



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Consider Emergency Ordinance 1213

Recommendation and Summary

Staff is recommending council consideration of emergency Ordinance 1213 and if supportive, adoption of the following motions:

- I move to waive the first and second reading of Emergency Ordinance 1213
- I move to adopt Emergency Ordinance 1213 and read by title only

The reasons for the recommendation are as follows:

- Historic or culturally significant structures identified in the 2005 Archaeological and Historic Survey Report for Ketchum (Survey) and the 2006 Ketchum Historic Preservation Commission Recommended Heritage Sites (Heritage Site List) are currently threatened with demolition.
- Development inquires have occurred on multiple properties identified on the Survey and Heritage Site List.
- Properties with historic or culturally significant structures identified on the Survey and Heritage Site List have recently sold and new owners may not be aware of the significance of the existing structure.
- The Planning and Zoning Commission identified an immediate need to prepare a list of significant structures that embody the history and character of Ketchum and establish measures to protect such structures before they are lost.
- Demolition permits submitted before October 15, 2020 will not be impacted by the proposed ordinance.

Introduction and History

Recently, the Planning and Building Department has handled multiple development inquires, and the Planning and Zoning Commission has reviewed several development projects, on properties identified as historic or culturally significant in Ketchum. Currently, Ketchum Municipal Code Section 15.16.040 sets forth the process for demolition of a building or structure that is fifty (50) years of age or older or a building or structure that has been documented in the city of Ketchum windshield survey of historic properties dated August 2005, by Walsworth And Associates and subsequent amendments, revisions, and updates. The process does not prevent the demolition of a historic structure. A historic structure may be demolished provided a 60-day demolition waiting period occurs that includes:

- A notice of intent to demolish is published in the newspaper, the demolition notice is posted on the site and all property owners within 300 feet of the property are noticed of the demolition.

- A demolition permit may be issued at the end of the 60-day notice period or upon execution of a signed agreement to move the building to another site.

Staff is requesting Council consideration of an emergency ordinance to pause major alteration or demolition of historical or culturally significant structures for 182 days. During this period the City Council, Planning and Zoning Commission and staff would facilitate community input, update 2005 Archaeological and Historic Survey Report inventory and consider measures to protect historic and culturally significant structures in Ketchum. Consideration will be given to restoring the Ketchum Historic Preservation Commission as identified in Chapter 4.08 of the Ketchum Municipal Code.

Historic preservation has been a topic within Ketchum for over 30 years. In 1989, the City Council adopted Ordinance 511 that provided for the identification and preservation of historic sites in Ketchum, the establishment of the Ketchum Historic Preservation Commission (HPC) and their duties and responsibilities. Originally, the Commission consisted of five members and was increased to six members through Ordinance 512. Ketchum Municipal Code Chapter 4.08 sets forth the current membership for the HPC (seven members) and the powers, duties, and responsibilities. It is unclear when the HPC was disbanded. Based on city files it appears the HPC no longer existed after 2007/08.

During the period when the HPC was active, the Commission prepared the 2005 Archaeological and Historic Survey Report (Attachment B) for the city of Ketchum and surrounding area and in 2006, the Commission identified sites contained in the Survey in addition to other sites as Recommended Heritage Sites (Attachment C). Ketchum also obtained the status of a Certified Local Government (CLG), and to date, retains that designation. A CLG is defined by the Idaho State Historic Preservation Office as:

“Certified Local Government (CLG) communities are those that shown a commitment to historic preservation. They have done this by adopting a local ordinance and creating a historic preservation commission. The program is a dynamic partnership between local governments, the Idaho State Historic Preservation Office (SHPO), and the National Park Service (NPS). It assists local communities in preserving their unique historic character. The Certified Local Government program also provides technical assistance and small grants to local governments. Most importantly, communities use the grants to preserve their historic resources for future generations. The CLG program gives local communities a more active level of participation in the National Register of Historic Places program and a greater say in any federally funded projects in their area.”

The 2014 Comprehensive Plan identifies 10 core values for Ketchum and the #3 value is Community Character Preservation. The Plan includes a vision to *“Protect and support our architectural heritage through appropriate historic preservation standards and guidelines.”* Policy CD-1.2 of the Plan states, *“Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection. The City should encourage the private sector to preserve and rehabilitate buildings and sites through local landmark designation, public improvements, guidelines, and other tools.”*

During the summer, the Planning and Zoning Commission reviewed several projects that included demolition of culturally significant structures. The Commission expressed concern about the pace of demolition and the loss of community character and requested a discussion on the issue. On October 13th the Commission had a robust discussion about the loss of cultural and historic structures in Ketchum and the need to take immediate action. The Commission expressed the following:

- The city is at a crossroads and if action is not taken now, Ketchum will lose its character and connection to its history.
- There is a need to identify significant structures and establish measures to protect them.
- Outreach that includes the City Council, Planning and Zoning Commission and the community should occur to identify the significant structures and develop protection measures.

Analysis

Presented for Council consideration is an emergency ordinance (Attachment A) to pause, for a period of 182 days, the demolition and significant exterior modifications to structures within the Community Core Zoning District (CC) that are identified as historically and culturally significant in the 2005 Archaeological and Historic Survey Report and the 2006 Ketchum Historic Preservation Commission Recommended Heritage Sites. A list of those sites is included in Attachment B to the proposed emergency ordinance. The 2005 and 2006 lists consisted of 96 sites. Based on a recent survey, 16 structures have been demolished or significantly altered since the lists were prepared in 2005 and 2006 leaving 82 remaining properties.

As proposed, any application filed on or after October 15, 2020 for a planning, building or demolition permit for a property on the list would be subject to the emergency ordinance. Dangerous building conditions that imperil the health or safety of the public, as determined by the Building Official and the Director of Planning and Building, would be exempt from the ordinance.

During the 182 period, the city will undertake a community process to update the 2005 Survey, and engage the community, City Council and the Planning and Zoning Commission in a process to identify options such as historic designations for buildings that prohibit demolition, limitations on exterior remodels while permitting interior remodels, relocation of buildings, and other options that would provide protections for historic and culturally significant structures in Ketchum.

Sustainability

Historic preservation and sustainability are linked together. Preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing buildings and constructing new ones.

Financial Impact

There is no financial impact associated with the adoption of the proposed ordinance. Funding will be required to update the 2005 Survey and identify preservation options and potentially retain a consultant to assist with development of options and an ordinance.

Attachments:

Attachment A: Proposed Emergency Ordinance 1213

Attachment B: 2005 Archaeological and Historic Survey Report for Ketchum

Attachment C: 2006 Ketchum Historic Preservation Commission Recommended Heritage Sites

ORDINANCE 1213

AN EMERGENCY ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO FINDING AN IMMINENT PERIL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE EXISTS REQUIRING ADOPTION OF AN EMERGENCY MORATORIUM PURSUANT TO IDAHO CODE SECTION 67-6523 TO PROHIBIT THE ACCEPTANCE OR ISSUANCE OF ANY PLANNING, BUILDING AND DEMOLITION PERMIT APPLICATION OR PERMIT FOR THE DEMOLITION, REMOVAL OR SIGNIFICANT ALTERATION OF HISTORICAL AND CULTURALLY SIGNIFICANT BUILDING IN THE COMMUNITY CORE (CC) ZONING DISTRICT; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

WHEREAS, Idaho Code Section 67-6523 authorizes local jurisdictions to enact emergency ordinances and adopt moratoria when the local governing board finds imminent peril to the public health, safety, or welfare; and

WHEREAS, Idaho Code Section 67-4601 states, in pertinent part, “the legislature of this state has determined that the historical, archaeological, architectural and cultural heritage of the state is among the most important environmental assets of the state and furthermore that the rapid social and economic development of contemporary society threatens to destroy the remaining vestiges of this heritage, it is hereby declared to be the public policy and in the public interest of this state to engage in a comprehensive program of historic preservation, undertaken at all levels of the government of this state and its political subdivisions, to promote the use and conservation of such property for the education, inspiration, pleasure and enrichment of the citizens of this state.”; and

WHEREAS, the city of Ketchum (“City”) conducted an Archaeological and Historic Survey Report in 2005 that identified 241 potential historically significant structures in Ketchum including 80 structures in the Community Core (CC); and

WHEREAS, since the 2005 Survey Report was prepared 16 structures in the community core have been demolished; and

WHEREAS, the 2005 Survey Report and the 2006 Historic Preservation Commission Recommended Heritage Sites identified 96 properties in the Community Core District as historically and culturally significant; and

WHEREAS, none of the historical and culturally significant buildings within the Community Core are subject to local historic protections, therefore any of the buildings could be demolished or removed at any time; and

WHEREAS, demolition of historical and culturally significant structures in the Community Core would occur before the City could begin the process to preserve the significant structures in the Community Core; and

WHEREAS, the imminent threat to historical and culturally significant structures in the Community Core and the loss of important historical and cultural assets, necessitates the immediate imposition of a moratorium on the demolition, removal, or significant alteration of buildings within the Community Core District, as identified by the map attached hereto as Exhibit A and more particularly described in Exhibit B; and

WHEREAS, the moratorium is temporary in nature and shall expire one hundred and eighty-two (182) days after the adoption of this emergency ordinance; and

WHEREAS, during the pendency of this ordinance, the City will begin a public process to explore the development and creation of a historic preservation ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO:

Section 1. There shall now be a moratorium upon the acceptance or issuance of any planning, building, or demolition permit filed on or after October 15, 2020 for the demolition or moving of buildings under Ketchum Municipal Code for the buildings within the area depicted by Exhibit A and more particularly described in Exhibit B.

Section 2. There shall now be a moratorium upon the acceptance or issuance of any planning, building, or demolition permit filed on or after October 15, 2020 that would result in the significant alteration of the exterior of a building under Ketchum Municipal Code for the buildings within the area depicted by Exhibit A and more particularly described in Exhibit B.

Section 3. This moratorium shall not apply to dangerous building conditions that would imperil the health or safety of the public as determined by the Building Official and the Director of Planning and Building.

Section 4. Findings:

- a. The above “WHEREAS” clauses are adopted as findings and incorporated into this ordinance;
- b. This ordinance is necessary to protect the general welfare of the citizens of the city of Ketchum from the loss of significant historical and cultural assets within the Community Core;
- c. The historical, cultural, and architectural integrity of the Community Core depicted in Exhibit A and more particularly described in Exhibit B serves the general welfare of the citizens of the city of Ketchum;
- d. The historical, cultural, and architectural integrity of the Community Core depicted by Exhibit A and more particularly described in Exhibit B is imminently imperiled by the expressed intention of several property owners to demolish structures described in Exhibit B;

- e. There are currently no protections in place to preserve the buildings in the Community Core. As such, demolition or removal would occur without sufficient time for the city of Ketchum to initiate planning functions authorized under the Idaho Local Land Use Planning Act;
- f. Negative, long term impacts would occur to the general welfare of the public if the buildings depicted within Exhibit A and more particularly described in Exhibit B, are destroyed or removed.

Section 5. This ordinance establishing a moratorium shall be in full force and effect from and after its passage and approval, and shall remain in effect for a period not to exceed one hundred eighty-two (182) days from its effective date, pursuant to Idaho Code Section 67-6523 and Boise City Code Section 11-02-02.3.B.

Section 6. The notice requirement generally applicable to ordinances that requires three (3) readings is neither practical nor necessary, in light of the nature of this ordinance, and pursuant to Idaho Code Section 67-6523.

Section 7. Pursuant to the affirmative vote of one-half (1/2) plus one (1) of the members of the City Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED BY THE CITY COUNCIL and APPROVED by the MAYOR OF KETCHUM IDAHO, on this 19th day of October 2020.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Katrin Sharp, Deputy City Clerk



Zoning selection
Zoning Districts
AF Agricultural & Forestry

0 50 100 200 300
Feet
1 inch equals 100 feet



COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 1a		Nancy Parry Family Practice /Falandro Property (George Castle Complex)	431 Walnut Ave.		T4N, R18E, S18	1950's	1 story log house with metal roof	Good	Settlement; Medicine; Commerce/Trade	IE
CC 1b		Jenifer's of Australia/Eich Antiques/ Falandro Property (George Castle Complex)	431 ½ Walnut Ave.		T4N, R18E, S18	1930's	1 story log cabin with metal roof	Good	Settlement; Commerce/Trade	IE
CC 2		Maude's / Property (Colonel's Restaurant)	391 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	To be demo for Walnut and 4th Mixed-Use Building	IE
CC 3		Gold Mine (Community Library)	331 Walnut Ave.		T4N, R18E, S18	1957	1 story wood frame & brick building with slanted metal roof	Very good	Commerce/Trade	IE
CC 4		Jiva Salon/Siegel Property (Lister's Fally & Troutner Re-Design)	231 Walnut Ave.		T4N, R18E, S18	1930's	1 story wood frame house with wood shake roof	Good	Settlement; Commerce/Trade	IE
CC 5		Abel (Mary Brooks) Property	160 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Currently a vacant lot	IE
CC 6		SPUR Foundation/Medical Offices /Steve Cook Property (Goicochea)	180 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE
CC 7	13-16098	Elephant's Perch/Rosso Property (George Lewis Home)	280 East Ave. North		T4N, R18E, S18	1882	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 8		Big Wood Café/Avventura/Wiggins Property (Sanger House)	380 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 9	13-16105	Ketchum Grille/Stone Property (EB Williams House)	520 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 10	13-16120	The Picket Fence/Cahen Property (Thornton House)	560 East Ave. North		T4N, R18E, S18	1912	1.5 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 11		Monkey Business Property	591 East Ave. North		T4N, R18E, S18	1930's	1 story wood frame house with metal roof; detached single car wood frame garage with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 12		Panda Property	515 East Ave. North		T4N, R18E, S18	1940's	2 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 13	13-16097	Sisilli Property (James McCoy/ Fran Gooding House)	111 East Ave. North		T4N, R18E, S18	1884 & 1940's	2 story wood frame & stucco house with metal roof	Poor	Settlement; Commerce/Trade	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 14		Clear Creek Property	140 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 15	13-16113	Sable Property (Alonzo Price/Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C
CC 16	13-16126	Ketchum Realty (Sanger House)	200 Leadville Ave. North		T4N, R18E, S18	1929	1.5 story wood frame house with metal roof	Poor	To be Demo October 2020	IE
CC 17		Majors Property	240 Leadville Ave. North		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 18	13-16128	River Ranch (Tomason House/Kate Knight's Antiques)	491 Leadville Ave. North		T4N, R18E, S18	1915	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 19	13-16139	McCann, Daech, Fenton (MDF) (Albert Griffith Warehouse & Grocery Annex)	271 Leadville Ave. North		T4N, R18E, S18	1900 to 1938	1.5 story wood frame duplex with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 20		Vintage Restaurant/ MDF property (Bert Cross Cabin)	271 ½ Leadville Ave. North		T4N, R18E, S18	1925	1 story log cabin with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 21		Argyros/Next Stage Theater (Sun Valley Motors)	120 South Main		T4N, R18E, S18	1940's	2 story masonry structure with metal roof	Poor	Argyros Performing Arts	IE
CC 22	13-1034	Rocky Mt Hardware/Chapter One Bookstore (Isaac Lewis First National Bank)	160-180 North Main		T4N, R18E, S18	1880	2 story brick building with roof top apartment	Poor	Commerce/Trade	IE
CC 24	TIM 115	Main Strip T's (old liquor store)	240 North Main		T14N, R18E, S18	1940's	1 story wood frame building	Poor	Part of Warfield Brewery	IE
CC 23	13-16122 13-16141	The Casino building & cabin in alley (Ketchum Kamp Hotel)	220 North Main		T4N, R18E, S18	1900 1925	2 story wood frame & log building	Poor	Recreation/ Tourism; Commerce/Trade	IE
CC 25	TIM 114	Expressions in Gold (old restaurant)	260 North Main		T4N, R18E, S18	1940's	1 story wood frame building	Poor	Part of Warfield Brewery	IE
CC 26	TIM 113	Warfield/Roosevelt Grille/Werry Family Trust (Ted Werry)	Main Street and Sun Valley Road		T4N, R18E, S18	1930's	2 story brick building	Poor	Commerce/Trade	IE
CC 27	13-1268	Enoteca/Starbucks (Comstock & Clark/Lane Mercantile)	300 North Main Street		T4N, R18E, S18	1887	2 story brick building	Very Good	Commerce/Trade	IE
CC 28	switch	Sturtevants (Helm Property)	340 North Main		T4N, R18E, S18	1940's	2 story wood frame & stucco building with metal roof	Poor	Commerce/Trade	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 29	TIM 112	Pioneer Saloon/ Duffy Witmer Property (The Commerce Club)	308 North Main		T4N, R18E, S18	1945	1 story wood frame & stucco building	Poor	Commerce/Trade	IE
CC 30	13-13742	SV Culinary/Iconoclast Books (Lewis/Lemon/Greenhow & Rumsey/Griffith Grocery/Golden Rule)	211 North Main	527' LT 4 BK 18	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed
CC 31	13-004288	Limelight Hotel/Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Limelight Hotel	E; Listed
CC 32		The Covey/Daily Automatic (Obenchain House)	520 Washington Ave.		T4N, R17E, S13	1930's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 33	13-16134	Moss Gardens (Shurtz House Property; Chinese Gardens)	680 Washington Ave.		T4N, R17E, S13	1900 to 1935	1 story historic log barn; modern 2 story building & parking lot	Good	Settlement; Commerce/Trade	IE
CC 34		The Community School (Flowers)	706 Washington Ave.		T4N, R17E, S13	1909 to 1939	1.5 story wood frame house with metal roof	Good	Settlement; Culture and Society	IE
CC 35		Taylor Made Pottery	760 Washington Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 36		Obenchain Property	791 Washington Ave.		T4N, R17E, S13	1930's	Complex of buildings; 1 story log house, 1 story log cabin, log garage	Good	Settlement	IE
CC 37		Mullins Property	731 Washington Ave.		T4N, R17E, S13	1930's	1 story log house with metal roof	Good	Settlement	IE
CC 38		Cosgriff Property (McCoy Complex)	631 Washington Ave.		T4N, R17E, S13	1930's	1 story log house; 1.5 story log & board & batten house both with metal roofs	Good	Demolished	IE
CC 39		Rod Tatsuno Property	571 Washington Ave.		T4N, R17E, S13	1947	1 story wood frame house with metal roof	Good	Settlement	IE
CC 40		ERC Property (Mary Simpson House)	531 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 41		Ikaunieks' Salon	491 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 42		Property	461 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 43		Property (Battis House)	431 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/Tourism	E, Criterion A & C
CC 45		Strega	360 1st Ave.		T4N, R18 E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE
CC 46	13-16177	Taste of Thai/Felix's Restaurant (McAtee House)	380 1st Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Tra	IE
CC 47		Property (Pyrah House)	460 1st Ave.		T4N, R17E, S13	1940's	1.5 story wood frame house with metal roof	Good	Settlement	IE
CC 48		Condos/ Property	518 1st Ave.		T4N, R17E, S13	1940's	2 story wood frame & stucco house with metal roof. Tyrolean motifs on outside walls	Poor	To be demo 1st and 4th Mixed-Use Building	IE
CC 49		Wood River Hospice Duplex/? Property	507 1st Ave. 511 1st Ave.		T4N, R17E, S13	1935	1 story wood frame duplex	Good	Settlement	IE
CC 50		Antiquities	331 1st Ave.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement	IE
CC 51	13-16130	Parking Lot/Ziegler Property (Carl Brandt House)	211 First St.		T4N, R17E, S13	1930	1 story wood frame house, wood frame shed, both with metal roofs (moved to property)	Poor	URA Parking Lot	IE
CC 52	13-16150	Property	111 First St. 113 First St.		T4N, R17E, S13	1940's	1 story wood frame house, single car garage with metal roofs	Good	Settlement	IE
CC 53		Property	591 Second St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 54		The Sun Club (Brass Ranch House)	571 Second St.		T4N, R18E, S18	1920's to 1930's	1 story wood frame & stucco house with metal roof	Good	Settlement; Culture and Society	IE
CC 55		Durance Cycle	131 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 56		Ketchum Office Club/ Property	160 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Demolished	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 57		Chapter One/Emerick & Associates /Bobbie Alfs Property (First Telephone Company & Dick Alfs Fly Shop)	340 Second St.		T4N, R18E, S18	1930 's to 1940's	2 story wood frame & stucco building with metal roof. Tyrolean motifs on outside walls	Good	Commerce/Trade	IE
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St.		T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/garage all with metal roofs	Excellent	Settlement; Commerce/Trade (shed only)	E; Criterion A, B & C
CC 59	13-16117	Lee-Gilman/Sisilli Property/UPS Store (James Shaw & Obenchain House)	480 Second St.		T4N, R18E, S18	1910	1 story wood frame house, metal shed, metal roofs	Good	Settlement; Commerce/Trade	IE
CC 60		Country Cousin (Fagan)	411 Sun Valley Rd.		T4N, R18E, S18	1940's	2 story log building with metal roof, attached single car garage/apartment	Good	Settlement; Commerce/Trade	IE
CC 61	13-16103	TnT Taproom/Bobby Burns (Dynamite Shed)	271 Sun Valley Rd.		T4N, R18E, S18	1880	2 story wood frame & stucco building with metal roof	Good	Culture and Society; Commerce/Trade	IE
CC 62		Mixed=-Use Building/Vacant/Former Ketchum Flowers (Mary Simpson/The Norge Laundromat)	231 Sun Valley Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with metal roof	Good	231 Sun Valley Rd Mixed-Use Building	IE
CC 63	13-16108	Antiques/T Shirt Shop /Former River Run Auto Parts (Sabala House)	151 Sun Valley Rd.		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 64		Smoky Mt. Pizza (Womack House & Ed Scott's Ski Shop)	200 Sun Valley Rd.		T4N, R18E, S18	1895	1 story wood frame building with metal roof	Poor	Commerce/Trade	IE
CC 65		Gallert and Gold Mine Consign/Burnsie's Bocca/ Falandro Property (George Castle Complex)	591 Fourth St. East		T4N, R18E, S18	1930's to 1950's	1 story log cabin complex with metal roof (former motel)	Good	Recreation/Tourism; Commerce/Trade	IE
CC 66	13-16179	Rippo/Java on Fourth (Paul Sugasa House)	191 Fourth St. East		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 67		MESH Gallery/Room & Board (Our Lady of the Snows Catholic Church)	420 Fourth St. East		T4N, R18E, S18	1885	2 story wood frame building with metal roof	Poor	Culture and Society; Commerce/Trade	IE
CC 68		American West Gallery	520 Fourth St. East		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Good	Bigwood Square	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 69	13-16099	City of Ketchum (Bonning Cabin)	591 Fifth St. East OR Alpine Lane & Fifth St.		T4N, R18E, S18	1880	1 story log cabin with metal roof (moved to property)	Good	Settlement	IE
CC 71		Pioneer West/Resource Salon (Gloria Battis House)	100 Fifth St.		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 70		Property (Obenchain House)	520 ½ Fifth St.		T4N, R17E, S13	1940's	1 story log & wood frame house, metal roof	Good	Silver Creek Outfitters Parking Lot	
CC 72	13-16178	Property (Willie Helmings House & Fix It Shop)	140 Fifth St.		T4N, R17E, S13	1930's	1 story wood frame & stucco house, shed with metal roofs. Tyrolean motifs on outside main residence walls	Good	Settlement	IE
CC 73	13-WS 011	Sawtooth Brewery/Globus Noodles (Leon Bilboa House)	291 Sixth St.		T4N, R17E, S13	1947	1 story wood frame building with wood shingle roof	Good	Settlement; Commerce/Trade	IE
CC 74	13-WS 012	Old Goatd Hardware/Webster Pottery	Sixth St./ Warm Springs Rd.		T4N, R17E, S13	1900	2 story corrugated metal outbuilding renovated into shop/apartment (moved to site)	Poor	Agriculture; Settlement; Commerce/Trade	IE
CC 75		Lefty's Bar & Grill	231 Sixth St.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE
CC 76		Property	111 A Sixth St. 111 B Sixth St.		T4N, R17E, S13	1940's	2 story wood frame duplex with metal roof	Good	Settlement	IE
CC 77		Hall-Brown/ Property	121 Sixth St. (Listed as 111 on house)		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 78		Ketch/ Property (Alice Roundy House)	131 Sixth St.		T4N, R17E, S13	1940's	1 story frame house with metal roof	Good	Ketch Building	IE
CC 79		Peter Mowatt Apartments	120 Sixth St.		T4N, R17E, S13	1940's	Complex of three units all 1 story wood frame with metal roofs	Good	Demolished	IE
CC 80		Property (Davis House)	111 Seventh St.		T4N, R17E, S13	1940's	1 story log house with metal roof	Good	Settlement	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
WS 2		Grumpy's and Laundromat	860 Warm Springs Rd.		T4N, R18E, S18	1938	1 story wood frame house with metal roof; 1 story shed on single car garage with metal roof.	Good	Settlement, Trade	IE
WS 4		Cook Book Restaurant/Mama Inez/Community Church	271 E 7 th St		T4N, R18E, S18	1932	1 story wood frame house with metal roof;	Good	Society & Culture; Commerce/Trade	IE
WS 5		Fisher House (Residence)	731 Warm Springs Rd		T4N, R18E, S18	1900	1 story wood frame house with metal roof;	Good	Settlement, Trade	IE
WS 6		Von Hagen Property	771 Warm Springs Rd		T4N, R18E, S18	1900-1947	Small wood frame shed with metal roof	Good	Settlement	IE
WS 7		Sun Summit	791 Warm Springs Rd		T4N, R18E, S18	1900	1 story wood frame house with brick chimney and metal roof	Good	Settlement / Trade	IE

