Projects

Senior Docent, Fall Tour of Homes Preservation Society of Charleston

Served as Senior House and Garden Docent for some of Charleston's best-preserved, historic properties.

Historic Documents Transcription

Waring Library, Medical University of SC

Transcribed and digitized hand-written medical journals from the 19th Century.

Staff: Past Forward National Trust Conference Spokane Preservation Advocates

Provided conference attendees with information about preservation efforts in the city of Spokane.

Digital Concept Design Puget Sound Estuarium

Designed a building concept model for the marine education nonprofit.

Board Member

1884 Sterling Moorman Historic House (Cheney, WA)

- Designed the Foundation's promotional materials
- Managed social media content and wrote quarterly newsletter
- Helped plan and staff booths for community and fundraising events
- Facilitated lectures and events

House Tour Docent and Event Staff, 2006 – 2008

DOCOMOMO WEWA (Seattle, WA)

Volunteered with special events, promoting the preservation, advocacy, and awareness of Mid-Century Modern architecture in the Seattle area.

FELLOWSHIPS AND AWARDS

- Charles E. Peterson Prize: First Place Award 2016
Pompion Hill Chapel (HABS SC-34)
- Graduate Research Fellowship, Clemson University
- Student Mentorship Award, Spokane Falls Community



City of Ketchum
Planning & Building

**STAFF REPORT
KETCHUM HISTORIC PRESERVATION COMMISSION
REGULAR MEETING OF DECEMBER 6, 2022**

The Historic Preservation Commission requested additional information be provided when reviewing Requests for Alteration or Demolition of Historic Structures at their previous meeting on November 8, 2022.

The first request was for applicants to have a better understanding of why their subject property is deemed historic. One solution would be to have applicant's provide response as to how they believe their alteration or demolition meets the criteria which the HPC reviews projects.

The second request was to require title searches or chains of title for properties that come forward for requests for alteration or demolition. Staff requests the HPC discuss whether this should be a requirement for all projects or be used on a case by case basis. For example, the Gold Mine Thrift Store was deemed to be historic for its architectural details so would a title search/chain of title be necessary for review of a proposed alteration? A title search or chain of title may be more appropriate for properties where the reason as being deemed historic was as a result of a previous property owner. Another route for requiring of title searches would be for the possible inclusion of new buildings on the Historic list.

Staff recommends the Commission review and discuss the potential additional items to be requested for proposals to alter or demolish a historical structure and provide feedback to staff.



City of Ketchum

December 5, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Adoption of Resolution 22-039 establishing 2023 Ketchum Historic Preservation Commission Meeting Dates

Recommendation

Recommend that the City Council move to:

Approve Resolution Number 22-039 setting the 2023 regular meeting dates of the Historic Preservation Commission and authorizing the Mayor to sign said resolution

Introduction/History

Each year the City Council passes a resolution setting the dates for the regular Historic Preservation Commission meetings.

Current Report

Attached is Resolution Number 22-039 setting the regular Historic Preservation Commission meeting dates for 2023.

Financial Requirement/Impact

There is no financial impact.

Attachments

Resolution 22-039

RESOLUTION NO. 22-039

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ESTABLISHING THE DATES FOR ALL REGULAR HISTORIC PRESERVATION COMMISSION MEETING FOR 2023.

WHEREAS, regular meetings of the Historic Preservation Commission shall be held on the first Tuesday of the month at 4:30 PM at Ketchum City Hall unless such date is a holiday, in which case the meeting shall be held on the following day; and,

WHEREAS, pursuant to Idaho Code § 67-2343(1), any public agency that holds meetings at regular intervals of at least once per calendar month scheduled in advance over the course of the year may satisfy this meeting notice by giving meeting notices at least once each year of its regular meeting schedule; and,

WHEREAS, the City Council has determined that listing all regular and special meetings of the Historic Preservation Commission to be held in 2023 would be beneficial to the residents of and visitors to the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO that the regular and special meetings of the Historic Preservation Commission for 2023 are as follows:

Wednesday, January 4, 2023
Tuesday, February 7, 2023
Tuesday, March 7, 2023
Tuesday, April 4, 2023
Tuesday, May 2, 2023
Tuesday, June 6, 2023

Wednesday July 5, 2023
Tuesday, August 1, 2023
Wednesday, September 6, 2023
Tuesday, October 3, 2023
Tuesday, November 7, 2023
Tuesday, December 5, 2023

This Resolution will be in full force and effect upon its adoption this 5th day of December, 2022.

CITY OF KETCHUM, IDAHO

Mayor Neil Bradshaw

ATTEST:

Trent Donat
City Clerk