Properties on 2006 Historic Preservation Commission Recommended Heritage Sites

		Christiana's Restaurant	Walnut and Sun Valley Road		Block 44 Lot 5					
		Christina's	520 E 2 nd St		Block 42					
		Old Gas Station (Ricos)	200 N Main St		Block 3					
		Sawtooth Club	231 N Main St		Block 18 Lot 3					
		Formula Sports	460 N Main St		Bloc 5 Lot 4					
		Girl Friday	440 East Ave N							
		Sister	100 N Leadville Ave							
		Kneadery (Sydney Venable Home)	260 Leadville		Block 23 Lot 3	1912				
		Obenchain House	520 Washington Ave		Bloc 15 Lot 5					
		Sun Valley Outfitters	415 E Sun Valley Rd							

ARCHAEOLOGICAL AND HISTORIC SURVEY REPORT

2005 KETCHUM RECONNAISSANCE SURVEY
BLAINE COUNTY, IDAHO



Prepared for:
Planning and Zoning Department & Historic Preservation Commission
City of Ketchum
P.O. Box 2315
Ketchum, Idaho

Administered Under a Grant from
The Certified Local Government Program & Idaho State Historic Preservation Office
210 Main Street
Boise, Idaho 83701

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With Assistance from Jeanne Flowers and Richard B. Meyer

AUGUST 2005

SUMMARY

Project Title: 2005 Ketchum Reconnaissance Survey

Author: Claudia Taylor Walsworth, M.A.
Walsworth and Associates
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P.O. Box 1248
Ketchum, Idaho 83340
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ctwalsworth@cox.net

Investigation Type: Windshield or Reconnaissance (Class II)

Project Locations: City of Ketchum and adjacent areas of impact

Legal Descriptions:

<u>Township</u>	<u>Range</u>	<u>Section</u>
4 North	18 East	18, 19, 30
4 North	17 East	11, 12, 13

Quadrangles: 1967 Sun Valley; 1967 Griffin Butte, Idaho 7.5'

Survey Date(s): May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

Total No. Sites: 241

NRHP Eligible Sites: 37

A. KEY INFORMATION

1. **Project Name:** 2005 Ketchum Reconnaissance Survey
2. **Report No. :** TBA
3. **Associated Agencies:** Idaho SHPO, City of Ketchum for CLG Grant
4. **Author of Report:** Claudia Taylor Walsworth, M.A.
5. **Date of Report:** August 2005
6. **County:** Blaine
7. **Legal Description:** Township 4 North, Range 17 East, Sections 11, 12, 13; Township 4 North, Range 18 East, Sections 18, 19, 30 of the Boise Base Meridian.

B. PROJECT DESCRIPTION

The City of Ketchum retained Walsworth and Associates to conduct a windshield or reconnaissance survey of the city of Ketchum as part of the Idaho State Historic Preservation Office's (SHPO) Certified Local Government (CLG) Program. Limited survey information exists on historic properties within the City of Ketchum. The goal of the reconnaissance survey was to make field determinations on existing sites, buildings, structures, features, and objects that were built within the past 50 years that are either potentially eligible to the National Register of Historic Places (NRHP), have local historical significance or interpretive potential. The survey focused on historic commercial, residential, industrial, agricultural, and recreational properties built or used between 1880 and 1956.

A secondary goal of the survey was to identify historic properties recorded during the 1990 CLG Reconnaissance Survey that have been moved, obliterated or are slated for demolition. As part of the inventory process, historic properties within the City of Ketchum's Impact Zones were also included such as McHanville, Adams Gulch, Warm Springs Ranch, and western portions of Sun Valley Road. At the request of the Idaho SHPO, Walsworth and Associates also gathered information on properties potentially eligible to the NRHP in the near future, from 2006 to 2010.

The products from the 2005 reconnaissance survey will be used to identify historic areas for thematic or multiple properties documentation (MPD), to identify historic properties for future NRHP nominations, and to recommend other properties for preservation goals or public educational forums. It has been suggested at recent meetings of the Ketchum Historic Preservation Commission (KHPC) that data generated from the 2005 reconnaissance survey will be used to plan and develop incentive programs to garner support for historic preservation. Currently in the discussion phase are a revised demolition ordinance to allow public input and expand an existing transfer of development rights (TDR) to allow owners of historic buildings to sell off development rights to the property by allowing the buyer to construct taller structures elsewhere within the City's community core district.

C. STATEMENT OF OBJECTIVES FOR SURVEY

1. Research Design

As part of the CLG program, a windshield or reconnaissance survey of historic properties including sites, buildings, features, and objects will be performed during the early summer of 2005. The survey will become a planning tool for local historic preservation efforts and data generated from the survey will be used to assist in developing strategies for achieving historic preservation goals within the community.

The survey is planned in accordance with standards for conducting local surveys using the National Park Service (NPS) and Idaho State Historic Preservation Office (SHPO) guidelines. Historic properties will be assessed in terms of their *national* significance using National Register of Historic Places (NRHP) criteria established for eligibility. The criteria used in general terms are: (A) properties that are associated with events that have made a significant contribution to the broad patterns of history; (B) properties that are associated with the lives of person's significant to our past; (C) properties that embody distinctive characteristics of a type, period, or exhibit methods of construction, or represent the work of a master, possesses high artistic values, or represent a significant and distinguished entity whose components may lack individual merit; and (D) properties that have the potential to yield or are likely to yield information important to our Nation's prehistory or history.

In addition, the survey addresses properties that meet the age criteria and have local relevance to the community's historical development. In broad terms, the survey will improve the existing body of knowledge pertaining to history of Ketchum and will provide an overview of the chronology, patterns of settlement, and areas of commercial, industrial, agricultural, and recreational development in Ketchum from the period 1880 to 1956. Data generated from the survey will also exemplify what properties represent each era of development including Ketchum as an early 1880's mining camp, as a 1900 to 1930 rural village, or a mid 1930's to early 1960's recreational resort/tourist destination.

The research goals are as follows:

- Search for historical properties related to community development including settlement, agricultural, industry, recreation, and commerce/trade
- Identify historical sites, buildings, structures, features, and objects that relate to the above themes

- Document historical properties by noting location, setting, landscape features, or streetscape; past/current use; past/current ownership; architectural style, method of construction, size, significant elements, landscape features, and changes to property over time
- Evaluate historical properties for the NRHP
- Compare potentially eligible properties to others in similar setting, theme, architecture, method of construction, or other factors that portray a historic district, a conservation area, or historic design review sector
- Determine historical community boundaries including well established neighborhoods, business districts, industrial use areas, or agricultural zones
- Assess the groupings of historical properties in terms of potential NRHP multiple property documentation or thematic nominations

The goal of the reconnaissance survey is to review all available material pertaining to Ketchum history and land use planning areas prior to field investigations. Areas likely to contain historical properties will be inventoried based on prior knowledge of the area, primary and secondary sources of information, and previous cultural resource work experience in area.

The next phase of the survey is to identify historical sites, buildings, structures, features, and objects within designated land use planning or geographic areas and to assess their physical characteristics in terms of criteria used for the NRHP. Once the historical properties are assessed, they will be documented for location, setting, and landscape features; past and current use; past and current ownership; and architectural style, method of construction, size, and any particular changes to the property that have altered the original architectural or historical integrity over time.

Determining what properties are potentially eligible to the NRHP is based on a closer inspection of the property on foot by viewing architectural style, building materials, method of construction, workmanship, and other pertinent architectural elements. Once sites have been identified eligible to the NRHP, they will be photographed using black and white film and processed accordingly.

If certain properties exhibit a particular pattern in terms of location or setting or have an affiliation with others based on similar architectural characteristics, design, or method of construction the properties will be evaluated in terms of potential multiple property documentations. Thematic groupings or properties that fall within a continuous/discontinuous area will also be considered. For example, some sites may be linked together by a particular historic context or theme such as recreational resorts and tourist destinations that fall within a certain geographical setting. If such properties exist, they may be assessed individually and/or collectively for the NRHP. Once historic boundaries have been identified, the goal is to locate as many properties in that area that may portray a loose or formal historic district, a conservation area, or section of community where design review applications may serve useful to foster historic preservation goals. Part of the boundary concept is useful when defining areas where existing historical residential neighborhoods exist, commercial or trade centers occur, where industrial and agricultural sites overlap, or where recreational properties and tourist service oriented sites are found. Streetscapes and rural historic landscapes will also prove useful when viewing sites in relation to their setting and while evaluating their criteria in terms of the NRHP.

The research design guides the survey methodology. An essential question to ask is does Ketchum have areas that are linked by a particular social or economic trend or historic context theme? If so, where are these properties situated, how are they related, and do they contribute to a local historic district or thematic group or do they have broader ramifications in terms of regional or national patterns important to history? Once research questions have been stated and research goals have been defined, the field investigation begins. It is expected that numerous age related or historic properties are located in Ketchum. One can expect that about 50 historic or age related properties exist and that only about two dozen of these are potentially eligible to the NRHP.

2. Methodology

Prior to conducting the survey, the team completed a background check of pertinent historical and architectural literature relating to the study area. Based on pre-field research, the team divided Ketchum into sections based on land use planning or geographic areas to efficiently manage the survey. The following units were developed:

1. McHanville, located 1.5 miles south of Ketchum in the City's Area of Impact
2. The Mortgage Row Planning Area
3. The Gem Street Neighborhood which is near the southern entrance to Ketchum
4. Gopher Gulch , a historic residential neighborhood adjacent to the community core
5. Tourist Zone which includes several areas surrounding the core
6. Knob Hill, a quiet residential neighborhood north of the business district
7. Recreational Use and Bigwood Area north of Ketchum's core
8. Community Core which is basically all the streets that run parallel or perpendicular to Main Street for several blocks in each direction
9. West Ketchum which includes the area west of the Wood River Trails System or bike path between River Street, the north end of Third Avenue to the Big Wood River, the Beaver Slough and Badger Lane summer home area, and portions of the Second Avenue Transition Area
10. The Agricultural and Forestry land use planning area which essentially is the protected open space that forms the entrance to Ketchum at the Reinheimer Ranch
11. Warm Springs, which includes the Base of Bald Mountain from Saddle Road near Broadway Bridge to the Warm Springs Ski Lifts and from Gates Road west a short distance to the Cimino property
12. Light Industrial Area which includes areas surrounding Saddle and Warm Springs Roads
13. North Ketchum including North Wood, Beaver Springs Subdivision off Saddle Road, and Adams Gulch which is in the City's Impact Zone
14. River Run Area at the base of Bald Mountain near West Ketchum
15. The west end of Sun Valley Road near Spruce Street in the City's Area of Impact

The survey involved a team of two people, Walsworth and Flowers with assistance from architect Richard Meyer as needed. The team's previous knowledge and experience in recording and photographing historic properties in Ketchum and involvement in local historic preservation efforts over the past 15 years was an asset to the inventory.

The vehicular survey involved a completing a systematic inventory of each street in Ketchum beginning in the south and gradually moving north. While the streets and roads of Ketchum were driven, the team took notes and initially photographed in digital form. In cases where historic properties were considered potentially eligible to the NRHP, a closer inspection was made on foot to view various elements of the structure to determine if the property indeed had historic or architectural merit. At that time, black and white photographs were taken. Other times, in situations where outbuildings, features, structures, or objects were obscured from the street or changes to the historical buildings over time had masked features or elements, the team took a closer look on foot. The team also paid close attention to changes in historic street or road patterns to determine if historical boundaries were intact or had been obliterated.

In summary, the basic purpose of the survey was to get an overview of the presence or absence of age related or NRHP eligible properties, the distribution and types of historically significant or age related local properties, and to define if these sites fall within a well established neighborhood, commercial core, or overlap zone. The goals of the survey were to collect useful data for the City to produce a planning document that defines where historically significant properties exist both in terms of the NRHP and what is vital to the community's heritage and future vision. Data generated from the survey will be used to prepare forthcoming NRHP nominations, to plan for public education and interpretation programs, and to develop incentives through enhanced local preservation legislation by revising ordinances and producing historic overlay or design review districts for planning and zoning analysis.

D. LOCATION AND GENERAL ENVIRONMENTAL SETTING

1. Location (Figures 1 & 2):

The project is located in the City of Ketchum in northern Blaine County, which is part of South Central Idaho. Ketchum, which spans both sides of State Highway 75 that is nationally, recognized Scenic Byway, is a resort community that is a major employment center for Blaine County. Ketchum's population is estimated to be around 3,000 which consist of about 16 % of the county's population that includes permanent and part time home owners but does not include short term visitors. At times during peak periods, the combined resort communities of Ketchum and Sun Valley have over 10,000 people

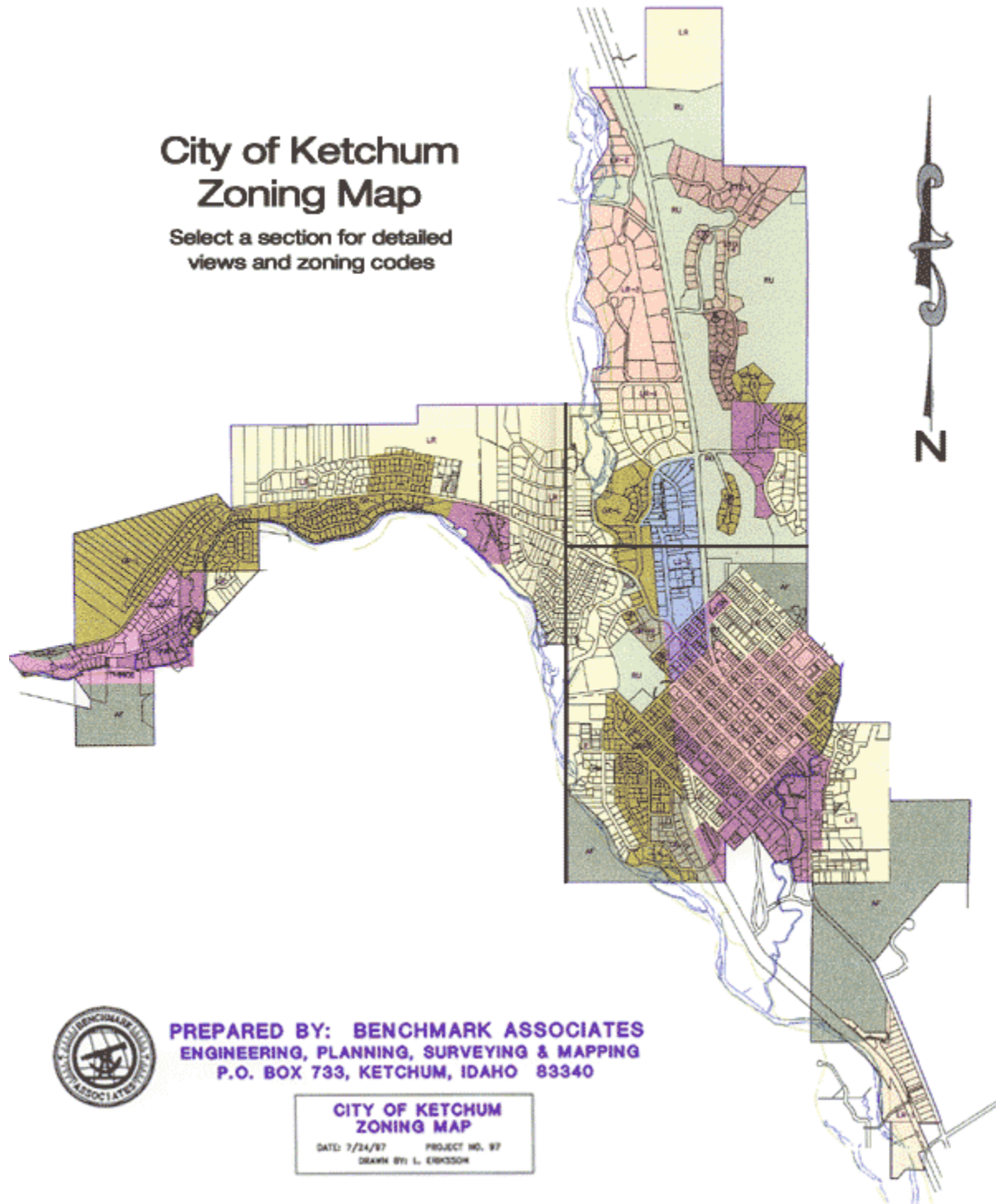


Figure 1. Project Location Map
Source: City of Ketchum

Figure 2. Survey Location Map
Township 4 North, Range 17 and 18 East of the Boise Base Meridian
Source: 1967 Sun Valley and 1967 Griffin Butte, Idaho 7.5' USGS Quadrangles

2. Setting:

Ketchum is located within a transitional zone between the Northern Rocky Mountains and the Northern Great Basin. Situated in a high elevation river valley, Ketchum lies at approximately 5800 feet above sea level. The town is surrounded by high, rugged mountains including the Smoky and Dollarhide Mountains to the west and the Boulder and Pioneer ranges to the north and east. The arid climate is influenced by the surrounding topography. Precipitation varies between 20 and 40 inches annually. Temperatures range from 82 degrees Fahrenheit in mid summer to 1 degree Fahrenheit in mid winter.

The geology of south central Idaho is complex and beyond the scope of this report. In broad terms, Ketchum contains sedimentary and igneous rocks in addition to products from glacial and stream channel erosion that are very old. Broadly characterized, the sedimentary rocks consist of two main types; the Wood River Formation from the Pennsylvanian and Permian geologic time periods and the Milligen Formation from the Mississippian and Devonian age which are all about 250 million years old. Intensive volcanic activity during the Eocene period brought widespread igneous materials known as the Challis Volcanics into the sedimentary parent rocks which occurred about three million years ago. Glacial deposits and stream channel fluctuation that have occurred over the past 1.8 million years to 10,000 years ago have resulted in soils types that are found on the floodplains of the Big Wood River and its many tributaries including alluvial fans, glacial outwash, and landslide areas. In short, it is the geological landscape that gives the Wood River Valley surrounding Ketchum its unique and scenic qualities.

Soils in the general region belong to two main groups. The Little Wood-Balaam-Adamson group consists of very deep, well drained and somewhat excessively drained soils that form in alluvium on slopes that range from 0 to 4 %. On the other hand, soils from the Picabo-Harpur-Bickett group are very deep, poorly drains soils that formed in alluvium on slope from 0 to 2%. Historically, the Wood River Valley was predominately sagebrush steppe and upland communities of mixed conifer forests adjacent to wetland/riparian communities along the floodplain. The Big Wood River and its tributaries provide ideal habitat for a variety of large and small mammals, migratory birds and water fowl on both a year round or seasonal basis. The region is also a productive fishery and populations of both native and hatchery produced rainbow, brown, and brook trout occur.

E. PRE-FIELD RESEARCH

1. Sources of Information Checked:

Files containing archaeological and architectural inventory reports, records, maps, and NRHP nominations were reviewed by Walsworth at the Idaho State Historic Preservation Office in Boise as part of the background project research. Walsworth and Flowers conducted research at the Regional History Department of the Community Library in Ketchum for historic photographs and manuscripts related to local history. The team interviewed local residents for architectural or historical information. Property records at the Assessor's Office in the Blaine County Courthouse at Hailey were re-examined by Walsworth. Historic plat maps, government land office, homestead entry maps, water rights records, and land patents were also consulted.

2. Summary of Previous Studies in General Ketchum Project Area

To date, 26 cultural resource surveys have been performed in the Ketchum project vicinity. Most inventories were associated with projects related to Section 106 Compliance of the National Historic Preservation Act of 1966 as amended conducted by federal or state governmental agencies or professional consultants hired by those agencies. Previous surveys and results within the current study area are summarized in Table 1. Other pertinent studies that have not been given Idaho SHPO or other agency survey numbers are detailed in the reference section of this report.

F. PREHISTORIC AND HISTORIC LAND USE

1. Native American Context

Native American occupation in the Ketchum area including South Central Idaho is part of the Great Basin Culture Area. The geographic location of Idaho represents a transitional zone between several major cultural areas including the Columbia Plateau and Great Plains. Various Indigenous people have occupied the general study area over the past 16,000 years. The prehistoric period for the Snake River Plains generally spans from about 16,000 years ago to A.D. 1700. The early period is referred to as the Paleo Indian and covers the Clovis, Folsom, and Plano phases and spans to about 9,000 years before the present. Typically people living during this era had a life style focused on big game hunting in an environment that was much wetter than it is today.

Table 1. Previous Surveys and Results within Ketchum Study Area (KSA)

SHPO OR Agency Report No.	Date	Author/Agency	Title	Results for KSA	Relation to Project
STP 0070(100)	2004	Walsworth	A Cultural Resource Survey of the Warm Springs Pedestrian Connection	12 historic sites referenced in Attachment 2	Within
2004/7	2004	Walsworth	Elkhorn Golf Course Improvement Project	Negative	Within
2004/655	2003	Roberts (Leary)	SH-75 Timmerman to Ketchum Site Eligibility Report	18 historic sites referenced in Attachment 2	Within
STP 2815(100)	2002	Walsworth	A Cultural Resource Survey of the Proposed Warm Springs Bike Route and Sidewalk	4 historic sites are referenced in Attachment 2	Within
2003/282	2002	Golder & Associates	Communities At Risk, Fuels Reduction Program	Negative	Within
STP 2390(129)	1999	Walsworth	A Cultural Resource Survey of the Proposed Ketchum Streetscape Project, Phase 2	40 historic sites referenced in Attachment 2	Within
1998/784	1997	Walsworth	A Cultural Resource Survey of the Proposed St. Luke's Medical Center	3 historic sites referenced in Attachment 2	Within
1995/974	1995	Henrikson/BLM	Simpson Road Access R/W	Negative	Within
1995/698	1995	Coulter & Clark/SNF	Ketchum Trails	Negative	Within
1996/140	1995	Petersen/ITD	Ketchum Connection Trail-Hemingway School Area	Negative	Within
1994/544	1994	Woods	A Cultural Resource Survey of Property Surrounding the Second Ave. Bridge, Ketchum	Negative	Within
1993/737	1993b	Woods & Woods	A Cultural Resource Survey of the Properties to be Improved at the River Run Ski Lift Complex	Negative	Within
Historic Survey # 94-25	1993a	Walsworth	Trail Creek Timber Trestle Bridge: An Interpretive Perspective	13-16161	Within
1993/796	1993b	Walsworth	Bald Mt. Cultural Resource Inventory Phase I	Negative	Within
1991/874	1991	Petersen/ITD	SH-75 Southbound Passing Lane South of Ketchum	Negative	Within
Historic Survey # 164	1990	Walsworth & Gillett/City of Ketchum	Reconnaissance Survey of Ketchum	40 historic sites referenced in Attachment 2	Within
1990/352	1990a	Gaston/ITD	Passing Lanes, Hailey to Ketchum	Negative	Within
1990/351	1990b	Gaston/ITD	Elkhorn Road Intersection	Negative	Within
1989/5351	1989b	Petersen/ITD	Elkhorn Road Intersection Improvement	Negative	Within
1989/	1989	Gallagher/SNF	CRI, Warm Springs Ski Lift	Negative	Within
1989/2146	1988	Gaston/ITD	PSR, North Ketchum	Negative	Within
1989/1995	1984	Gaston/ITD	Annual Report	Negative	Within
1989/1994	1983	Gaston/ITD	Annual Report	Negative	Within
No Number	1983	Herbst/ISHPO	Idaho Bridge Inventory	13-4913	Within
1989/1992	1982	Gaston/ITD	Annual Report	Negative	Within
1989/1991	1981	Gaston/ITD	Annual Report	Negative	Within

Please Note: SNF= Sawtooth National Forest; ITD=Idaho Transportation Department; and ISHPO= Idaho State Historic Preservation Office.

The Paleo Indian period is firmly represented in the archaeological record of the Snake River region. Two key sites from this period are located only about 60 miles south of Ketchum; Kelvin's Cave (10 LN 93) is a collapsed lava tube located southwest of Shoshone that was given a tentative date of about 16,300 years ago based on radiocarbon data from extinct camel, horse, and musk ox found in association with non-diagnostic artifacts. The deeply stratified layers of cultural deposits at Kelvin's Cave date from the Late Pleistocene (ca. 15,000 years ago) to the historic period. Not far from Kelvin's Cave is Wilson Butte Cave (10 JE 6), also located south of Shoshone in Jerome County. Wilson Butte Cave conversely is a lava blister (above ground) that contained deep deposits of five distinct layers that cover at least 15,000 years of prehistory. Also present in the cave were extinct species of camel, horse, and ground sloth. Associated with some of the cultural layers were several stone tools a modified bone that dated to 14,500 years before the present. Although no distinct diagnostic projectile points were recovered from the site, early point types such as lanceloates and Plano points were recovered from Stratum C.

The Camas Prairie, which is only about 40 miles southwest of Ketchum, was where a world famous Paleo Indian site known as the Simon Clovis Cache (10 CM 7) was found. In 1961, while a farmer was scraping a field next to a road, a cache of ancient Clovis points were discovered. Dating 11,500 years old, the Simon site represents one of the earliest examples of Clovis technology in the world.

From about 9,000 years ago to AD 500 is the Archaic Tradition. In general, people who lived during this time had a life way centered on seasonal foraging and small game hunting within a range of resource areas. Ethnographic records indicate that bands of Shoshone occupied the Snake River region during the Archaic. The project area is within the ancestral homeland of the Shoshone. Some scientists believe the Shoshone migrated into the Northern Great Basin from other areas. Historically the Shoshone, who are of the Uto-Aztecan linguistic stock, inhabited portions of California, Idaho, Nevada, Utah, Montana, and Wyoming. A majority of Shoshone settled along the Salmon and Snake River regions in Idaho were referred to as the Northern Shoshone. During late historic times when some of the Northern Shoshone who were forced onto formal reservations, they merged with the Bannock Indians, who are related to the Northern Paiute Indians of Oregon, California, and Nevada either through tribal affiliation or marital associations.

Ketchum lies within an important travel corridor that links the Snake River Plains with the Sawtooth and Salmon River Mountains of central Idaho. Intermittently used by humans over the past 10,000 years. The Northern Shoshone Indians, particularly the Mountain Sheep Eaters or *Tukudeka* occupied portions of the Wood River region including Ketchum sporadically for the past 5,000 years.

Archaeological evidence from the Elkhorn Springs site near Sun Valley located three miles east of Ketchum, was occupied by indigenous people from 10,000 to 6,000 years ago. The presence of a seasonal upland game camp near the foothills of Dollar Mountain contained an assortment of stone and bone tools as well as earth ovens that were used to heat treat native stone, process game animals, and prepare edible or medicinal plants and roots for human consumption. About a dozen prehistoric archaeological sites have been documented near Elkhorn Springs site in recent years however because archaeological investigations have been curtailed by private property issues and modern residential and commercial developments, scientific examination of these sites have been limited.

2. Euro American Context

One of the first Euro Americans to discover Ketchum was Alexander Ross of the Hudson's Bay Company of fur trappers and explorers. In 1824, Ross and a small group made an expedition into the Wood River Valley from Trail Creek Summit to trap beavers. According to journals, the Ross group camped in what is now part of West Ketchum near the base of Bald Mountain at River Run where Trail Creek merges with the Big Wood River.

Euro American settlement into Central Idaho's Wood River Valley did not begin until after mining discoveries at Boise Basin and Rocky Bar occurring during the 1860's and early 1870's. Some ore deposits were found near Hailey and Bellevue during the time period however a series of Indian wars prevented further investigation by outsiders. With the close of the Indian wars including the Sheepeater Campaign of 1878 and the Bannock War of 1879, Euro American immigration into central Idaho including Ketchum resumed. Miners motivated by the news of rich silver and ore deposits from 1879 to 1880 spurred a small group of miners from Montana to Ketchum. The first to arrive was David Ketchum, who was a part time muleskinner, packer, and miner. After locating a silver lode near the junction of the Big Wood River at Warm Springs Creek and some lead ore elsewhere, reportedly near Galena, he built a cabin a hot springs to store supplies for the winter of 1879. According to some, the site was the Guyer Hot Springs about three miles west of Ketchum along Warm Springs Creek.

The following year, Albert Griffith, Isaac Lewis, William Greenhow, and Jim Kellogg also of Montana, discovered Ketchum while exploring the area for gold, silver, and lead deposits along the upper stretches of the Big Wood River Valley near Galena into Elkhorn Valley. The discovery made at Elkhorn is what prompted the group to stay. After pitching a tent city in a grove of cottonwood trees along Trail Creek in the fall of 1879, the beginnings of Ketchum as a mining hamlet grew to several hundred fortune hunters by 1880. The result was an increase in the usual service industries such as freight companies, trade outlets, houses of ill repute, and wash houses.

It is not known how many Chinese inhabited Ketchum during this period. Chinese populations fluctuated with the anti sentiment of the era; census records indicate that around 1880 there were about 150 Asian immigrants in Blaine County. Early maps show China Towns often occurred in areas where mining districts operated. In terms of Ketchum, Asian immigrants reportedly lived in the Gopher Gulch Area and west of that along River Street where the Red Light District was. Typical of Western Frontier communities, China Towns often merged with female boarding houses which are indicated on an 1888 Sanborn Fire Insurance map of Ketchum. From the reported association of female boarding houses to Chinese neighborhoods, it can be assumed that Asian folks in Ketchum may have lived along the southeast corner of Main and Fifth Streets and on the west side of Washington Avenue between Third and Fourth Streets. It is equally possible that Chinese people may have been had small dwellings underground or in alleys that parallel Main Streets as depicted on other Sanborn maps viewed for Hailey and Bellevue areas. As with the rest of Idaho, Ketchum's Chinese populations often did menial labor others did not want. For example, they operated laundries, cooked in restaurants, cleaned boarding houses, and grew produce gardens to feed miners, stock ranchers, and local families. Some worked for other businessmen such as Isaac Lewis who actually was part owners of a Chinese laundry in Ketchum. It is not known just how many were in Ketchum at the time.

A post office was established in Ketchum in 1880. In 1881 after Isaac Lewis staked out four lots for himself, began surveying and laying out additional lots in a grid pattern that emerged into an official plat map. Lewis is credited with opening the first assay office in the Wood River Valley and building several of the brick buildings along Main Street, some of which remain standing today. Lewis, who is often termed the father of Ketchum was part owner of the Elkhorn Mine and also owned a large sheep ranch east of Ketchum which later became known as the Brass Ranch and Sun Valley.

By 1900, Ketchum, which began as a city of canvas structures, evolved into a series of wood frame and brick buildings. Jim Kellogg ran one of dozen saloons and Isaac Lewis ran one of two banks. Other commercial businesses included two hotels, six livery stables, and a weekly newspaper. The first ore shipment that left Ketchum was from the Elkhorn Mine owned by Lewis, Griffith and several others via a wagon road to Kelton, Utah. With the establishment of mining districts surrounding Ketchum the need to process ore became inevitable. One of the most important developments in the early mining industry affecting Ketchum's development was the construction of the Philadelphia Smelter near the confluence of Warm Springs Creek at the Big Wood River between 1880 and 1882. A ditch that began several miles upstream of Warm Springs Creek brought water to the smelter. Later, a large wooden flume was constructed upstream on the south side of the creek that was used to divert wood from the steep slopes of Bald Mountain to the coal kilns located by the smelter. According to an 1882 Government Land Office Map, the flume ran along the south slope of Warm Springs Creek along the base of Bald Mountain. Another major involvement at the smelter was

the newly invented electric lights, including one of three that Thomas Edison invented. These lights were inaugurated at the smelter when it began operation in 1882.

An industry that thrived during the later part of the nineteenth century in Ketchum was the resort and tourism business. Three miles west of Ketchum on Warm Springs Creek was the Guyer Hot Springs Resort which opened its doors to guests in 1881. Owned and operated by Henry Guyer, the land was claimed by Guyer through the Hailey Land Office in 1880. People from as far away as New York City came to stay in the luxurious hotel and restaurant which boasted an indoor bathhouse, an outdoor plunge, croquet lawns, and tennis courts.

Transportation to and from Ketchum during the early 1880's was via the Hailey to Ketchum wagon road that later evolved into the Sawtooth Park Highway and State Highway 75. Lack of adequate transportation between the smelter and points south spurred the construction of the Oregon Short Line Railroad to a terminus in Ketchum by 1884. The railroad was used to transport ore, building supplies, and even sheep to places to and from the Wood River Valley. With the budding sheep industry, which developed during the same time frame as mining, Ketchum became known as one of the largest sheep and lamb shipping stations second to Sydney, Australia, in the world.

Early ranches emerged from homesteads filed by immigrants through the various federal land grant programs. Some of the first in Ketchum were the Farnlun and Price Ranches at Warm Springs and the Farnlun and McCoy Ranches near the Weyakin Subdivision south of Ketchum. Sheep and cattle ranching became an important economic staple of the county. Domestic sheep were imported to the area when the railroad reached Ketchum. Soon after the decline of the mining industry, sheep ranching became one of Ketchum's most important industries. The Lewis and Brass families ran sheep on land that is now During the first half of the twentieth century, the Lane family owned and operated one of the largest sheep farms in the Upper Wood River Valley and was the proprietors of the Lane Mercantile in down town Ketchum on Main Street.

As with most rural frontier communities in the American West, ranching, farming, and the timber industry grew during the later part of the nineteenth century in Ketchum. The timber industry benefited from the dense forests surrounding Ketchum including Bald Mountain. Between the need for timber to fuel the smelter and the need for lumber to build houses, logging on Baldy, as it was nicknamed, began in the 1880's and continued to the early 1900's. The logging history of Ketchum is well represented on Bald Mountain as indicated by the numerous logging roads, skid trails, and abandoned portable saw mill sites that the author recorded in 1993 and 1994.

By 1890 Ketchum's mining industry declined and in 1893 the Philadelphia Smelter closed its doors permanently. The mining industry waxed and waned into the next century, but the livestock and resort/tourism industry continued to grow. As agricultural activity continued to thrive, the tourism trade benefited by people such as Carl Brandt who saw the possibilities for transporting hot mineral water to a bath house in Ketchum. By 1929, water piped through a wooden flume from the Guyer Hot Springs to Ketchum resulted in the establishment of Ketchum's first tourist attraction which became known as the Bald Mountain Hot Springs.

The tourism industry continued to evolve quickly from the late 1920's to the mid 1940's after the discovery of the 9,000 foot Bald Mountain in Ketchum and the 3,000 acre Brass Sheep Ranch in Sun Valley by Averill Harriman who was chairman of the board of the Union Pacific Railroad. With his assistant from Austria, Count Felix Schaffsgotch, the development of the Sun Valley Resort prior to 1936 led to the creation of a world class destination recreation resort that brought the tourism trade to Ketchum. Proctor Mountain, which is near Sun Valley about two miles east of Ketchum was the site of the first chair lift in the United States. Other ski areas include Dollar Mountain at Sun Valley, and the place some call Kinderhorn on Penny Mountain at Ketchum. Today the City of Ketchum is considered a world class destination resort that thrives on the recreation and travel industry and caters to visitors and second home owners on a year round basis.

Another influence on Ketchum's growth was the presence of the United States Forest Service particularly the creation of the Sawtooth National Forest in 1905. In 1933, the Sawtooth National Forest operated an administrative site for the Ketchum Ranger District that was built by the Civilian Conservation Corps (CCC) in Ketchum during the early 1930's. The Warm Springs Camp of the CCC were responsible for building many of the roads near Ketchum as well as the first ski runs and trails on Bald Mountain. The Forest Service Park, which is the former administration site, is now owned by the City of Ketchum and represents one of the few lasting legacies in northern Blaine County reflecting the CCC era.

3. Historic Neighborhoods and Early Settlement Areas

3a. McHanville

The small community of McHanville, which is located about 1.5 miles south of Ketchum alongside State Highway 75 near the St. Luke's Medical Center, was one of the early tourists way stations developed during the late 1930's and early 1940's. Named after Ellis V. McHan, who was a prominent Idaho business man and Idaho State House of Representative politician on the Resources and Conservation Committee from 1971 to 1976, McHanville consisted of a grocery store and service station that catered to tourists and seasonal residents living near the mouth of Cold Springs Canyon. Known

over the years as McHan's Corner or McHan's Curves, the community was comprised of several duplexes, single family dwellings, and summer homes. Sun Valley Resort employees, who worked at the resort, lived there. McHan, who with his family operated the Mobile Oil Gas Station and grocery store from 1936 to 1969, provided essential supplies and services to the community. Additionally, McHan also distributed gas and home heating oil to residents from Ketchum to Salmon on a year round basis. McHan's Corner or McHanville had two trailer parks, an antique store, an automotive repair shop, and other industrial related businesses that have operated over the past 50 years.

The Knight Cabin at McHanville, served as a secret central intelligence telecommunications station to outside forces in Europe during World War II. Shortly after the war broke out, a number of German and Austrian ski instructors working for Sun Valley were arrested by the FBI and asked to leave the county in connection with the hidden radio operation in the cabin. In later years, the site continued to be a key communications station for Blaine County law enforcement under cover activity.

3b. Mortgage Row

On the south end of Ketchum near the historic Farnlun and McCoy ranches is the Mortgage Row neighborhood, which consists of a mixture of commercial and residential structures. Mortgage Row was one of the first residential areas developed in Ketchum during the late 1930's to mid 1940's and contains a number of structures that portray quality examples of early twentieth century residential architecture.

Mortgage Row represented early affordable housing to the working class citizens of the Ketchum-Sun Valley area. Carl Pothier, who owned and operated a sawmill in Warm Springs canyon, developed the small settlement and built many of the houses with wood from the mill. Some of the homes in Mortgage Row were built for families who had a connection to the Union Pacific Railroad or Sun Valley Company under the leadership of Chairman Averill Harriman. Many of the homes built during that era in Mortgage Row are similar in architectural style and construction. What binds some of the homes together are the rectangular houses that have additions that are covered by metal sheeting with projecting eaves and cornice fascia. Exterior walls are often clad with half round logs with overlapping corners.

A number of homes built in the neighborhood also shared common features; chimneys that were constructed of red stone. It is possible that mason Dan Ruffinen who quarried "Cherry Creek Rock" from the Galena area, about twenty miles north of Ketchum constructed these fireplaces, but this information needs to be verified. Although a majority of the houses have been remodeled since their original construction, several properties maintain some original design characteristics as well as historical architectural integrity.

3c. Farnlun and McCoy/Reinheimer Ranches

The Farnlun Ranch, which is no longer in Ketchum City limits, is part of the Weyakin Subdivision east of State Highway 75 under the jurisdiction of the City of Sun Valley. The setting and history of the property is relevant to Ketchum history because it provides a glimpse into the past. The ranch is still intact with mature trees and areas of open space surrounding the historical buildings and features. Oscar Smith Farnlun developed the ranch during the period 1883 to the late 1930's. Water rights for the ditch date back to 1883, which services both the Farnlun and Reinheimer Ranches. Several of the buildings were built with the help of Farnlun's nephew Carl Pothier who owned and operated a sawmill near Ketchum. The property, which was not the subject of this field investigation, retains historic integrity and portrays a quality example of late nineteenth and early twentieth century rural folk architecture in Idaho.

Over 120 acres in size, the current day Reinheimer Ranch which is located near the southern entrance to the City of Ketchum, is a protected conservation easement area that was set aside by the Idaho Park Foundation through the Reinheimer Family Trust for the life time of Merle Bowcutt, who leases the land to raise and graze cattle. The Reinheimers, who came to the Ketchum-Sun Valley area from New York City in 1941 to ski, purchased the ranch the original owners, the McCoy family of Ketchum. The McCoy's homesteaded the property during the late 1880's after moving to the location from West Ketchum. Most of the structures that remain on site today were built by the McCoy's during the early 1900's. The property consists of the main Queen Anne style house, which is the only one of its kind in the area, a large two story barn, several outbuildings, alfalfa fields, series of modern irrigation laterals, and a historic 1883 earthen canal. The entire complex is a quality example of early 1900's farmstead.

3d. Gem Street Neighborhood

Similar Mortgage Row, the Gem Street Neighborhood, which is located near the south end of Main Street on the east side of SH 75 in Ketchum, is a quality example of an early 1930's to mid 1940's residential community that was built by working class families who had a tie to the Union Pacific Railroad or Sun Valley Company. Many of the homes that were built on streets named after Idaho gemstones exhibit similar historic or architectural characteristics that reflect the surrounding pastoral heritage and the early resort development of Sun Valley. A majority of homes in the neighborhood were built using indigenous logs cut from local forests or milled lumber from local sawmills. A number of the homes contain cherry stone chimneys similar to the ones built at Mortgage Row and *may be* associated with Dan Ruffinen. Early builders of homes in the Gem Street Neighborhood were Carl Pothier, who was previously mentioned and Denny Pace, a retired long time resident of Ketchum.

3e. Knob Hill

The Knob Hill neighborhood consists of a mixture of older and newer homes that were built above the Ketchum core business district after Sun Valley resort was established. Some of the homes in the neighborhood date to the 1930's, however a majority were built from the 1940's to the 1960's. Prior to its development as a residential neighborhood, Knob Hill was the site of a late nineteenth century brick kiln, which furnished building materials for some of the commercial buildings including banks and mercantile stores on Main Street.

In terms of the later time period, several homes from the 1950's era were designed by the renowned Idaho architect and inventor, Arthur Troutner, who co-founded the Trus-Joist Corporation. Troutner, whose pioneering work in the wood technology field, often designed homes in the Boise, Ketchum, and Stanley area to reflect and meld into the surrounding landscape. Using a profound combination of steel, wood, and Oakley stone quarried from property he co-owned with his brother, Troutner's style often made use of the elements of water, wood and stone fashioned into circular, rectangular, or triangular patterns. Much of Troutner's work reflects the style of his mentor Frank Lloyd Wright and relate to the natural world surrounding home sites.

3f. West Ketchum

West Ketchum, which was originally part of the McCoy homestead during 1880's, was initially settled by families who tried to raise stock animals and sustenance gardens. When homesteaders moved out because of lack of sunlight, the area later became a summer home area. Much of West Ketchum that developed during the early 1930's to 1940's was owned by Ned Foster and referred to as "Fosterville." Soon after the advent of Sun Valley Resort by Averill Harriman, summer homes and tourists cabins such as the Wood River Motel were built in places such as the Pines, which is now a Planned Unit Development. Although most of the cabins and houses from that era have been torn down or remodeled beyond recognition, a hand full remain that retain some qualities and historic landscape features from the era of summer home development.

3g. Warm Springs

The area surrounding the present day Warm Springs Ranch was originally settled by a man named Horatio Stewart, who was a manager of the Philadelphia Smelter. Stewart claimed land in the west portion of the present day Warm Springs Ranch in 1881 and by 1887 had proved upon the land. To the east of Stewarts Ranch was known as Smelter Ranch that later became part of the Warm Springs Subdivision during the 1940's. In 1898, Stewart leased his property near Warm Springs to August Farnlun who the following year bought the property from Stewart. In the 1900's David Alonzo Price

became the resident agent for the smelter and Idaho Mining and Smelting Company and purchased the Smelter Ranch. Both the Farnlun and Price properties were used to feed and graze stock. The Farnluns also raised some crops including potatoes. When the Farnluns deeded over portions of the ranch to the State of Idaho for a game preserve in 1925, they moved to some of their ranching operations over to land what is now known as the Weyakin Subdivision and portions of the Reinheimer Ranch south of Ketchum.

In 1947, the Farnlun and Price families sold the property to some outside investor who had three other partners including one from Ketchum; Owen Simpson who owned and operated the Sawtooth Club. It is reported that Simpson actually won the property in a poker game and the land located between the river and both sides of Warm Springs Creek was part of his winnings. It was at this location that Simpson developed the Warm Springs Ranch which became a tourist destination and resort during the early 1950's with a small rodeo ground, horse back riding facility, trout fishing pond, and later a small golf course and tennis courts.

3h. Adams Gulch

The history of Adams Gulch is closely tied to Native American seasonal occupation followed by permanent Euro American settlement. Mine prospecting, logging, and sawmill operations occurred in Adams Gulch from the 1880's to the 1930's. Abijah Adams was the first owner and builder of a sawmill at the confluence of Adams and Eve's gulches, for it was named. Equipment for the sawmill was brought from Kelton, Utah via freight wagons driven by oxen in the 1880's. The mill site contained several houses, a boarding house, and a bunkhouse for about ten to fifteen timber men, five of which lived year round. Abijah Adams was succeeded by Hobert C. Beamer who ran the mill for several years.

Logging was done out Adams Gulch, mostly from a large burn that extended into Warm Springs Creek. Some of the crew logged with horses and sleds in the winter and with wagons in the summer. In those days there was no bridge across the Wood River at the mouth of Adams Gulch, except for a plank bridge erected in the summer. Access to the canyon was from Warm Springs Creek or from the Griffith Bridge to the north (at the site of the present Hulen Meadows Bridge).

One of the experienced sawyers who worked for both Adams and Beamer was Thornton Wesley Flowers who had migrated from West Virginia with his parents and siblings to Bellevue in 1882. They homesteaded on Poverty Flats and had three sons: Arthur, George, and Eugene, and two daughters: Bessie and Mary. In 1908 Thornton Flowers bought the sawmill from Beamer, and he moved it from the first location to a site at the mouth of Adams Gulch in 1909. There he took out a dry land homestead and built a home for his family and they settled there permanently. In 1909 the sawmill

included a shingle mill and a planer. It could produce anything needed for building a home, including house logs, lumber, and shingles. Many early homes in Ketchum were constructed with lumber from the mill. These included the Dollarhide House, a Ketchum landmark which met its demise in a fire in the 1980's, and the Lewis, Fairman, Parks and Venable homes. Many of the forms used to construct the Sun Valley Lodge were milled there.

On January 26, 1911, Mr. Flowers and his son Arthur were killed in an avalanche approximately three miles up Adams Gulch where they were logging. Eugene and George were also present and ran to safety, but Thornton and Arthur were unable to escape. With this tragedy, the young brothers were forced to assume the responsibility of the business and to support the family. Eugene was eighteen years old, and George was fourteen. The young men ran the sawmill and also did some ranching, raising hay in the summer to feed cattle in the winter. The cattle pastured on Forest Service land in Adams Gulch in the summer and the first Forest Service headquarters in the Ketchum area was in Adams Gulch, built in the early 1900's. As a young man, Eugene took out an additional homestead between Adams Gulch and Warm Springs.

F. EXPECTED LAND USE SENSITIVITY

It is expected that historic properties that relate to the early settlement period will be found during the survey that portray all phases of development in Ketchum as mining camp, a rural hamlet, and a world class resort. It is possible that mining cabins, adits, trails, and tailings may be discovered in areas outside the community core. Sites associated with agricultural development such as outbuildings, fences, irrigation canals, and hay fields are also expected to be found. Properties affiliated with the timber industry such as abandoned equipment, logging trails, or former sawmills may be discovered. In terms of transportation, sites associated with early wagon roads, railroads including railroad sidings or former grades will be located. As for the recreation, resort, and tourism industry, properties that convey the early time frames will be noted such as resort cabins, tourist motels, or areas that were used for outdoor recreational sports such as ski runs. Table 2 depicts *general* Historic Context Themes expected in the Ketchum project vicinity.

Table 2. Historic Context Themes Expected in General Ketchum Project Area

Context Theme	Time Period	Site Types	Expected Location
Paleo Indian	10,000 to 6,000 BC	Trails, open camps, habitation sites, quarries, resource procurement stations, processing sites, fishing areas, religious sites, traditional properties	Valley floor, ridge tops, rock outcrops, near water or the confluence of streams
Archaic	6,000 BC to AD 500	Same as above	Same as above
Late Prehistoric	AD 500 to AD 1700	Same as above	Same as above
Proto Historic and Early Statehood (Native and Euro American)	AD 1700 to 1904	Exploration and transportation routes, trails, wagon roads and rail roads; resource procurement and processing areas; seasonal or permanent habitation areas including isolated cabins and town sites; religious sites and traditional properties; mining and ranching activity areas; water systems development; health resorts and tourist destinations; buildings associated with commerce & trade	Flat valley floor with some rolling hills, near water or the confluence of streams; mineral outcrops
Beginning New Century to Pre-Modern Era	1904 to 1960	Transportation routes including roads, trails, and rails; mining and ranching activity & settlement areas; water systems developments; schools; health resorts and tourist destinations; buildings associated with commerce & trade	Same as above
Modern Period	1960 to the present	Transportation routes including roads, trails, and rails; mining and ranching activity areas; water systems developments; schools; health resorts and tourist destinations; mining and ranching activity areas; buildings associated with commerce & trade	Same as above

G. FIELD METHODS

Before surveying, the team obtained planning maps from the City and defined areas to survey based archaeological, architectural, and historical information. The two month long investigation involved both a vehicular and pedestrian survey. Beginning in the south, Ketchum’s commercial, residential, industrial, agricultural, and recreational areas were inventoried in a systematic fashion. One street at a time from either the south or east side followed by the north or west side in a consecutive manner was inventoried. All properties that appeared old or historic or had sound evidence to support its historic time frame, were given a temporary site numbers, briefly recorded using street address, and color digitally photographed.

At the request of the City and KHPC, the team recorded all properties that were potentially eligible to the NRHP as well as those deemed important to local history or ones that met the age criteria.

1. Areas examined and type of coverage: The entire City of Ketchum and several areas of impact were inventoried using both a vehicular and/or pedestrian reconnaissance level of investigation. Approximately 85% of the town was inventoried during the 2005 survey.

2. Ground surface conditions: In most situations, the ground surface conditions were good but not necessarily relevant to the focus of this brief scouting inventory of predominately standing structures or above the ground features.

3. Areas not examined and reasons why: The base of Bald Mountain at River Run and Warm Springs were not inventoried to the fullest extent as it was either too densely forested or the team couldn't gain access or drive into the areas.

4. Names of Field Personal: Claudia Taylor Walsworth and Jeanne Flowers. Richard B. Meyer assisted on an as needed basis.

5. Survey Dates: May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

6. Problems Encountered/Privacy Concerns:

Some private land owners were not willing to let the team near or close to their property to view or take photographs. In some situations, negative attitudes on the part of the private land owner forced the team to abandon plans to further document or photograph ed places of historical interest. As a courtesy, the team telephoned private land owners or talked to them in person to gain access to photo vantage points on private property. Some owners expressed a deep concern about how data from the survey will be used in the future, for example there were concerns about tax increases due to the survey or limitations on property rights. Others stated they do not want their privacy intruded upon by onlookers citing the Hemingway House Tour controversy as an example. Other home owners have specifically asked that photographs not be used in any publications including walking tour brochures. The team wants to emphasize to the City and SHPO that release forms were not obtained from private land owners to use photographs or specific data generated from the survey in a public forum and that any photos from the survey which the City of Ketchum or SHPO might be interested in using for publication must be approved by the home/land owner(s) prior to use.

7. Future Use of Survey Data: The contents of this report should not be used for re-publication without permission of the City of Ketchum or Idaho SHPO. Proper citations should be used when referencing the contents of the report for research purposes or for use in publications, such as walking tour brochures or other informational material. It is suggested that photographs from the survey may not be reproduced or used for publication without the permission of both the City of Ketchum, the Idaho SHPO, and the homeowner/property owner.

H. RESULTS

In Ketchum and the outlying areas of impact surveyed for this project, the team identified 240 properties that either meets the age criteria of potential eligibility to the NRHP. Of the 240 properties, 37 were identified as potentially eligible or listed to the NRHP. In term of the historic properties previously identified during the 1990 CLG sponsored City of Ketchum Reconnaissance Survey, eight have been destroyed, two have been moved, and eight are about to become demolished. For a complete list of these properties, please refer to the attachment section of this report.

1. McHanville

McHanville represents two phases of Ketchum's development period; 1880's to the mid 1900's. The community, which is located on the west side of SH 75 1.5 miles south of Ketchum is within a key impact zone for land use planning purposes. Containing an assortment of early tourist resorts, summer homes, and buildings that cater to commerce and trade, the area has been reconfigured over the past several decades into a mixture of contemporary residential and industrial structures. Here, eighteen properties that meet either the age or NRHP criteria were identified. Six are either listed or deemed eligible to the NRHP. Three NRHP eligible linear properties under Criterion A are segments of the 1879 Hailey to Ketchum toll road (MC 1/13-16171/10 BN 306); the 1870's Ketchum to Stanley Stock Driveway (MC 3/13-16170/10 BN 905); and the former Oregon Short Line Railroad grade (MC 4/13-16172/10 BN 498). The Cold Springs Pegram Truss Railroad Bridge (13-4913), which was listed to the NRHP under Criteria B and C in 1997, is currently part of the former railroad grade that is now used as the Wood River Trails system and bike path. The bridge, which was constructed in 1994 and rebuilt in 1917, is one of four remaining in Idaho that was designed by renowned engineer George H. Pegram.

Two other properties that were previously identified during the 2003 ITD survey and determined ineligible to the NRHP were re-evaluated during this inventory and considered eligible under Criterion B for their association with Ellis V. McHan who was an early Idaho businessman and political figure. They are the Dean Tire Company Garage and Auto Repair Building (MC 12/13-16221) and the Dean Tire Annex (MC 13/13-16223). The first building is an automotive repair shop that was part of an early tourist way station (Figure 3). It is constructed of cinderblock, concrete and lava rock and has a flat roof covered with tar paper. The second building is a Craftsman style building with wood clapboard and shingle siding. The cross-gabled roof has metal sheeting, projecting eaves, and exposed rafters.



Figure 3. Dean Tire Company which was known as McHan's Corner Grocery Store and Service Station in 1946. Digital Image MC 12 # 39, view northwest.

2. Mortgage Row

Mortgage Row, which is a planning area near Ketchum, was one of the first residential neighborhoods built during the mid 1900's by working class families. Many of the homes in Mortgage Row were constructed by Carl Pothier from local timber products produced at a sawmill in Warm Springs Canyon. Although many of the houses have been remodeled since their construction in the 1940's, several contain architectural or historical qualities that portray distinctive or representative examples from this era of Ketchum's settlement period.

In total, eighteen properties were identified during this investigation, seven of which were determined potentially eligible to the NRHP. Of the seven potentially eligible properties, two are linear sites previously discussed; the OSLRR railroad (13-16172) and the Ketchum to Stanley Stock Drive (13-16170). Four of the seven potentially eligible properties were first recorded in 2003 by the ITD team of archaeologists and include (1) Reiting Property (MR 1/13-16258); the William B. Wright (WBW) Property (MR 7/1316255), the Fuller Property (MR 9/13-16253), and the Mills Property (MR 14/13-16248). All four properties were determined eligible under Criteria A and C because they represent good examples of the period of development, have an association with an important event in time, and provide a quality example of a type of design and method of construction for the period of distinction.

Since 2003, the main house and cabin at the Reiting property have been destroyed or moved. The only remaining structure is a small shed without a foundation. It has a front and back gable covered roof with corrugated sheeting and the exterior walls are clad with board and batten siding.

The WBW property consists of two buildings; a historical residence and a chicken coop. The house has a side-gable roof covered with pressed metal sheeting and the exterior walls are clad with half-round horizontal logs with overlapping corner. The dilapidated chicken coop has a plank-shed roof, partially covered with asphalt sheeting. The exterior walls are horizontal planks with openings and some chicken wire.

The Fuller property consists of a two story main house, single car garage, and a pump house that was built by John Saballa during the 1940's (Figure 4). The exterior walls of the buildings are clad with half-round horizontal logs with overlapping corners and the roofs are covered with wood shingles and have exposed rafters under the projecting eaves.



Figure 4. Fuller House at 90 Meadow Circle was a typical house built at Mortgage Row in 1948. Digital Image MR 13 # 13, view northwest.

The Mills property consists of a two story main house, a modern garage, and a horse stable that has been turned into a dog kennel. Exterior walls of the main house are clad in half round horizontal logs with overlapping corners. The side gable roof has projecting eaves with cornice fascia and covered with metal sheeting.

The seventh site, which is the archaeological remains of the Elkhorn Tram terminus, was once part of an aerial tramway that spanned from a railroad siding at Mortgage Row to the Triumph and North Star Mines, approximately five miles east up the East Fork Canyon. Remnants of the tram structure were noted in the Ketchum to Stanley Stock Drive (MC 3/MR 18/13-16170/10 BN 905) and along both sides of the Big Wood River near Mortgage Row (Figure 5a & b). The property was determined potentially eligible to the NRHP under Criterion A for its association with the formation of the Warm Springs Mining District in 1880's and under Criterion D for its ability to yield important information regarding transportation technology related to mining at the turn of the century.



Figure 5a. View of the Ketchum to Stanley Stock Drive and remains of the Elkhorn Tram near Mortgage Row, view north.



5b. Historical image of the Elkhorn Tram Terminus from the Mortgage Row area siding, view north. Courtesy Regional History Department of the Community Library, Ketchum.

3. Gem Street Neighborhood

Sixteen properties in the Gem Street Neighborhood were observed during the current investigation. Of the sixteen properties, five were considered potentially eligible to the NRHP under Criteria A, B, or C. One of the properties is a linear site that spans approximately three miles from the point of diversion (POD) near the Community School at Sun Valley to the Farnlun, McCoy, and Reinheimer Ranches near Ketchum. The earthen canal (GM 5/TIM 163) was originally recorded in 2003 by ITD archaeologists and previously determined ineligible to the NRHP because it “lacked the distinct features and overall historical importance of larger irrigation features.” The author, who followed the canal from its POD to various points of usage in Ketchum, disagrees with the previous determination because of its age and association. The canal was constructed by hand by Oscar Farnlun and others in 1883 and it is associated with two NRHP eligible properties; the Farnlun Ranch (13-16110) and the McCoy / Reinheimer Ranch (13-16101).

In historic times, the canal provided a method for transporting water to the alfalfa fields and family gardens at both ranches. Today, the canal provides water to the agricultural fields at the Reinheimer Ranch and is part of an intact rural historic landscape.

Another potentially eligible property related to the agricultural heritage of Ketchum is the Matthes Barn/Chicken Coop (GEM 16) that is located above the Reinheimer Canal on Lava Street. Although an exact date for the building has not been determined, it appears to relate to the period 1900 to 1940. The structure retains much of its historical and architectural integrity and is one of only a few outbuildings remaining in Ketchum from the early agricultural period.

The other four potentially eligible to the NRHP properties in the Gem Street Neighborhood are the Demetre House (GEM 11), the Haemmerle House (GEM 12), and the Bellinger House (GEM 14/12-16235). The Demetre House, which was built in 1930, is a two story structure with exterior walls clad in wood and stucco. The side-gabled roof has a dormer with sidewalls of wood frame lumber and covered with metal sheeting. The detached new single car garage is compatible with the house and has exterior walls clad in stucco and wood frame lumber and has a front-gabled roof covered with metal sheeting. Landscaping includes lava rock walls and a lava rock line canal that runs through the property, which is the historic Reinheimer ditch (GEM 5). Overall the property retains its original integrity and unique architectural design elements therefore it was determined eligible to the NRHP under Criterion C.

The Haemmerle property consists of a one story chalet-style house with a detached two story two car chalet style garage (Figure 6). The buildings have wood and stucco cladding and front-gabled roofs covered with wooden shakes. The garage has overhanging eaves and a large roof dormer with side walls. On the outside windows and walls, wooden shutters and decorative paintings adorn both buildings that have a Tyrolean or Bavarian theme. On the garage is the German Coat of Arms that adorns the west facing wall. Such paintings are referred to as “Luftmalerei” and were often used on alpine houses in parts of Western Europe and in many of the ski resorts in the Intermountain West. The late Florian Haemmerle, who was a German ski instructor for Sun Valley, designed and built the house and painted the murals. Haemmerle was a renowned local artisan who painted many of the chalet buildings in Ketchum and Sun Valley including the historic Challenger Inn. The property is determined eligible to the NRHP under Criterion B for its association with Haemmerle and under Criterion C for its distinct architectural style and historical integrity.



Figure 6. Florian Haemmerle built this house in 1951 and did all the outside Tyrolean paintings also known as “Luftmalerei.” Digital Image GG 11 # 24, view northwest.

The Bellinger property consists of a historic house and modern garage. Built in 1948, the house has a side-gable roof with projecting eaves that are covered with corrugated metal. Exterior walls are clad with half-round horizontal logs with overlapping corners. Because of its architectural distinction and historic integrity, the house was determined eligible to the NRHP under Criterion C during the 2003 ITD survey.

4. Gopher Gulch

Ten historic buildings were documented in Gopher Gulch, an area along River Street in east Ketchum. Of the ten properties, only one was determined eligible to the NRHP. The McConville/Mueller property (GG 4/13-16100) was built in 1880 and appears to be the oldest remaining private residence in Ketchum. The property is known as the Jesse Hughs House or the Joe Hunter Freight Station (Figure 7). According to one source, Hughs was a saloon keeper that moved to Ketchum from Galena after mining declined. The house was originally a small un-insulated cabin and below the property was a corral that was built for Hugh's son-in-law Joe Hunter who ran a freight company from Ketchum to Stanley Basin. The 1.5 story house has exterior walls clad in wood shingles and a front-gable roof with metal sheeting. In the back yard are two sheds with metal roofs have exterior wood frame cladding. A chicken coop with exterior walls in wood planks and wire has a metal roof. The property's association with the first settlement period of Ketchum qualifies it to the NRHP under Criterion A. Because the buildings retain their architectural distinction and historical integrity, they have been determined eligible under Criterion C.

5. Tourist Zone

In the Tourist Zone, ten historic or age criteria properties were identified during the inventory. Of the ten properties, two have been previously determined eligible to the NRHP by ITD archaeologist during the 2003 survey.

The Ketchum Korral (TZ 1/13-16234) consists of a historic tourist hotel complex with four duplex units, six continuous modern motel units, a large office, and a modern outbuilding or garage (Figure 8). The office building has exterior walls clad with horizontal logs with log end boards and dovetail overlapping corners. The side-gable roof is covered with pressed metal sheeting and has projecting eaves and cornice fascia alone. The duplex hotel units are similar to the office except there are vertical log paneling in each of the roof gables. It is in the north unit of this building that Ernest Hemingway stayed. Because the Ketchum Korral is associated with the development of Ketchum as a tourist destination and represents a quality example of the 1940's era tourist lodges, it was considered eligible to the NRHP under Criteria A and C. For its association with Hemingway, the property was determined eligible under Criterion B.



**Figure 7. The Hughs-Pyle Cabin located on River Street in Gopher Gulch was built in 1881.
Digital Image GG 4 #5 looking Northeast.**

The second site that was determined eligible in 2003 was the Gulch property (TZ 9/13-16235). The building's roof is cross-gable with exposed rafters under projecting eaves and is covered with wood shingles. The exterior walls are clad with half-round horizontal logs with overlapping corners. The property was determined eligible for its architectural distinction and historic integrity under Criterion C in 2003. However since that time it has been noted that new elements have been added to the building such as a stone chimney, windows, and doors so the Idaho SHPO may want to re-evaluate the structure in terms of the NRHP.



Figure 8. The foreground of portions of Ketchum Korral Motor Lodge located on South Main Street, view north. Digital Image TZ 1 # 1, view northeast.

6. Knob Hill

Ten properties were identified in the Knob Hill neighborhood, which is located north of the community core on the east side of SH 75. Of the ten sites that were documented, three appear to be eligible to the NRHP under Criteria B and C. A fourth property may become eligible in the near future also under the same criteria.

The Dumke Property (KH 6), which is located on Spruce Avenue, was designed and constructed in 1955 by Arthur Troutner for the Arnolds and later sold to the Goldbergs. The Arnolds were Sun Valley icons and friends of Ernest Hemingway. It is a split level house with an attached two car garage. The exterior walls are wood frame and Oakley stone cladding and the low pitched roof is covered in wood shingles (Figure 9). For its association with renowned designer and inventor, Arthur Troutner, the property has been determined eligible to the NRHP under Criterion B. The house has undergone some architectural changes over time however the most of its original design elements are intact and newer materials are compatible with the original construction therefore it is considered eligible under Criterion C.



**Figure 9. The Dumke House on Spruce Avenue was built in 1955.
Digital Image KH 6 # 8, view northeast.**

The Caputo Property (KH 8) located on Walnut Avenue North is a two story chalet style house with an attached two car garage that was built in 1953. The exterior walls are clad with wood frame and stucco and have been painted with Tyrolean or Bavarian motifs known as “luftmalerei.” “Luftmalerei” is a German word that has no English translation and is a style of adornment that was derived from a word in the Italian language used in the 1700’s that basically meant oil paintings. The front-gabled roof is moderately sloped and covered with wood shingles. The property has been determined eligible to the NRHP under Criterion B for its association with Florian Haemmerle and under Criterion C for its distinct architectural style and historical integrity.

Another Troutner house in the Knob Hill area of Ketchum is the Wirth Property also located on Walnut Avenue North (KH 9). Built in 1955, the multi-level structure’s exterior walls are clad in wood clapboard and Oakley stone. The shed roof is covered with metal sheeting. Although there have been some architectural changes to the house over the past two decades, the property retains enough architectural integrity and historical merit for its association with Troutner, particularly in the outside Oakley stone walls. Therefore, it has been determined eligible to the NRHP under Criteria B and C.

7. Recreational Use/Bigwood Area

The Recreational Use District within Ketchum pertains to areas that are protected to enhance the visual, scenic, and natural view corridor within the City and represent buffer areas that have some recreational benefit to the general public. Land use areas within this district include the Big Wood Golf Course and single family and low density residential areas or subdivisions north of Ketchum's core community business district on the east side of State Highway 75.

Most of the buildings in the planning area are modern. Four historic or age related properties were found and one was determined eligible to the NRHP. Penny Mountain, which many locals refer to as Kinderhorn, consists of the archaeological remains of the historic down hill ski rope tow structure, including abandoned equipment (Figure 10a & b). The site was used intermittently from the late 1930's to the early 1960's as an affordable alternative to Dollar and Bald Mountain for winter sports activities for children. The property was determined eligible to the NRHP under Criterion A for its association with the development of Sun Valley Resort and under Criterion D for its potential to yield information about the early ski industry in Blaine County.



Figure 10a. Jeanne Flowers who as young teenager enjoyed skiing Kinderhorn on Penny Mountain in 1958.



Figure 10b. Here, Jeanne Flowers for the first time returns to Kinderhorn Ski Mountain 47 years later. Digital Image RU 3 # 1071, view northwest.

8. Community Core

The Community Core contains an assortment of commercial and residential buildings that either meet the age or NRHP criteria. In all, 79 properties were identified and photographed during the current investigation. Of the 79 properties, two are presently listed to the NRHP; the Iconoclast Bookstore which was the Lewis-Lemon Grocery Store also known as the Greenhow and Rumsey Store (CC 29/13-13742) and the Bald Mountain Hot Springs (CC 30/13-0004288).

The Lewis-Lemon Store was constructed in 1884 but some records document 1897. The building, which is a two story brick structure made from materials manufactured at the Knob Hill kiln, contains a full basement and was the hub of retail activity for many years. As a wholesale and retail outlet the building catered to the working class citizens. Later the building housed the post office, a variety store, and a pool hall. In 1925, Jennie Griffith, the wife of Ketchum founder Albert Griffith, purchased the building for their sons Albert and Oscar. The Griffiths sold the building in the late 1930's however their sign remains on the south wall of the building today. The site was listed to the NRHP in 1983.

The Bald Mountain Hot Springs, which was built in 1929 as a rustic tourist cabin complex and outdoor hot spring plunge by owner Carl Brandt and designed by Tourtellotte and Hummel. The property was listed to the NRHP in 1982 under Criteria B and C. Since 2002, the property has undergone major changes that have ultimately compromised its original architectural design and historical integrity. The main lodge and outdoor pool have been demolished and some cabins have been moved elsewhere. The remaining structures include several rental cabins surrounding the block and vacant land that was recently landscaped (Figure 11). The property no longer retains its historical or architectural value and may no longer qualify for the NRHP.

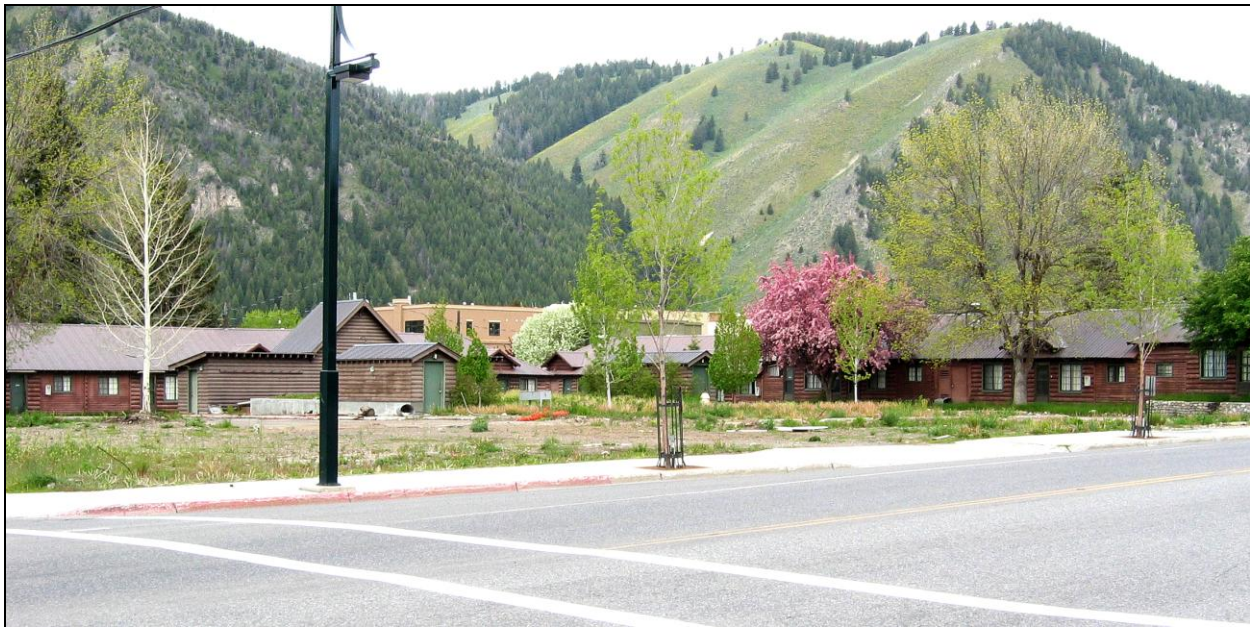


Figure 11. The remains of the Bald Mountain Hot Springs, view northwest. Digital Image CC 30 # 48.

The Andy Sable property, which is located on Leadville Avenue and known as the Alonzo Price/Esther Fairman home (CC 15/13-16113), is a 1.5 story private residence with a detached single car garage/apartment that was built in 1929 (Figure 12). The exterior walls of both buildings are clad in clapboard siding and the front-gable roof is covered with metal sheeting and has overhanging rafters and eaves. Architectural elements such as windows and doors are historically correct, and intact landscaping features reflect the 1920's settlement period. As such, the property has been determined eligible to the NRHP under both Criteria A and C. The site has also been determined eligible to the NRHP under Criterion B for its association with the Price family who came to Ketchum in 1885 and were one of the first homesteaders. Alonzo Price was the son of William Price who was the manager of the Philadelphia Smelter in 1882. The house remained in the Price family until recently when Esther Price Fairman passed away.



Figure 12. The historic Alonzo Price and Esther Fairman House on Leadville Avenue was built in 1929. Digital Image CC 15 #b 19, view northeast.

The Griffith/Conger Compound (CC 57/13-16125) which is located at the corner of Second Street and Leadville Avenue was built in 1929. The complex, which retains all of its original historical and architectural integrity, consists of a two story house with full basement, a two story two car garage/apartment building, and a metal outbuilding that joins the alley between Main Street and Leadville Avenue. The main house and garage/apartment building have exterior walls clad with clapboard siding and front-gable roofs with overhanging eaves and covered in metal sheeting. All of the characteristics of the buildings including mature trees and landscaping, portray a typical 1920's Ketchum residence. As such, the property has been determined eligible to the NRHP under Criteria A and C. In terms of Criterion B, the site is also eligible for its association with the Albert Griffith family. A miner, entrepreneur, businessman, Albert was one of the founding fathers of Ketchum.

The Forest Service Park (CC 33/13-16132/10 BN 120), which is the former Ketchum Ranger District administrative site of the Sawtooth National Forest (SNF), is now owned by the City of Ketchum. Originally the property was used during the 1880's by Bob Koeniger, a German immigrant who used the land to grow hops and barley for his brewery located across the block on River Street. In 1905, the SNF was established and the first ranger station that was built at Adam's Gulch in 1909. By and 1929 a need for a district headquarters in Ketchum was soon realized by Ranger Arthur Berry so he constructed the first warehouse on the premise using local wood products from Flower's Mill in Adams Gulch. The rest of the warehouses, pump house, garage, and residential dwellings were constructed in 1933 by the Civilian Conservation Corps (CCC) crews who were based at a camp out Warm Springs canyon west of Ketchum. The complex retains its original architectural and historical integrity with the exception of two covered entries that were added during the 1990's that are compatible with the era of the buildings (Figure 13). The property has been determined eligible to the NRHP under Criterion A for its association with the New Deal Era of the Roosevelt Administration and CCC. It is also eligible under Criterion C for its distinctive architectural and historical qualities and for its unique setting.

9. West Ketchum

Twenty four properties were identified in the survey area that met either the age or NRHP criteria, one of which was previously identified at McHanville and Mortgage Row which is the OSLRR grade (WK 24/MC 4/MR 16/13-1612/10 BN 498) previously discussed. The other property is a subdivision that at one time was known as "Fosterville." Three structures at the complex are considered eligible to the NRHP under Criteria A and C. It is possible that one or more buildings near the Davies property may meet the age or eligibility criteria, but the team was not able to gain access to the private property.



**Figure 13. Two of the historic warehouses at the Forest Service Park on Washington Avenue.
Digital Image CC 44 # 65, view northeast.**

The Davies property, which is referred to as the Rocking Ranch No. 2 Subdivision is a secluded and gated property consisting of five lots and two parcels surrounding a cul-de-sac in West Ketchum along the eastern edge of the Big Wood River. The property boasts two large modern log houses and four undeveloped lots. Three historic dwellings were noted on Lots 3 and 4 and Parcel 2. The small early 1900 cabin has been moved to the site and has exterior walls are clad in wood shingles. The roof is front-gabled covered with wood shingles. The second dwelling is an 1880's homestead cabin, similar to the Bonning Cabin (CC 68/13-16099) located on Lot 3. A rustic rectangular one story shelter, the exterior walls are clad in horizontal hand-hewn round logs with saddle notching that were once chinked with mud. Rags were noted stuffed in portions of the cabin near the roof line. The front-gable roof with overhanging eaves once had a sod covering but has been re-roofed using plywood sheeting and tar paper. Associated with this building is an abandoned outhouse with exterior walls clad in half-round logs and a shed roof covered in plywood.

Also located on Lot 3 is a 1930's vintage summer home cabin from the Fosterville era (Figure 14). The one story cabin has a stone foundation and exterior walls are clad with half-round horizontal logs chinked with mud and patterned with vertical split log siding. The front-gable roof has extending eaves and is covered with wood shingles. Several hand made wooden bird houses adorn the outside walls on all sides. An earth covered root cellar with a trap door is located adjacent to the two cabins on Lot 4 was noted as were several rock lined walkways, a stone wall, and an abandoned and overgrown irrigation ditch. The property is considered eligible to the NRHP under Criterion A for its association with the initial settlement period of Ketchum. Under Criterion C, the property is eligible because it retains its original rural historical setting, has integrity, and represents a unique example of Ketchum nineteenth and early twentieth century architecture.



**Figure 14. A summer cabin from the Fosterville Era in West Ketchum, view northwest.
Digital Image WK 16 # 16.**

10. Agriculture and Forestry

In this land use area, properties are within what is termed open space or part of rural historic landscape. The Reinheimer Ranch (AF 1/13-16101), which is located at the south entrance to Ketchum represents an excellent example of a late nineteenth century and early twentieth century farmstead (Figure 15a). Situated on both sides of SH 75, the pastoral complex contains a large park-like expanse of alfalfa fields overgrown in some places by wild timothy hay. Nine buildings including the original McCoy house and several and an irrigation feature (GEM 5) portray a once historic now modern working cattle ranch (Figure 15b).



Figure 15a. View southeast of the working Reinheimer Ranch barn, outbuildings, and alfalfa fields. Digital Image AF 1 # 5.

The main residence, which is on the east side of the highway, is a two story Queen-Anne style house with some modern elements such as new windows. Built in 1920, exterior walls are clad in wood clapboard and the roof is side-gabled with overhanging eaves covered with asphalt shingles. The front covered porch has a decorative support system below a small ornamental balcony and front-gabled roof dormer with side walls. A large two story barn is situated on the west side of the highway and has a twelve-sided window on its north elevation that was salvaged from a church. Because the house retains much of its historical and architectural integrity and the remaining outbuildings and features which include and an 1883 irrigation canal represent a quality example of turn-of-the-century agricultural property, typical of the frontier West. As such, is considered eligible to the NRHP under Criteria A and C.



**Figure 15b. Reinheimer Canal also known as Bowcut's Ditch was built in 1883.
Digital Image GEM 5 # 36, view north.**

11. Warm Springs

Warm Springs Road in Ketchum, which runs from the junction at SH 75 and North Main Street west three miles toward the Warm Springs ski lifts on Bald Mountain, was inventoried. The land adjacent to Gates Road was also included because it lies within an area of immediate impact. In all, 47 age or NRHP related properties were identified during this investigation which included various land use areas such as limited residential and light industrial. Of the 47 properties documented, four are considered eligible to the NRHP while two may qualify at a future date.

The first eligible property lies in the impact zone west of Gates Road which is the site of the 1881 Guyer Hot Springs Hotel (WS 21/13-001875/10 BN 495). The archaeological remains of one of Idaho's first recreational resorts consist of an abandoned flume, foundations, and structural features above the source of hot water on land that is now owned by local entrepreneur James Cimino (Figure 16a & b). The site is considered eligible to the NRHP under Criterion A for its association with the early recreational and resort industry of Idaho and under Criterion D for its potential to contribute important information about late nineteenth century recreational development in Central Idaho.

The second eligible property is the Puchner Residence located on the Warm Springs hillside of Bald Mountain. Now owned by Sun Valley Company, the house was designed by Arthur Troutner and built in 1953. Because the property has all original architectural elements and its historical integrity is intact, it has been determined eligible to the NRHP under Criterion C. In terms of Criterion B, it is eligible for its association with Troutner.

The site of the 1881 Philadelphia Smelter (WS 37/13-000787/10 BN 496) is now obscured by modern houses and new landscaping but archaeological remains are still evident along Exhibition Boulevard (Figure 17a & b). Here, the stone wall that once sat below the largest structure on the 400 acres site near the confluence of Warm Springs Creek and the Big Wood River still stands. Also noted were artifacts strewn about the hillside such as brick fragments, slag, and wooden debris. The property has been determined eligible to the NRHP under three criteria. Under Criterion A, the property is eligible for its association with the onset of the mining industry in Ketchum where the first electric lights in Idaho were turned on. In terms of Criterion C, the property is eligible because the intact walls provide a glimpse into the structure's unique design qualities. As for Criterion D, the site is eligible for its potential to yield important information about mining technology in Idaho and as well as the Intermountain West.



Figure 16a. View of flume and hot water source at the Guyer Hot Springs, view west.
Digital Image WS 2 # 3.



Figure 16b. Historical image of the same feature in 1886 courtesy Idaho State Historical Society.



**Figure 17a. View of east facing wall along Exhibition Boulevard looking west.
Digital Image WS 37 # 20.**



**Figure 17b. Philadelphia Smelter and Oregon Short Line Railroad courtesy Regional History
Department of the Community Library, Ketchum.**

A third property determined eligible to the NRHP in Warm Springs Canyon is the Henry J. "Bob" Topping/Ernest Hemingway House (WS 39/13-00094). Around 1958, Hemingway purchased the house from Topping for a small sum of \$50,000 and lived there with his fourth wife Mary for two years until his death in 1961. The Nature Conservancy (TNC) now owns the property which is located near the end of a long private road called Canyon Run Boulevard. Access to the site is limited because of adjacent neighbors concern for privacy; therefore the team obtained permission to enter the site from the TNC prior to photographing the site.

The compound consists of a large residential dwelling, a cinder block shed, an abandoned driveway, and a thirteen acre nature conservancy along the Big Wood River that is one of the largest undeveloped parcels in Ketchum. In 1950, the three story house was built for Topping who was heir to a large fortune and at the time part owner of the New York Yankees baseball team with his brother Dan. The house was designed and constructed using concrete walls poured into rough wood forms painted brown to mimic the texture and appearance of rough wood. This same style was used to construct the Sun Valley Lodge in 1936 that was designed by the team of Gilbert, Stanley, Underwood and Company of Los Angeles. It has not been verified if the same architects were used for the Topping/Hemingway House.

The three story house originally had a driveway and front door facing south but Mary changed the driveway and main entrance after Hemingway shot himself in the front porch entry. Most of the home is the same as it was left aside from new doors and windows observed on the east facing wall of the house (Figure 19). In terms Criterion B, the property is eligible for its association with both Topping and Hemingway. Because new elements do not detract from the architectural character of the house and with most of its historical character intact, the property is also considered eligible under Criterion C.

12. Light Industrial

Modern developments in the Light Industrial planning area of Ketchum over the past fifty years have obliterated most of the historic sites including sheep shipping corrals and 1883 Oregon Short Line Railroad Depot. The former railroad grade (LI 2; MC 4; MR 17/13-16172/10 BN 498) which is located near the junction of Saddle and Warm Springs Road, has been discussed in the previous Results Section H1 of this report.

A second property located in the Light Industrial area, which is the former Louie's Restaurant and 1884 Congregational Church located on city owned property on Lewis Street, has lost its historical setting and architectural integrity therefore does not meet the criteria for eligibility to the NRHP.



Figure 18. View of Hemingway House and east facing wall. Note former front entrance is upstairs and the driveway has been covered over with grass. Digital Image WS 39 # 26, view northwest.

13. Northwood/Adams Gulch

Equally true of Northwood, the area has lost its entire historical or architectural heritage in terms of the built environment. No historic sites, buildings, features, or objects of interest were identified in this survey area during the current investigation. Adams Gulch, on the other hand, has one relevant site that meets both the age and NRHP criteria; the Flowers Mill Homestead (LR2- 1/13-16116). The property, which is located on Adams Gulch Road in an impact zone of the City, contains an assortment of abandoned sawmill equipment and structures related to the early 1900's.

The original ranch house, a frame building with clapboard siding, was built in about 1909. It was sold to Ollie and Evelyn Miller and moved to Ketchum in 1941 and still stands on Seventh St. and Washington Ave., where it houses a pre-school. Ollie Miller's daughter, Virginia, married Morris Obenchain, Jr. George and Gene continued to operate the sawmill until George's death in 1968. Thereafter the sawmill was sold and dismantled. The steam boiler and engine from the first mill still reside on the site, along with various items of antique farm machinery.

Parts of the ranch were sold in the fifties and seventies. Two residential homes are on the property today; one is the Jeanne Flowers house and the second is the George Flowers residence built in 1939 which retains all of its historical and architectural distinctiveness. The historic 1.5 story house has lower exterior walls clad in horizontal round logs and the upper portion patterned with vertical split log siding (Figure 19a & b). The front-gabled roof with overhanging eaves is covered with metal sheeting and a covered entry porch is located on the south wall. The detached single car garage retains similar characteristics as the house but on a smaller scale.



Figure 19a. View northwest of the George Flowers residence built in 1939.



Figure 19b. Historical photo of the George Flowers House, circa 1940.

In 1985 the Adams Gulch section was subdivided and sold. The sheds were not on the Flowers property, so the family lost control over them when the Bigwood property was subdivided. They were demolished in 2001. In 1998 Jeanne Flowers, Gene and Pearl's daughter remodeled the old log house where she was raised and currently resides there on a year round basis.

There are two outbuildings on the lot on which the George Flowers home is located. They are a one story chicken coop of half-round log construction, with butt and pass corners and a wood frame-gazebo or garden house, with vertical wood siding and gingerbread tri, which was part of a movie filmed in Sun Valley in 19327 called "I Met Him in Paris," starring Claudette Colbert. The garden house was moved to the Flowers property by George and Gene Flowers after the filming of the movie. The Flowers property is eligible under Criterion A for its association with the advent of the early sawmills industry in northern Blaine County and under Criterion C, for its distinctive characteristics and historical integrity representative of the early 1900 agricultural and settlement landscape of Ketchum.

14. River Run

River Run located at the base of the Bald Mountain ski area was not inventoried for this vehicular reconnaissance survey because of access issues and time constraints. It is mentioned in this report because it is in the City's impact zone and has several sites related to the historic development of Ketchum. Four age related or historic sites are located here, two of which are determined eligible to the NRHP. One of the non eligible properties is the Trail Creek Timber Trestle Bridge (RR 1/ 13-16161/10 BN 439) that was

built in 1883 and at the time it was documented was the only known bridge of its type in Idaho. Unfortunately, the bridge was rebuilt in 1997 as part of the Wood River Trails system and lost all of its original historical and architectural integrity. The two eligible properties are the Oregon Short Line Railroad Grade (RR 3, MC 4, MR 16, and WS 4/13-16172/10 BN 498) which has already been discussed and Bald Mountain (13-16095; Figure 20). Today on Bald Mountain, there over 80 previously identified cultural resource sites on Bald Mountain that include historic ski runs built by the CCC during the mid 1930's. As a large historic landscape, the property has been determined eligible to the NRHP under Criterion A for its association with the discovery and development of Sun Valley Resort by Chairman of the Board of the Union Pacific Railroad, Averill Harriman.



Figure 20. Aerial view of Bald Mountain, view southwest.

15. Sun Valley Road

The Sun Valley Road impact area near the eastern edge of the City was not inventoried because of time constraints. Two historic properties here meet either the age or NRHP criteria. The Sun Valley Barn (SV 1), which was built in 1890 by Isaac Lewis and later used by the Brass family on the large expansive sheep ranch that became Sun Valley (Figure 21). The structure is an excellent example of the late nineteenth century agricultural development of Ketchum. It retains its distinctive architectural

characteristics and maintains historical integrity and has been determined eligible to the NRHP under both Criteria A and C.



Figure 21. 1890 Lewis/Brass Barn on Sun Valley Road, view southeast.

The second property is mentioned because of its architectural style using the combination of stone, wood, and glass. The A frame building which was designed by architect Nat Adams in 1958 was recently remodeled but retains most of its unique design characteristics. St. Thomas Episcopal Church (SV 2) on Sun Valley Road and Spruce Avenue may become eligible under Criterion C in the near future.

I. CONCLUSIONS AND RECOMMENDATIONS

In all, 241 historic or age related sites were identified during the reconnaissance survey, 40 of which were previously identified during the 1990 CLG Reconnaissance Survey. Of the 241 sites, 38 are potentially eligible to the NRHP, including four historic properties that are located in different areas of Ketchum; the historic Ketchum to Stanley Stock Driveway, the Oregon Short Line Railroad grade, the Farnlun/McCoy/Reinheimer Canal, and ski runs on Bald Mountain.

In terms of the research design, the team expected to find about 50 properties that met the age criteria for local significance and about approximately a dozen that met the NRHP criteria for national significance. Because a systematic approach was taken to conduct field investigations rather than an intuitive based survey that was used during the 1990 investigations, more historic resources were found.

Historic properties documented during this investigation may have the potential to contribute to future historic context statements, multiple property documentation (MPD's), historic thematic nominations, and NRHP nominations.

Ketchum history relates to broader areas of Idaho's past including the mining; transportation; agriculture and timber; and recreation, and tourism developments. Some of the sites in Ketchum were affected by other historical events in the world, nation, and elsewhere in Idaho.

1. Potential contributions to historic context themes:

Ketchum, like the rest of Idaho is at a crossroads in terms of decisions being made by both by the private and public sector regarding fragile historic and cultural resources. As population densities of rural and urban communities increase, the landscape of these places is changing at a rapid rate; some for the good and some negatively.

Idaho has many places within its built environment that reflects the past and a lot of these places have not been recorded. Ketchum is like much of Idaho's rural places in that it has intact historic resources. These places have the potential to provide the general populace with enjoyment, whether from a recreational and educational standpoint. As the population around Ketchum ages and as it continues to be a destination for outdoor sports, historic resources can play a role in keeping people in the area a little longer which in turn helps the economy that is largely based on the service industries. On a broad level, preservation planning is needed all over Idaho and through this investigation the team was able to provide a baseline of information for future preservation work at both the local and county level. It is the City of Ketchum's chance to demonstrate the there are special places to protect and others to interpret.

Many sites found during this investigation tell the story of significant events and people of the past. The architectural details of its buildings over time and the archaeological records of earlier industrial sites and pleasure resorts illustrate the wide range of culturally diverse sites in Ketchum. As Donald Watts stated in "A View to the Future" which was a preservation plan for Idaho published by the Idaho SHPO in 1998, there is a need to plan for the future by articulating long range goals that aim to identify, evaluate, formally recognize, and protect Idaho's special places. As part of that planning process, this survey aimed to satisfy some of the preservation goals of the state and City that relate to a broader framework of American Frontier West history. The data generated from this inventory will be used in a manner that is supportive and compatible with Idaho's long term goals that will make history of the past available to all people for the future whether it is through protecting historic resources or documenting them fully so they can be remembered.

This survey demonstrated that Ketchum does still have numerous historic properties despite all the recent developments that these historic properties have an association with Ketchum as an 1879 mining camp, a 1940's rural recreation/resort hamlet, and a 1960's world class tourist destination. The properties identified during this investigation have the potential for contributing to regional and state historic context framework themes and time periods that have been outlined for Idaho in the 1998 publication by Watts. In retrospect, Ketchum's historic development period under study here, 1880 to 1956, made major strides in the overall contribution to the Idaho history on a local, regional, state level and has also made an impact on our national history. Since site numbers are already listed in the report and attachment sections, they will not be reiterated for the following discussion.

1a. Mining

Sites which have contributed to the overall understanding of the 1880's mining phase of Ketchum's discovered during this investigation include the abandoned miner's prospect and old trail found at the mouth of Coldsprings Canyon near McHanville; the site of the Elkhorn Tram that serviced the Triumph and North Star Mines five miles west to a railroad siding at Mortgage Row; the historic miner's cabin found in West Ketchum; the Bonning Cabin relocated to a small pocket park near the City's offices; and the Philadelphia Smelter site at Warm Springs in a busy residential neighborhood where one of the first electric lights in Idaho were turned on in 1882.

1b. Transportation

Sites which portray the early development phase of transportation in Ketchum from 1879 onward include a short segment of the Hailey to Ketchum toll Road near St. Luke's Medical Center at McHanville, the Oregon Short Line Railroad grade that ran from Shoshone to Ketchum, and the Coldsprings Pegram Truss Bridge, that is one of four remaining in Idaho.

1c. Commerce/Trade

Three brick buildings on Main Street that portray turn of the century commerce include the 1887 Comstock & Clark/Lane Mercantile Building (Starbucks), the Lewis-Lemon/Greenhow and Rumsey General Store (Iconoclast Books), and the Lewis Bank (Chapter One Bookstore). It is possible that the Comstock & Clark/Lane Mercantile Building, with its architectural sophistication in terms of preservation efforts over time, has resulted in a highly sensitive creation of both intact and introduced historical architectural elements to the building that should be re-evaluated in terms of the NRHP. Based on how much consideration went into remodeling the building by renowned designer Nat Adams of Boise, who also designed the intriguing architectural A-Frame modernism building of the St. Thomas Episcopal Church in 1958 near east

Ketchum, the property may be considered worthy of a nomination in the near future. If one compares historic photographs to the building today, one notices some changes to exterior windows, doors, and cornices on both the west and south facing walls however these changes do not detract from the historic building and are in fact, compatible.

1d. Agriculture and Timber

The rural historic landscape surrounding Ketchum's down town core contain an assortment of properties that relate to the agriculture or timber industry. They include the Farnlun Ranch and McCoy/Reinheimer ranches south of Ketchum, the Reinheimer Ditch in Sun Valley and Ketchum, the Flower's Mill homestead at Adam's Gulch, and the Sun Valley Barn near east Ketchum.

1e. Recreation/Resorts/Tourism

In terms of the early to middle phase of Euro American development in Ketchum several sites related to the historic context theme of recreational resorts. They are the 1881 Guyer Hot Springs site just outside the western boundary of Ketchum near Board Ranch, the Bald Mountain Hot Springs on Main Street, the Bald Mountain ski resort at River Run and Warm Springs, and Penny Mountain or Kinderhorn located north of the town core above the Ketchum cemetery. Sun Valley, which is located one mile east of Ketchum, was one of the first ski resorts built in North America and should be recognized as having contributed to Ketchum's early recreational development history. The remains of the first chair lift built in America are located on Ruud Mountain above the Fairways Road.

1f. Architecture

Architectural legacies built in Ketchum from the 1930's to the 1960's are representative examples of modernism movements in national architecture. Some of the properties identified in this survey were influenced by a small group of Pacific Northwest Architects who adopted design methods using local materials, simple geometrical designs, and the natural surroundings to produce structures that blend or were compatible with the rugged often isolated environment of the mountainous regions of Central Idaho.

Some examples of the modernism or regionalism architecture are found in the Knob Hill and Warm Springs neighborhoods of Ketchum. Arthur Troutner, who founded the Truss Joist Company and was an admirer of Frank Lloyd Wright, designed and built several houses that warrant further attention in the Ketchum area now and in the near future. They include the Dumke, Wirth and Ripsom houses on Knob Hill and the McLaughlin and Puchner houses out Warm Springs.

Nate Adams, who is an architect and designer from Boise, designed the St. Thomas Episcopal Church which was built in 1958. The property may become eligible to the NRHP in the near future. Adams, who was inspired to link the A-Frame structure to its mountain setting, used steep intersecting roofs and natural stone, wood, and glass materials to enhance the building's relationship to the steep mountains surrounding the property.

Another type of architecture that warrants further attention is the Hemingway house that was designed from products used to simulate the rustic texture of wood on outside walls in much the same manner as the Sun Valley Lodge was built by renowned architects Gilbert, Stanley, Underwood Company of Los Angeles.

The John Koppes house out Warm Springs is another example of unique regional architecture which may become eligible in the near future for its unusual character which consists of a split-level stone castle that is only about 20 feet in diameter and yields a total of about 750 square feet. The house was built around 1962 and is one of the most unusual in town.

2. Potential contributions to multiple property documentations:

2a. Architecture:

Also worthy of attention in terms of intact historic properties that make up a larger, rural historic landscape are the Mortgage Row and Gem Street Neighborhoods. These areas portray thematic groupings of indigenous log architecture constructed by local masons and builders who took advantage of the natural resources of wood and stone to produce structures that reflect the mid 1940's summer home and recreational properties.

Another influence on architecture in Ketchum is the development of Sun Valley resort during the mid 1930's. The use of European themes on properties located in Gem Street, Knob Hill, and Community Core neighborhoods are to be considered. Many of these buildings retain characteristics of an alpine setting. In general, these buildings are one and two story Chalet-style buildings that have low, horizontal massing, gable roofs with shake roofing, overhanging eaves and balconies supported by brackets and varied rooflines. Many of these structures have ground plans that create a picturesque effect and their exterior wall finish is painted with "Luftmalerei" or hand painted murals of themes from Austria, Germany, or the Swiss Alps. There are several properties in the Ketchum area that meet both the age or NRHP criteria and may be considered for MPD's. They are two potentially eligible properties ; the Haemmerle House in the Gem Street Neighborhood and the Caputo House on Knob Hill as well as several others in Ketchum that are not eligible including the Alfs buildings and two unknown named

private residences in the Community Core. These properties may portray a loose district based on theme or could

Buildings previously discussed associated with Arthur Troutner, Nate Adams, John Koppes and Gilbert, Stanley, Underwood Company. Most the sites in Ketchum from designed from these architects are built using natural materials such as stone, wood, and glass in shapes that reflect the natural surroundings of the alpine setting.

2b. Transportation

Linear sites associated with transportation such as the Oregon Short Line Railroad grade and associated features including the historic Cold Springs and Bridges. The Sawtooth Park Highway and its earlier versions including the Hailey to Ketchum Toll Road, the Galena Toll Road which serviced the mines in Wood River and Sawtooth Valley over Galena Summit, are located throughout Blaine County and other parts of South Central Idaho. An MPD would include these properties as part of the Idaho SHPO preservation long range preservation goals as well as provide enjoyment and education to the general public through interpretive programs.

2c. Agriculture

Historic ranches, farmsteads, and homesteads in the Ketchum area have the potential to contribute to a larger rural, agricultural landscape that encompasses Blaine, Custer, Camas, and Lincoln counties. Such is the case with the Reinheimer and Farnlun Ranches south of Ketchum that have the potential to contribute to MPD's in the near future.

2d. Recreation and Tourism

Several sites in Ketchum which relate to the early development of recreation and tourism could become part of an MPD in South Central Idaho and perhaps add to the body of knowledge regarding back country and remote developments of types of resorts including tourist motels, guest ranches, and hot springs resorts. These include the Guyer Hot Springs site, the Bald Mountain Hot Springs, the Ketchum Korral, and the resort complex at Sun Valley.

3. Potential contributions to district nominations

Non-contiguous properties associated with architecture previously discussed include the historic Mortgage Row and Gem Streets Neighborhoods that have several homes in each area that have been determined eligible to the NRHP. Perhaps a thematic or non-continuous group nomination could be made for these residential areas.

4. Potential threats to properties and recommendations for future investigations or protective actions:

Threats to historic resources in Ketchum will be constant as long as the population increases and modern residential, commercial, and industrial developments occur. The recommendations for future investigations were presented earlier. Ketchum is undergoing considerable changes and developments in terms of its commercial core, light industrial areas, residential communities, and outlying settlement areas of impact. Historic buildings are being torn down or relocated at a rapid rate while some are being replaced by massive structures that have varying design elements and architectural features that are not necessarily compatible with Ketchum's historical surroundings.

Over the past decade approximately fourteen properties have been lost since the 1990 CLG survey and the 2003 ITD survey (Attachment 6). During the past year alone numerous known historic or age related structures have been altered, demolished, remodeled beyond recognition, or moved. Properties recently lost include the 1940's vintage Ski View Lodge (13-16233) that was torn down this year; the 1929 historic Bald Mountain Hot Springs Lodge and pool (13-004288) that was partially destroyed in 2002; the 1940's Reiting property (13-16258) that has lost two of its three historic buildings this past spring and has large berms that detract from its original setting; the Gulch property built in 1948 (13-16235) that has been remodeled and no longer retains its original architectural elements; the Evergreen Building, which was designed by Arthur Troutner in the mid 1950's that was about to be recorded for this survey but the team did not get there in time and the building was demolished in June 2005; and the Marjorie Heiss house located on Second Avenue where Ernest Hemingway often visited, was moved to Mortgage Row in the spring of 2005 and lost its original setting and historical association with the settlement of the 1880's Lewis/Brass Ranch.

Two bridges lost to development were the Broadway Bridge and the Trail Creek Timber Trestle Bridge that once was the oldest bridge of its type in Idaho.

Despite these recent losses, the survey was extremely beneficial in terms of providing the City with a solid data base from which to make future plans including decisions about public preservation incentive and education programs and changes to local ordinances that may provide leverage to protect some Ketchum's special historic places for the future.

It is recommended that the City proceed with researching and developing tax incentive programs, revising existing ordinances such as the demolition and TDR's, and incorporating a historic design review section in their planning and zoning forecasting, particularly at a time when the Master Plan is being revisited and updated. It is also suggested that the City and KHPC move forward with completing a NRHP nomination

on the Forest Service Park. This piece of real estate is one of the only last remaining blocks in Ketchum that have not been developed and it portrays an era of construction that has ties with both the CCC and the USFS. This late SNF administrative site is worthy of a NRHP nomination application and could potentially become a role model for local preservation efforts. Once one successful nomination and listing has been accomplished in Ketchum then perhaps other nominations will follow suit. Ketchum has not had a nomination in almost twenty years.

In addition to programs and nominations, it is proposed that the City and KHPC develop updated walking tour brochures and plan programs that will attract public land owners and visitors to learn more about Ketchum's past and how to protect or honor it. It is the intent of this author that the responsibility to ensure appropriate actions regarding historic resources is done in such a way that is compatible with the vision statement of the future that links the past provides to provide enjoyment for perpetuity in one way or another. The author would like to thank the City, the KHPC, and the Idaho SHPO for the opportunity to conduct this survey and is looking forward to an ongoing working relationship in the near future to assist with historic preservation efforts.

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K. ATTACHMENTS

Attachment 1- Site Location Maps

Attachment 2- Reconnaissance Survey Results

Attachment 3-Tables of All Historic Sites Located

Attachment 4- Historic Sites Potentially Eligible or Listed to NRHP

Attachment 5- Historic Sites Potentially Eligible to the NRHP in near Future

Attachment 6- Historic Sites Demolished, Moved, Extensively Remodeled or Slated for Removal

L. REPOSITORY

Original survey records and attendant data are housed at the offices of Walsworth and Associates in Ketchum, Idaho. Copies of the report and attachments are on file with the City of Ketchum and the Idaho State Historic Preservation Office in Boise.

M. CERTIFICATION OF RESULTS

I certify that I conducted the investigations reported here, that my observations and methods are fully documented and that this report is complete and accurate to the best of my knowledge.

Claudia Taylor Walsworth

Date

AGRICULTURAL AND FORESTRY AREAS

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trustees /Reinheimer Estate (Farnlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map
*AF 2	13-16110	Petra Morrison Home (Farnlun Ranch)	106 Farnlun Place		T4N, R18E, S19	1900	Historic and modern ranch east of SH 75 near the Weyakin Subdivision in the City of Sun Valley	Very Good, some architectural changes noted	Agriculture; Settlement	E; Criterion A & C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

* This property is within the City of Sun Valley and mentioned for historic context

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 1a		Nancy Parry Family Practice /Falandro Property (George Castle Complex)	431 Walnut Ave.		T4N, R18E, S18	1950's	1 story log house with metal roof	Good	Settlement; Medicine; Commerce/Trade	IE	Map
CC 1b		Eich Antiques/ Falandro Property (George Castle Complex)	431 ½ Walnut Ave.		T4N, R18E, S18	1930's	1 story log cabin with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 2		? Property (Colonel's Restaurant)	391 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 3		Gold Mine (Community Library)	331 Walnut Ave.		T4N, R18E, S18	1957	1 story wood frame & brick building with slanted metal roof	Very good	Commerce/Trade	IE	Map
CC 4		Siegel Property (Lister's Fally & Troutner Re-Design)	231 Walnut Ave.		T4N, R18E, S18	1930's	1 story wood frame house with wood shake roof	Good	Settlement; Commerce/Trade	IE	Map
CC 5		Abel (Mary Brooks) Property	160 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE	Map
CC 6		Medical Offices /Steve Cook Property (Goicochea)	180 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE	Map
CC 7	13-16098	Elephant's Perch/Rosso Property (George Lewis Home)	280 East Ave. North		T4N, R18E, S18	1882	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 8		Avventura/ Wiggins Property (Sanger House)	380 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 9	13-16105	Ketchum Grille/Stone Property (EB Williams House)	520 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 10	13-16120	The Picket Fence/Cahen Property (Thornton House)	560 East Ave. North		T4N, R18E, S18	1912	1.5 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map 9
CC 11		Monkey Business Property	591 East Ave. North		T4N, R18E, S18	1930's	1 story wood frame house with metal roof; detached single car wood frame garage with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 12		Panda Property	515 East Ave. North		T4N, R18E, S18	1940's	2 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 13	13-16097	Sisilli Property (James McCoy/ Fran Gooding House)	111 East Ave. North		T4N, R18E, S18	1884 & 1940's	2 story wood frame & stucco house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 14		Clear Creek Property	140 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 15	13-16113	Sable Property (Alonzo Price/Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 16	13-16126	Ketchum Realty (Sanger House)	200 Leadville Ave. North		T4N, R18E, S18	1929	1.5 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 17		Majors Property	240 Leadville Ave. North		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 18	13-16128	River Ranch (Tomason House/Kate Knight's Antiques)	491 Leadville Ave. North		T4N, R18E, S18	1915	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 19	13-16139	McCann, Daech, Fenton (MDF) (Albert Griffith Warehouse & Grocery Annex)	271 Leadville Ave. North		T4N, R18E, S18	1900 to 1938	1.5 story wood frame duplex with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 20		Vintage Restaurant/ MDF property (Bert Cross Cabin)	271 ½ Leadville Ave. North		T4N, R18E, S18	1925	1 story log cabin with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 21		Next Stage Theater (Sun Valley Motors)	120 South Main		T4N, R18E, S18	1940's	2 story masonry structure with metal roof	Poor	Commerce/Trade	IE	Map
CC 22	13-1034	Chapter One Bookstore (Isaac Lewis First National Bank)	160 North Main		T4N, R18E, S18	1880	2 story brick building with roof top apartment	Poor	Commerce/Trade	IE	Map
CC 24	TIM 115	Main Strip T's (old liquor store)	240 North Main		T14N, R18E, S18	1940's	1 story wood frame building	Poor	Commerce/Trade	IE	Map
CC 23	13-16122 13-16141	The Casino building & cabin in alley (Ketchum Kamp Hotel)	220 North Main		T4N, R18E, S18	1900 1925	2 story wood frame & log building	Poor	Recreation/Tourism; Commerce/Trade	IE	Map
CC 25	TIM 114	Expressions in Gold (old restaurant)	260 North Main		T4N, R18E, S18	1940's	1 story wood frame building	Poor	Commerce/Trade	IE	Map
CC 26	TIM 113	Roosevelt Grille/Werry Family Trust (Ted Werry)	Main Street and Sun Valley Road		T4N, R18E, S18	1930's	2 story brick building	Poor	Commerce/Trade	IE	Map
CC 27	13-1268	Starbucks (Comstock & Clark/Lane Mercantile)	300 North Main Street		T4N, R18E, S18	1887	2 story brick building	Very Good	Commerce/Trade	IE	Map
CC 28	switch	Sturtevant's (Helm Property)	340 North Main		T4N, R18E, S18	1940's	2 story wood frame & stucco building with metal roof	Poor	Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 29	TIM 112	Pioneer Saloon/ Duffy Witmer Property (The Commerce Club)	308 North Main		T4N, R18E, S18	1945	1 story wood frame & stucco building	Poor	Commerce/Trade	IE	Map
CC 30	13-13742	Iconoclast Books (Lewis/Lemon/Greenhow & Rumsey/Griffith Grocery/Golden Rule)	211 North Main	527 LT 4 BK 18	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 32		Daily Automatic (Obenchain House)	520 Washington Ave.		T4N, R17E, S13	1930's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 33	13-16134	Moss Gardens (Shurtz House Property; Chinese Gardens)	680 Washington Ave.		T4N, R17E, S13	1900 to 1935	1 story historic log barn; modern 2 story building & parking lot	Good	Settlement; Commerce/Trade	IE	Map
CC 34		The Community School (Flowers)	706 Washington Ave.		T4N, R17E, S13	1909 to 1939	1.5 story wood frame house with metal roof	Good	Settlement; Culture and Society	IE	Map
CC 35		Taylor Made Pottery	760 Washington Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 36		Obenchain Property	791 Washington Ave.		T4N, R17E, S13	1930's	Complex of buildings; 1 story log house, 1 story log cabin, log garage	Good	Settlement	IE	Map
CC 37		Mullins Property	731 Washington Ave.		T4N, R17E, S13	1930's	1 story log house with metal roof	Good	Settlement	IE	Map
CC 38		Cosgriff Property (McCoy Complex)	631 Washington Ave.		T4N, R17E, S13	1930's	1 story log house; 1.5 story log & board & batten house both with metal roofs	Good	Settlement	IE	Map
CC 39		Rod Tatsuno Property	571 Washington Ave.		T4N, R17E, S13	1947	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 40		ERC Property (Mary Simpson House)	531 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 41		Ikaunieks Salon	491 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 42		? Property	461 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 43		? Property (Battis House)	431 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/Tourism	E, Criterion A & C	Map 6 (E7)
CC 45		Strega	360 1stt Ave.		T4N, R18 E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 46	13-16177	Felix's Restaurant (McAtee House)	380 1st Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 47		? Property (Pyrah House)	460 1st Ave.		T4N, R17E, S13	1940's	1.5 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 48		? Property	518 1st Ave.		T4N, R17E, S13	1940's	2 story wood frame & stucco house with metal roof. Tyrolean motifs on outside walls	Poor	Settlement	IE	Map
CC 49		Wood River Hospice Duplex/? Property	507 1st Ave. 511 1st Ave.		T4N, R17E, S13	1935	1 story wood frame duplex	Good	Settlement	IE	Map
CC 50		Antiquities	331 1st Ave.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement	IE	Map
CC 51	13-16130	Ziegler Property (Carl Brandt House)	211 First St.		T4N, R17E, S13	1930	1 story wood frame house, wood frame shed, both with metal roofs (moved to property)	Poor	Settlement	IE	Map
CC 52	13-16150	? Property	111 First St. 113 First St.		T4N, R17E, S13	1940's	1 story wood frame house, single car garage with metal roofs	Good	Settlement	IE	Map
CC 53		? Property	591 Second St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 54		The Sun Club (Brass Ranch House)	571 Second St.		T4N, R18E, S18	1920's to 1930's	1 story wood frame & stucco house with metal roof	Good	Settlement; Culture and Society	IE	Map
CC 55		Durance Cycle	131 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 56		? Property	160 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 57		Emerick & Associates /Bobbie Alfs Property (First Telephone Company & Dick Alfs Fly Shop)	340 Second St.		T4N, R18E, S18	1930 's to 1940's	2 story wood frame & stucco building with metal roof. Tyrolean motifs on outside walls	Good	Commerce/Trade	IE	Map
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St.		T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/garage all with metal roofs	Excellent	Settlement; Commerce/Trade (shed only)	E; Criterion A, B & C	Map 5 (E6)
CC 59	13-16117	Sisilli Property/UPS Store (James Shaw & Obenchain House)	480 Second St.		T4N, R18E, S18	1910	1 story wood frame house, metal shed, metal roofs	Good	Settlement; Commerce/Trade	IE	Map
CC 60		Country Cousin (Fagan)	411 Sun Valley Rd.		T4N, R18E, S18	1940's	2 story log building with metal roof, attached single car garage/apartment	Good	Settlement; Commerce/Trade	IE	Map
CC 61	13-16103	Bobby Burns (Dynamite Shed)	271 Sun Valley Rd.		T4N, R18E, S18	1880	2 story wood frame & stucco building with metal roof	Good	Culture and Society; Commerce/Trade	IE	Map
CC 62		Vacant/Former Ketchum Flowers (Mary Simpson/The Norge Laundromat)	231 Sun Valley Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 63	13-16108	T Shirt Shop /Former River Run Auto Parts (Sabala House)	151 Sun Valley Rd.		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 64		Smoky Mt. Pizza (Womack House & Ed Scott's Ski Shop)	200 Sun Valley Rd.		T4N, R18E, S18	1895	1 story wood frame building with metal roof	Poor	Commerce/Trade	IE	Map
CC 65		Burnsie's Bocca/ Falandro Property (George Castle Complex)	591 Fourth St. East		T4N, R18E, S18	1930's to 1950's	1 story log cabin complex with metal roof (former motel)	Good	Recreation/Tourism; Commerce/Trade	IE	Map
CC 66	13-16179	Rippo/Java on Fourth (Paul Sugasa House)	191 Fourth St. East		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 67		Room & Board (Our Lady of the Snows Catholic Church)	420 Fourth St. East		T4N, R18E, S18	1885	2 story wood frame building with metal roof	Poor	Culture and Society; Commerce/Trade	IE	Map
CC 68		American West Gallery	520 Fourth St. East		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 69	13-16099	City of Ketchum (Bonning Cabin)	591 Fifth St. East OR Alpine Lane & Fifth St.		T4N, R18E, S18	1880	1 story log cabin with metal roof (moved to property)	Good	Settlement	IE	Map
CC 71		Resource Salon (Gloria Battis House)	100 Fifth St.		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 70		? Property (Obenchain House)	520 ½ Fifth St.		T4N, R17E, S13	1940's	1 story log & wood frame house, metal roof	Good	Settlement		
CC 72	13-16178	? Property (Willie Helmings House & Fix It Shop)	140 Fifth St.		T4N, R17E, S13	1930's	1 story wood frame & stucco house, shed with metal roofs. Tyrolean motifs on outside main residence walls	Good	Settlement	IE	Map
CC 73	13-WS 011	Globus Noodles (Leon Bilboa House)	291 Sixth St.		T4N, R17E, S13	1947	1 story wood frame building with wood shingle roof	Good	Settlement; Commerce/Trade	IE	Map
CC 74	13-WS 012	Webster Pottery	Sixth St./ Warm Springs Rd.		T4N, R17E, S13	1900	2 story corrugated metal outbuilding renovated into shop/apartment (moved to site)	Poor	Agriculture; Settlement; Commerce/Trade	IE	Map
CC 75		Lefty's Bar & Grill	231 Sixth St.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 76		? Property	111 A Sixth St. 111 B Sixth St.		T4N, R17E, S13	1940's	2 story wood frame duplex with metal roof	Good	Settlement	IE	Map
CC 77		? Property	121 Sixth St. (Listed as 111 on house)		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 78		? Property (Alice Roundy House)	131 Sixth St.		T4N, R17E, S13	1940's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 79		Peter Mowatt Apartments	120 Sixth St.		T4N, R17E, S13	1940's	Complex of three units all 1 story wood frame with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
CC 80		? Property (Davis House)	111 Seventh St.		T4N, R17E, S13	1940's	1 story log house with metal roof	Good	Settlement	IE	Map

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GEM STREET SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 1	13-16264	Zimmerman Property	702 SH 75/ 102 Garnet St.	6782	T4N, R18E, S18	1930's	1.5 story log & vertical board & batten house, metal roof	Poor	Settlement	IE	Map
GEM 2		Millington Property	104 Garnet St.		T4N, R18E, S18	1940's	1.5 story log house with metal roof; 2 story log garage converted to apartment with metal roof; 1 story log cabin	Poor	Settlement	IE	Map
GEM 3		Steinhart Property (Rubicek House)	112 Garnet St.	5099	T4N, R18E, S18	1940's	1 story log house with asphalt shake roof	Poor	Settlement	IE	Map
GEM 4		Vanderbilt Property	300 Garnet St.	6237	T4N, R18E, S18	1940's	Main house and garage burned; 2 story wood frame barn with cupola, shake roof	Poor	Settlement	IE	Map
GEM 5	13-16101 (TIM 163)	Farnlun, McCoy/ Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S18	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very Good	Agriculture	E; Criterion A & C	Map 1
GEM 6		Fieldler Property	209 Garnet St	2420	T4N, R18E, S18	1950's	2-story wood frame, board & batten, stucco house, with small detached single car garage	Good	Settlement	IE	Map
GEM 7		Beyer Property (Pace House)	203 Garnet St.	7888	T4N, R18E, S18	1940's	1 story log house, metal & shed roofs	Good	Settlement	IE	Map
GEM 8	13-16262	Dalgren/Slocum Property	103 Garnet St.	2099 2249	T4N, R18E, S18	1940's	1 story crushed wood siding, metal roof, attached three-story garage living quarter's addition?	Poor	Settlement	IE	Map
GEM 9		Davidson Property (Zimmerman House)	100 Topaz St.	2242	T4N, R18E, S18	1940's	1 story log house, metal roof, breezeway	Good	Settlement	IE	Map
GEM 10		? Property	204 Topaz St.		T4N, R18E, S18	1940's	2 story wood frame house, metal roof	Poor	Settlement	IE	Map
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 13	13-16261	Halliday Property (Tingwall House)	101 Topaz St.		T4N, R18E, S18	1940's	2 story log house, attached two car garage, metal roofs, breezeway, outbuilding	Good	Settlement	IE	Map

GEM STREET SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 15		? Property	153 Emerald St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Poor	Settlement	IE	Map
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, agriculture	E; Criterion C	Map 1

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GOPHER GULCH SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GG 1		? Property	480 River St.		T4N, R18E, S18	1940's	1 story wood frame cabin, metal roof with oversized chimney	Good	Settlement	IE	Map
GG 2		? Property	500 River St.		T4N, R18E, S18	1940's	1 story board & batten cabin with metal roof	Good	Settlement	IE	Map 5
GG 3		McConville Property	471 River Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map 5
GG 4	13-16100	McConville/Mueller (Hughes/Pyle House) Property	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement	E; Criterion A & C	Map 6 (E7)
GG 5	13-16148	McConville Property	151 East Ave. or 151 Leadville Ave.		T4N, R18E, S18	1980's	2 story wood frame house with wood shake roof and decorative (Dollarhide House Replica)	Good (modern)	Settlement	IE	Map
GG 6	13-16091	McConville (St. Mary's Sacristy) Property	Alley behind East Ave. & Leadville		T4N, R18E, S18	1888	2 story wood frame building with wood shake roof	Good	Culture and Society; Settlement	IE	Map
GG 7	13-16152	Cox Property (McPheters)	460 1 st St.		T4N, R18E, S18	1900 to 1940's	Wood frame garage with metal roof	Good	Settlement	IE	Map
GG 8	13-16106	Cristina's Restaurant (Chaney House)	520 2 nd St. East		T4N, R18E, S18	1910	1 story wood frame house with metal roof	Good	Settlement	IE	Map
GG 9		? Property	560 2 nd St. East		T4N, R18E, S18	1940's	1 story log house with wood roof	Good	Settlement	IE	Map
GG 10		? Property	100 Walnut Ave.		T4N, R18E, S18	1940's	1 story log house with wood shingle roof	Good	Settlement	IE	Map

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KNOB HILL SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
KH 1		? Property	731 5 th Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 2		? Property	711 5 th Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 3	12-16127	? Property (Spiegel/Fred Iselin Cabin)	571 6 th Street		T4N, R18E, S18	1930	1 story log cabin with metal roof, board & batten shed	Good	Settlement	IE	Map
KH 4		? Property	531 6 th Street		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement	IE	Map
KH 5		? Property	620 6 th Street		T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map
KH 6		Dumke/Giacobbi Property (Tillie Arnold & Ben & Helen Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 7		Cosman Property	520 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 10		WR Troub Trust/Ripsom Property (Spiegel House)	611 Walnut Ave.		T4N, R18E, S18	1952 to 1960	Multi level wood frame & stone house with slanted metal roof (Troutner Architect)	Very good, some architectural changes noted	Settlement	IE; may be eligible later under Criterion C	Map

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LIGHT INDUSTRIAL SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
LI 1	13-1917	City of Ketchum Property /Former Louie's Italian Restaurant (Congregational /Episcopal Church)	331 Leadville Ave. North (former address)		T4N, R17E, Sec 13	1884	2 story wood frame church with bell tower; original wood shake roof has been replaced by metal	Poor	Society & Culture	IE	Map
LI 2 (same as MC 4; MR 17; RR 3; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map

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MC HANVILLE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
MC 2		Coldsprings Prospect	Base of Baldy west of SH 75		T4N, R18E, S30	Unknown	Historic mine adit, tailings, & trail above historic wagon road	Good	Mining	IIE	Map
MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1
MC 4 (MR 16, RR 3, WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 6	13-16222	Neidrich Duplex	12618 SH 75 12620 SH 75		T4N, R18E, S30	1940's	1 story log duplex with metal roof, newer board & batten shed	Poor	Settlement	IE	Map
MC 7	13-16230	Schwartz Complex	12616 SH 75		T4N, R18E, S30	1940's	2 story board & batten house with metal over original shake roof; vertical board & batten garage with asphalt shingle roof; board & batten outhouse with metal roof; log shed with shed roof covered with wood planks	Poor	Settlement	IE	Map
MC 8	13-16231	Jessen Duplex Slater (Knight) Property	12614 SH 75 12612 SH 75		T4N, R18E, S30	1940's	Log duplex, aluminum roof;	Poor	Settlement	IE	Map
MC 9		Larragon Property	12610 SH 75		T4N, R18E, S30	1940's	Metal storage shed	Poor	Settlement	IE	Map
MC 10		Larragon Property	12608 SH 75		T4N, R18E, S30	1940's	Staging area	Poor	Settlement	IE	Map
MC 11	13-16229	Salter Property	12606 SH 75		T4N, R18E, S30	1940's	Wood frame house, metal roof	Poor	Settlement	IE	Map
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Comer)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1

MC HANVILLE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MC 14	13-16224	Blue Haven Complex	12590 SH 75		T4N, R18E, S30	1950's	Historic motel complex consisting of 8 buildings; 1 story single residence; two 1 story rental duplexes ; a store, shed, and 2 modern outbuildings all wood shake or wood frame buildings with metal roofs	Poor	Commerce; Recreation/ Tourism; Settlement	IE	Map
MC 17	13-16226	Little Triangle Subdivision	12584 SH 75		T4N, R18E, S30	1940's	1 story wood frame house, metal roof, connected garage	Poor	Settlement	IE	Map
MC 18	13-16227	Bordeleau (Scott) Property; Little Triangle Subdivision	12582 SH 75		T4N, R18E, S30	1940's	Wood frame house, aluminum roof, detached shop/pump house	Poor	Settlement	IE	Map

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MORTGAGE ROW SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 1	13-16260	Smith Property (Jefferson House)	12740 SH 75		T4N, R18E, S19	1940's	1 story log house, wood shingle roof; board & batten outbuilding with asphalt shingle roof	Poor	Settlement	IE	Map
MR 2		? Property (Heiss House)	12738 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof, detached log garage, shed	Poor	Settlement	IE	Map
MR 3	13-16259	Baker (Capella) Property	12736 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof	Poor	Settlement	IE	Map
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed only structure remaining on site.	Good	Settlement	E; Criterion A & C	Map 1
MR 5	13-16257	Brown Duplex	12732 SH 75 12730 SH 75		T4N, R18E, S19	1940's	1 story log house with metal roof; detached single car garage	Poor	Settlement	IE	Map
MR 6	13-16256	Wright Property	12720 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof	Poor	Settlement	IE	Map
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Poor	Settlement, agriculture	E; Criterion A & C	Map 1
MR 8	13-16254	Drayer Property	12712 SH 75 OR 212 Glade Ct.		T4N, R18E, S19	1940's	2 story log and stucco house, metal roof	Poor	Settlement	IE	Map
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 10	13-16252	Haynes Property	12706 SH 75		T4N, R18E, S19	1940's	1.5 story log house, metal roof	Poor	Settlement	IE	Map
MR 11	13-16251	Tonga Lodge/Payne Property Annex	12704 SH 75		T4N, R18E, S19	1940's	1 story log cabin or bunkhouse, metal roof; 1 story wood frame cabin with metal roof	Poor	Settlement	IE	Map
MR 12	13-16250	Payne Property	12702 SH 75		T4N, R18E, S19	1900	Log cabin, metal roof over wood shingles, plank wood outhouse	Poor	Settlement	IE	Map
MR 13	13-16249	Dearborn Property (Glenn House)	12698 SH 75		T4N, R18E, S19	1940's	Log house, wood shingle roof, detached log garage with wood shingle roof	Poor	Settlement	IE	Map

MORTGAGE ROW SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 15	13-16247	Taylor (Graves) Property	12694 SH 75		T4N, R18E, S19	1940'S	1 story log house with aluminum roof, detached wood plank & log garage	Good	Settlement	IE	Map
MR 16 (see also MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
ME 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

NORTHWOOD AND ADAMS GULCH SURVEY AREAS

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
AG 1	13-16116	Flower's Homestead Subdivision	21 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement; Recreation/Tourism; Movie Industry	E: Criterion A & C	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

RECREATIONAL USE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
RU 1	13-16129	Crist Cabin	671 East Ave.		T4N, R17E, S13	1930's	2 story log & wood frame house with wood shake roof; detached single car garage with log pole roof	Good	Settlement	IE	Map
RU 2	TIM 116	Ketchum Cemetery District	North Main Street/SH 75		T4N, R17E, S13	1880's to 2005	Community Cemetery with historic and modern graves	Good	Culture and Society	UE	Map
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/Tourism	E; Criterion A & D	Map 1
RU 4		Big Wood Golf Course	East of SH 75		T4N, R17E, S13, 12; T4N, R18E, S 18, 7	1940's to 1960's	Site of former small aircraft landing strip	Poor	Transportation; Recreation/Tourism; Settlement	IE	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

SUN VALLEY ROAD IMPACT AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/ Tourism	Eligible; Criterion A & C	Map 1
SV 2		St. Thomas Episcopal Church	Sun Valley Road		T4N, R18E, S18	1958	A frame wood, stone building that has been remodeled (Nat Adams architecture)	Good	Society & Culture	IE; may be eligible later under Criterion C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

TOURIST ZONE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 2	TIM 117	Trail Creek LLC (Trail Creek Village)	360 South Main	7898	T4N, R18E, S18	1940's	Motel complex renovated into shops and restaurants; 14 unit log & vertical board and batten main building with lava rock pillars and planters; 1 story a wood frame house with wood shake roof; 1 story wood frame house with metal roof; 1 story log cabin with metal roof; lava rock retaining walls on southern boundary of complex along Trail Creek	Good	Recreation/Tourism	IE	Map
TZ 3		? Property	160 River Street West		T4N, R18E, S18	1900's	1.5 story log house; detached garage, with wood shingle roof	Good	Settlement	IE	Map
TZ 4		Capik & Company, Inc.	120 River Street West		T4N, R18E, S18	1900's	2 story log house with metal roof, detached single car garage, wood shake roof	Good	Settlement	IE	Map
TZ 5	13-16131	Graves Property	250 River Street East OR 260 River Street East		T4N, R18E, S18	1930	1.5 story log house, board and batten single car garage/shed, metal roof (CHECK)	Good	Settlement	IE	Map
TZ 6	13-16232	Sharbinin House/Razor's Edge Playhouse (Riehl property)	307 S. Main St. /SH 75		T4N, R18E, S18	1930's	2 story stucco house with asphalt shingle roof	Good	Settlement; Culture and Society	IE	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

TOURIST ZONE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 7	13-16263	Lift Tower Lodge (Mahoney)	703 S. Main St. /SH 75		T4N, R18E, S18	1952	Motel complex; 2 story board & batten office & main residence, 2 storyboard & batten motel unit, board & batten garage all with metal roofs; chairlift in front of lodge moved to property from Bald Mt.	Poor	Recreation/Tourism	IE	Map
TZ 8		Ketchum Dive Adventures	131 Second Ave.		T4N, R18E, S18	1940's	1 story wood frame house & single car garage with metal roof	Good	Settlement; Commerce	IE	Map
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
TZ 10	13-16162	Second Street Bridge	Second Street between Cottonwood & Serenade Lane		T4N, R18E, S18	1914 to 1924	Historic concrete & steel bridge that has been rebuilt	Poor	Transportation	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 1		Hammon House	760 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
WS 2	13-16140	Grumpy's & Laundromat	860 Warm Springs Rd.		T4N, R18E, S18	1938	1 story wood frame house with metal roof; 1 story shed or single car garage with metal roof	Good	Settlement; Commerce/Trade	IE	
WS 3		Garrett Construction	880 Warm Springs Rd.		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
WS 4	13-16154	Hughs property /former Mamma Inez Restaurant (Les Smith Community Church)	Warm Springs & 7 th Street		T4N, R18E, S18	1945	1 story wood frame building with metal roof	Good	Society & Culture; Commerce/Trade	IE	Map
WS 5	13-16138	Fisher House	731 Warm Springs Rd.		T4N, R18E, S18	1900	1 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 6	13-WS 007	Von Hagan Property	771 Warm Springs Rd.		T4N, R18E, S18	1900 to 1947	Vacant lot; small wood frame shed with aluminum roof	Good	Settlement	IE	Map
WS 7	13-WS 006	Sun Summit	791 Warm Springs Rd.		T4N, R18E, S18	1900	1 story wood frame house with brick chimney & metal roof	Good	Settlement; Commerce/Trade	IE	Map
WS 8	13-WS 005	Cox Communications	811 Warm Springs Rd.		T4N, R18E, S18	1900 to 1940's	2 story cinder block commercial building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
WS 9	13-WS 004	Pet Grooming	831 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with stone chimney & aluminum roof; modern 1 story wood frame house in backyard; dog kennels	Poor	Settlement; Commerce/Trade	IE	Map
WS 10	13-16114	Idaho Plumbing	871 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame house & detached garage with metal roofs; board & batten shed in backyard	Poor; moved to site from Hunt Internment Camp near Eden, Idaho	Settlement; Commerce/Trade	IE	Map
WS 11	13-16115	Fish on Wheels/Former Blue Sage Florist (Lewis/Brown House)	891 Warm Springs Rd.		T4N, R18E, S18	1903	1 story wood frame house with metal roof	Poor; moved to site from Guyer Hot Springs	Recreation/Tourism; Settlement; Commerce/Trade	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 12	13-WS 001	Ketchum Street Department Complex	911 Warm Springs Rd.	6324 6325 6689 6690	T4N, R18E, S18 T4N, R17E, S13 T4N, R17E, S12	1900 to 1940's	Modern and old buildings; older building is 1 story wood frame, cinderblock, & tin with metal roof	Good	Transportation; Commerce	IE	Map
WS 13		? Property (Shurtz House)	920 Leadville Ave. North		T4N, R18E, S18	1940's	3 story wood frame & stone house	Good	Settlement	IE	Map
WS 14		? Property	925 Leadville Ave. North		T4N, R18E, S18	1930's	Very small 1 story wood frame cabin with metal roof	Good	Settlement	IE	Map
WS 15		? Property	331 9 th Street		T4N, R18E, S18	1930's	Very small 1 story wood frame, brick cabin with asphalt shingle roof	Good	Settlement	IE	Map
WS 16		Glenn Property (Gorringer/Reed House)	371 9 th Street		T4N, R18E, S18	1940's	3 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 17	13-16151	Brooks Welding Complex	900-922 Warm Springs Road & 331 9 th Street		T4N, R18E, S18	1940's	1 story cinder block building, 1 story wood frame building; 1 story wood frame, brick & plywood building all with metal roofs	Good	Commerce	IE	Map
WS 18		? Property (behind Jerry's Food & Deli)	971 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 19		John Koppes House	105 Sage St.		T4N, R17E, S11	1962 to 1967	Split level stone house (moved to site from Jane Lane)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 20		Ross McLaughlin House	2600 Warm Springs	3223	T4N, R17E, S11	1960's	1 story wood frame octagon shaped house (in the form of a square with interior diamond quadrants removed)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex , warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 22		? Property (Lloyd House)	Gate Dr.		T4N, R17E, S14	1940's	2 story board and batten house with wood shake roof; detached two car garage	Good	Settlement; Recreation/Tourism	IE	Map
WS 23		Cimino Property (Patterson House)	Picabo Lane		T4N, R17E, S14	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank& stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 25		Simon House	2905 Warm Springs Rd.		T4N, R17E, S11	1954	1 story wood frame & stucco house with asphalt shingle roof	Good	Settlement	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 27	13-16190	Fullenwider/ Boock Property	2215 Warm Springs Rd.	3214	T4N, R17E, S11	1950	1 story wood frame house, detached wood frame single car garage with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WS 28	13- WS 07	Sun Valley Ventures LLC (Owen & Mary Simpson House)	1803 Warm Springs Rd.	7776 7638	T4N, R17E, S11	1957 1963	Split level s wood frame, board & batten, cinder block & brick house with asphalt roof; attached two car garage	Good	Settlement	IE	Map
WS 29	13- WS 01	Sun Valley Ventures LLC (Warm Springs Ranch Inn /Simpson)	1801 Warm Springs Rd.	7639	T4N, R17E, S12	1951	1 story log & stone building with asphalt roof	Good	Commerce/Trade; Recreation/Tourism	IE	Map
WS 30	13- WS 02	Sun Valley Ventures LLC (Warm Springs Ranch Golf Clubhouse Simpson)	1801 Warm Springs Rd.	7639	T4N, R17E, S12	1960	Wood frame building with metal roof	Good	Recreation/Tourism	IE	Map
WS 31	13- WS 08	Sun Valley Ventures LLC (Warm Springs Creek Bridge)	Bald Mt. Road vicinity	7639	T4N, R17E, S12	1960	Simple one span bridge with wood decking; composed of wood planks supported by steel beams.	Good	Transportation; Recreation/ Tourism	IE	Map
WS 32	13- WS 09	Warm Springs Ranch vicinity	Base of Bald Mt.		T4N, R17E, S12	1880's	Mine Adit	Good	Mining	IE	Map
WS 33	13- WS 10	Warm Springs Ranch vicinity	Near 1801 Warm Springs Rd.		T4N, R17E, S12	1880's	Ditch	Good	Mining; Agriculture; Transportation	IE	Map
WS 34	13-16189	Kunau House	1513 Warm Springs Rd.		T4N, R17E, S11	1948	2 story log house; detached log & wood frame two car garage both with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WS 35	13-16187	Red Barn/Lumpkin Complex	1512 & 1514 Warm Springs Rd.		T4N, R17E, S11	1949 to 1950	Residential apartment complex consisting of wood frame building with attached three garage; original use was machine shed or shop	Good	Agriculture; Settlement	IE	Map
WS 36		Kolouch Property	201 & 203 Broadway Blvd.		T4N, R17E, S13	1930's to 1940's	1 story log & frame cabin with metal roof; 1 story log, board & batten cabin with metal roof	Good	Recreation; Settlement	IE	Map
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 38		? Property	235 Corrock Drive		T4N, R17E, S13	1900 to 1940's	Board & batten shed; wood frame outbuilding	Good	Agriculture; Settlement	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
WS 40		Schernthanner House	210 Flower Dr. 100 Balsam Root Dr.	4997 6009 6010	T4N, R17E, S12	1940's	2 story wood frame house with wood shake roof; wood frame barn with metal roof	Good	Agriculture; Settlement	IE	Map
WS 41 MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,15,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

ATTACHMENT 2
Table 1. Reconnaissance Survey Results

Survey Unit	Dates Surveyed	Planning Area or Neighborhood	Total No. Properties	NRHP Eligible Properties	Historic Themes	Other Relevant Information
1	May 23; July 1, 23	McHanville	18	6 ; 1 listed	Transportation, settlement, recreation/tourism	Historic summer home area; one of the first light industrial; tourism & residential areas of Ketchum
2	May 23, July 13, 23	Mortgage Row	18	6 ; 2 repeated linear sites not included	Transportation, mining, settlement	Historic railroad grade & former railroad siding; historic mining terminus; historic & modern sheep/stock trail; historic wagon road; historic/one of the first residential neighborhoods of Ketchum
3	May 24, 25; July 23	Gem Street	16	4 & 1 possible	Agriculture, settlement	Historic / one of the first residential neighborhoods of Ketchum
4	May 26-25; July 13	Gopher Gulch	10	1	Settlement, Culture & Society	Historic residential & modern neighborhood intermixed with trade/commerce
5	May 26-27; June 12	Tourist Zone	9	2	Recreation/Tourism, Settlement	Historic resort & tourist area; historic & modern residential and commercial neighborhood
6	June 3, July 17	Knob Hill	10	3 & 1 potentially eligible after 2010	Industry; Settlement	Historic & modern residential neighborhood; site of historic brick kiln factory no longer visible
7	June 3; July 12	Recreational Use/Bigwood Area	4	1	Recreation/Tourism; Culture & Society	Native American encampment; historic sheep trail & grazing area; historic dirt airstrip; modern recreational use are; modern second home residential area; historic & modern cemetery; historic & modern transportation developments in the area (former landing strip; wagon road)
8	May 26-31; June 2-4	Community Core	80	5; 2 listed	Commerce; Settlement, Recreation/Tourism	Historic & modern commercial core including businesses district and residential area
9	June 4, 8, 12, 15, 16	West Ketchum	24	1	Agriculture; Mining; Settlement; Recreation/Tourism	Historic homestead and summer home area; nearby historic mining activity; historic & modern residential

ATTACHMENT 2
Table 1. Reconnaissance Survey Results

Survey Unit	Dates Surveyed	Planning Area or Neighborhood	Total No. Properties	NRHP Eligible Properties	Historic Themes	Other Relevant Information
10	June 12	Agriculture & Forestry	2	1; 1 repeated linear site not included	Agricultural, Recreation/Tourism	neighborhood Turn of the century homestead; historic farm and cattle ranch; modern agricultural use area; recreational gateway & scenic transportation corridor
11	June 16; July 9, 12, 13, 14, 17	Warm Springs	42	5; 1 repeated linear site not included; 2 potentially eligible in 2010	Settlement, Commerce, Recreation/Tourism, Transportation, Mining	Historic homestead, agricultural & farming area; historic resort & tourism development area; historic & modern residential neighborhoods adjoining light industrial and commerce/trade use
12	June 16	Light Industrial	1	0; 1 repeated linear site not included	Transportation, Commerce, Recreation/Tourism	Historic transportation and mining terminus; modern commercial & industrial neighborhood adjoining residential neighborhood
13	June 16	Northwood	0	0	Agriculture, settlement	Historic sheep ranching area; modern residential neighborhood
14	June 16; July 23	Adams Gulch	1	1	Timber, Forestry, Settlement, Recreation/Tourism	Historic timber harvesting and processing area; sheep ranching & trailing corridor; historic & modern residential neighborhood; recreational use area
15	Research Only	River Run Area	4	0 ; 1 linear site repeated; 1 large continuous site repeated	Exploration & Fur Trade; Transportation; Recreation/Tourism	Historic fur trade & early exploration camp; historic railroad & bridge; nearby historic ski runs
16	Research Only	Sun Valley Road	2	1	Agriculture; Society & Culture; Recreation/Tourism	Historic ranch prior to resort development; historic & modern resort, tourist destination & recreational use area
TOTALS			241	37; 3 listed		

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trust for Reinheimer Estate (Farnlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
CC 15	13-16113	Sable Property (Alonzo Price/ Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 30	13-13742	Iconoclast Books (Lewis/ Lemon/ Griffith Grocery)	211 North Main	527' of LT 4 BK 22	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/Tourism	E, Criterion A & C	Map 5 (E6)
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St	LT 8 BK 2	T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/garage all with metal roofs	Excellent	Settlement; Commerce/Trade	E; Criterion B & C	Map 5 (E6)
** GEM 5	13-16101 (TIM 163)	Farnlun, McCoy & Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S7, 18, 19	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very good	Agriculture	E; Criterion A & C	Map 1
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, Agriculture	E; Criterion A & C	Map 1
GG 4	13-16100	McConville/ Mueller Property (Hughes/Pyle House)	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement; Transportation	E; Criterion A & C	Map 6 (E7)
KH 6		Dumke/ Giacobbi Property (Tillie Arnold & Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
**LI 2 (MC 4; MR 17; RR 3; & WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ct. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
**MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MC 4 (MR 16; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Corner)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900- 1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Very good	Settlement, agriculture	E; Criterion A & C	Map 1
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MR 16 (MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
MR 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1
AG 1	13-16116	Flower's Mill Homestead	21 & 33 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement	E; Criterion A & C	Map 1
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/Tourism	E; Criterion A & D	Map 1
**RR 3 (MC 4; MR 16; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**RR 4 (WS 42)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/Tourism	Eligible; Criterion A & C	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex, warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank & stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
**WS 41 (MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
**WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane	No Info	T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod) & log outhouse; 1 story log house with wood shake roof; s story wood shake cabin with shake roof; stone wall, irrigation ditch, rock-lined walkways, & a root cellar	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map 3 (D6)

PLEASE NOTE:

E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

** Historic properties that have multiple locations

ATTACHMENT 4
Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trust for Reinheimer Estate (Farnlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
CC 15	13-16113	Sable Property (Alonzo Price/ Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 30	13-13742	Iconoclast Books (Lewis/ Lemon/ Griffith Grocery)	211 North Main	527' of LT 4 BK 22	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/ Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/ Tourism	E, Criterion A & C	Map 5 (E6)
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St	LT 8 BK 2	T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/ garage all with metal roofs	Excellent	Settlement; Commerce/Trade	E; Criterion B & C	Map 5 (E6)
** GEM 5	13-16101 (TIM 163)	Farnlun, McCoy & Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S7, 18, 19	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very good	Agriculture	E; Criterion A & C	Map 1
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, Agriculture	E; Criterion A & C	Map 1
GG 4	13-16100	McConville/ Mueller Property (Hughes/Pyle House)	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement; Transportation	E; Criterion A & C	Map 6 (E7)
KH 6		Dumke/ Giacobbi Property (Tillie Arnold & Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
**LI 2 (MC 4; MR 17; RR 3; & WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ct. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
**MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1

ATTACHMENT 4
Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MC 4 (MR 16; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Corner)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900- 1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Very good	Settlement, agriculture	E; Criterion A & C	Map 1
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1

ATTACHMENT 4
Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MR 16 (MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
MR 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1
AG 1	13-16116	Flower's Mill Homestead	21 & 33 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement	E; Criterion A & C	Map 1
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/ Tourism	E; Criterion A & D	Map 1
**RR 3 (MC 4; MR 16; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**RR 4 (WS 42)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/Tourism	Eligible; Criterion A & C	Map 1

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex, warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank & stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
**WS 41 (MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
**WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane	No Info	T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod) & log outhouse; 1 story log house with wood shake roof; s story wood shake cabin with shake roof; stone wall, irrigation ditch, rock-lined walkways, & a root cellar	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map 3 (D6)

PLEASE NOTE:

E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

** Historic properties that have multiple locations

ATTACHMENT 5

Table 3. Historic Sites Potentially Eligible NRHP in near Future

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
KH 10		WR Troub Trust/Ripsom Property (Spiegel House)	611 Walnut Ave.		T4N, R18E, S18	1952 to 1960	Multi level wood frame & stone house with slanted metal roof (Troutner Architect)	Very good, some architectural changes noted	Settlement	IE; may be eligible in future under Criterion C	Map
SV 2		St. Thomas Episcopal Church	Sun Valley Road		T4N, R18E, S18	1958	A frame wood, stone building that has been remodeled (Nat Adams architecture)	Good	Society & Culture	IE, may be eligible in future under Criterion C	Map
WS 19		John Koppes House	105 Sage St.		T4N, R17E, S11	1962 to 1967	Split level stone house (moved to site from Jane Lane)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 20		Ross McLaughlin House	2600 Warm Springs	3223	T4N, R17E, S11	1960's	1 story wood frame octagon shaped house (in the form of a square with interior diamond quadrants removed)	Good	Settlement	IE; may be eligible in future under Criterion C	Map

ATTACHMENT 6

Table 4. Historic Sites Demolished, Extensively Remodeled, Moved, or Slated for Removal

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
	13-16104	River Street Retreat (Hop Shed)	120 River Street East		T4N, R18E, S18	1884	Destroyed	None	Commerce/Trade; Settlement	N/A	None
	13-16110	The Atrium (Hoffstetter House)	Fifth Street & Leadville Avenue North		T4N, R18E, S18	1890	Destroyed	None	Settlement	N/A	None
	13-16112	Lou Hill/Phil Hoene House	761 Washington Ave.		T4N, R17E, S13	1900 To 1945	Destroyed	None	Settlement	N/A	None
	13-16118	Fenwick (Ramsey House)	River Street		T4N, R18E, S18	1910	Destroyed	None	Settlement	N/A	None
	13-16119	Doering House (Metzler)	402 East Avenue		T4N, R18E, S18	1912	Destroyed	None	Settlement	N/A	None
	13-16123	Buffalo Café (Charles Atkins Cabin)	302 East Avenue		T4N, R18E, S18	1926	Destroyed	None	Settlement	N/A	None
	13-16124	Magic Lantern Theater (I.O.O.F./ Odd fellows Hall)	207 Washington Avenue		T4N, R18E, S18	1929	Destroyed	None	Settlement	N/A	None
	13-16133	Colonnade Building (Weinbrenner Property)	Walnut Avenue & Sun Valley Road		T4N, R18E, S18	1935	Destroyed	None	Settlement; Commerce/Trade	N/A	None
	13-16137	Andy Beck Property	512 North Main Street		T4N, R18E, S18	1900	Destroyed	None	Settlement	N/A	None
	13-16145	Barsotti House	220 Buss Elle		T4N, R17E, S13	1940's	Destroyed	None	Settlement	N/A	None
	13-16153	The Tub	Sun Valley Road		T4N, R18E, S18	1900	Destroyed	None	Settlement	N/A	None
13-16182	Broadway Bridge	Warm Springs Road			T4N, R17E, S13	1900	Bridge over Wood River moved & parts salvaged; new bridge built	Transportation	Transportation	IE	None

ATTACHMENT 6

Table 4. Historic Sites Demolished, Extensively Remodeled, Moved, or Slated for Removal

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900-1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 IID survey. House, cabin is gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map
N/A	13-17233	Ski View Lodge	409 Main Street South		T4N, R18E, S18	1930's	Complex consisting of a hotel and set of tourist cabins, all constructed of half-round logs with metal roofs	Poor (Destroyed 2005)	Recreation/Tourism	E; A & C	None
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane		T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod roof; noted rag stuffed into roof hole); 1 story log, board & batten cabin with wood shake roof; rock walls, root cellar, and walkways	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

Historic Preservation Commission
Recommended Heritage Sites
November 8th, 2006

Criteria

- Representative of traditional Ketchum residential and/or commercial architecture, scale proportion and site orientation including but not limited to, being built before 1956 (significant periods include 1880s, 1920s, 1930s), gabled roofs, overhanging eaves, log or brick construction, one to two story, chalet style.
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

Bonning Cabin

531 5th St. East (73)

Block 46 Lot 1



Bonning Family



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's mining heritage

History

- Circa 1882
- Bonning Cabin was built in 1882 and used as a bunkhouse for the freighters who worked on the ore wagons. The one-room log cabin was built out of hand-squared logs that were hewn with a broad axe. Wood strips, secured in place by wooden pegs, were used as a rigid filler between the logs while the smaller cracks were filled with soft rags. The original roof was covered with sod.
- Art and Kate Bonning moved the cabin from its original site directly across the street from their home to the southeast side of their home. It was rented by family or employees of Sun Valley until it was moved in 1999. The City of Ketchum provided the current site for the cabin.

-source: Ketchum Historical Society
- NHRP Eligibility: IE

Thornton House

560 East Ave. (11)

Block 46 Lot 3



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past (a residence of an early Ketchum family)

History

- Circa 1912
- Like most immigrants who left their homelands for America during the turn of the Century, Mr. Thornton hoped to make a fortune in mining. He purchased this residence and lived here until World War I, when he returned to France to fight alongside his countrymen. He asked his friend, Albert Griffith, one of Ketchum's original pioneers, to watch over his house while he was away and dispose of it if he didn't return. He never came back, and whether he perished in the line of duty or simply decided to live elsewhere, is not known.
- Martyn Mallory, Hailey resident and County Assessor, purchased the house for his wife's parents, the Jim Obenchain's. Mallory, an exemplary photographer, took hundreds of photographs documenting the development of the Wood River Valley in the early part of the twentieth century.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

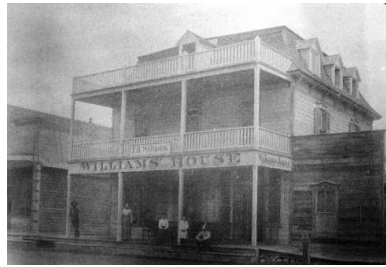
Ed Williams House

520 East Ave. North (12)
Block 46 Lot 2



E.B and Lesley Williams

Business owned by E.B. Williams



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past (a residence of an early Ketchum family)

History

- Circa 1884
- When Nellie Easley married one-time postmaster and merchant, E.B. Williams, this home was a wedding gift from her father. The wedding took place at the Easley Stage Stop and Springs where Nellie had been raised, and the wedding reception was held here on East Avenue.
- Ketchum suffered several major fires during its heyday as a boom town, and in 1896 E.B.'s merchandise store on Main Street burned to the ground when a fire broke out in the Palace Hotel next door. As their next venture, the Williams' purchased a former brothel, had it towed several blocks to the site of their store, turned it into the fashionable William's Hotel. In 1904 it too was destroyed by fire and the Williams', hoping to find better luck elsewhere, moved away. Years later an arsonist in Mackay alleged he was paid \$100 by a rival hotelier to torch the establishment.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

591 East Ave. North (9)
Block 26 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1930's
- NHRP Eligibility: IE

George Castle Complex

431 Walnut Ave (1)

Block 45 Lot 6



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's logging and ski heritage,

History

- Circa 1950's
- The building facing Walnut Avenue was built as a duplex in the 1950's by George Castle, and independent prospector and logger who came to Ketchum in the 1930's. The duplex was a renown "crash pad" for skiers who came for sport and stayed to carve out a niche for themselves.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

George Castle Complex

591 4th St. East (67)

Block 45 Lot 5



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1930's to 1950's
- Former Motel
- NHRP Eligibility: IE

George Castle Complex

431 ½ Walnut Ave. (2)

Block 45 Lot 6



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1930's
- George Castle's original cabin was built in the late 1930's. With \$8 in his pocket he built a one room cabin and added two more rooms as he earned the money. "It was tough going...but I built it alone. Part of the bark was left on the logs, and at night wood worms working under the green bark made a 'tick-tick' noise so irritating that sometimes I got out of bed and picked out a handful of them so I could go to sleep!"

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Sanger House

380 East Ave. North (8)

Block 44 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1884
- NHRP Eligibility: IE

American West Gallery

520 4th St. East (69)

Block 44 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1930's
- NHRP Eligibility: IE

Christiana's Restaurant
Walnut and Sun Valley Rd
Block 44 Lot 5



Criteria: :

- Representative of Ketchum's community traditions (long standing restaurant)
- Associated with significant events and/or people of the past - Hemmingway

Siegel Property (Lister's Fally & Troutner Redesign)

231 Walnut Ave. (5)

Block 43



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1930's
- NHRP Eligibility: IE

591 2nd St. (55)
Block 43 Lot 7



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

571 2nd St. (56)
Block 43 Lot 5



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1920's-30's
- NHRP Eligibility: IE

Cristina's
2nd St.
Block 42



Criteria:

- Representative of traditional Ketchum residential architecture

Joe Giocoechea
180 East Ave. North (7)
Block 42 Lot 4



George J. Lewis Sr., George J. Lewis Jr.,
Crawford Lewis, Unidentified Man



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Horace Lewis Home

280 East Ave. North (13)

Block 43 Lot 3 and 4



Criteria:

- Representative of traditional Ketchum residential architecture,
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

History

- Circa 1880's
- Horace Lewis established the Ketchum Fast Freight Line and built the first wagon road over Trail Creek Summit, called the Ketchum-to-Challis Toll Road.
- Horace built this home in the early 1880's and was the first residence to have indoor plumbing and a modern bathroom.
- Horace married Katherine Barry and when the mining boom ended they moved to Seattle. After Horace died in 1911, Kate returned to spend the remainder of her life in this home. Members of the Lewis family lived here until 1967 when it was sold and converted to commercial use. The right-side rear portion remains much as it was in the early part of the century.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

McCoy/Gooding/Miller House

480 East 2nd Street
Block 22 Lots 7 and 8



George and Jane McCoy ranch house
one mile south of Ketchum

Heritage Site Criteria

Age – late 1880s

Character - traditional Ketchum residential

Historical Significance - Governor Frank Gooding's House

History (source: Ketchum Historical Society)

- Circa 1884
- Jim McCoy was one of ten children born to pioneers, George Washington and Sarah Jane McCoy. George and Sarah met and married in California and moved to Ketchum in 1880. George McCoy purchased a homestead south of town and built the house that still stands on the premises. Bought by the Reigheimer family after WWII, the property is referred to as the Reinheimer Ranch.
- In the 1890's Jim began hauling ore from the mines, and freight in the local area. He continued his operation into the 1920's. He and his wife, Rosie, bought a homestead two miles south of the McCoy Ranch, and started their own operation with a herd of cattle, milk cows, and horses for their freight business. They raised eight children, and when their first-born began school, the family moved into town and spent winters in this house.
- Frank Gooding, senator and two-term Idaho Governor also occupied this home at one time. Frank and his wife arrived by wagon early in 1881 and their daughter, Maude, was reputedly the first baby born in Ketchum. The Gooding brothers-Frank, Fred and Thomas-were involved in logging, and for several years operated the Ketchum Meat market, supplying the mines and the smelter during the boom.
- In the 1940's this residence was purchased by a waiter at Sun Valley, remodeled, and sold again a few years later. The original wood exterior was redone in stucco, presumably to match the alpine look typical of the architecture at Sun Valley Lodge.

NHRP Eligibility: Ineligible

James Shaw & Obenchain House

111 East Ave. North (60)

Block 22 Lot 8



Obenchain Family and Others



Eugene Flowers, Ethelyn Obenchain, **Marvin Obenchain**, Quincy Obenchain, Unidentified Man, Elma Obenchain, Elfred Obenchain, James Obenchain, Morris Obenchain, Lydia Zemmer Obenchain, Jedith Peterson Obenchain

Criteria: Age; Architecture: cross gabled roof; Character: Traditional Ketchum residential; Size and Scale in relation to neighborhood; Historical Significance: Obenchain Family

History

- Circa 1910
- James Shaw...
- Marvin Obenchain served as the guide and skiing companion of Felix Schaffgotsch from Austria who visited Ketchum as a scout for Union Pacific Chairman Averell Harriman. Following the Count's visit Harriman founded the soon to be world famous Sun Valley Resort.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Lon Price/Esther Fairman House

180 Leadville Ave. North (22)

Block 22 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past - a residence of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

History

- Circa 1929
- NHRP Eligibility: E; Criterion A, B, C

Clear Creek Property

140 Leadville Ave. North (15)

Block 22 Lots 3 & 2



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- Temporary housing after World War II.
- NHRP Eligibility: IE

Griffith House (Mary Jane Griffith-Conger)

380 Second St. East (54)

Block 2 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Eligible for the National or State Register of Historic Places.

History

- Circa 1929
- "Bert" was the eldest son of Albert Griffith, the first prospector to come to Ketchum, homestead and remain. He dabbled in mining and headed to Alaska to make his fortune. When he ran out of money, he wired his parents for passage home and went to work for the U.S. Forest Service. Bert served a term as County Commissioner and another as State Representative from Blaine County. He built this house one block from the Griffith's Grocery and Hardware Store on Main Street, which he and his brother owned.
- Bert's son, Jim, was the town's first native son to make the U.S. Olympic Ski Team. While practicing in Alta, Utah for the 1952 Olympic Games, Jim died in a tragic ski accident.

-source: Ketchum Historical Society

- NHRP Eligibility: E Criterion A, B, C

Rollie Sanger House

200 Leadville Ave. (19)

Block 23 Lot 1



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1929
- "Rollie" and Hazel Sanger arrived in Ketchum in 1912, and Rollie opened a blacksmith shop on Main Street. He entered into a partnership with Lon Price and Will Smith in 1920 and built Ketchum's first auto garage next to his blacksmith shop.
- The Sanger's home on Leadville Avenue was the first pre-fabricated home in town, and was ordered from the Alladin Company.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Majors Property

240 Leadville Ave. North (16)

Block 23 Lot 2



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Sydney Venable Home (Kneadery)

260 Leadville Ave.

Block 23 Lot 3



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1912
- Sidney Venable operated Venable Livery Stable on Main Street, and built his house next to the old Isaac Lewis home, which stood at the corner of Sun Valley Road and Leadville. Frances Venable outlived her husband by many years, and was known as "Mother V" to generations of Ketchum children. She operated her home as a boarding house until after World War II. The front of the building is virtually unchanged, except that the former screened-in porch has become the restaurant main entrance. Interior room partitions have been removed to create the restaurant's large dining space.

St. Mary's Catholic Church

380 Leadville Ave. North (20)

Block 24 Lot 4



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1880's
- NHRP Eligibility: IE

Fagan Property

411 Sun Valley Rd. (63)

Block 24 Lot 1



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE



Memory Park
Main St.
Block 6 Lot 4



Criteria:

- Representative of Ketchum's community traditions and/or heritage - Community Gathering Place

Tomason House/ Kate Knight's Antiques

491 Leadville Ave North (17)

Block 5 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1915
- NHRP Eligibility: IE

Heritage Block

Block 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

Mercantile/Clark/Comstock

300 North Main St. (30)

Block 4 Lot 1



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1887
- A.W. Comstock & Walter Clark built the brick structure in 1887 with materials from a local company. Soon after, it was sold to Tom Tague, a successful pack outfitter. It served as the upper valley's prime gathering spot for miners, and later ranchers, who worked in the surrounding hills. Jack Lane, a local rancher bought the building after Tague's death in 1917 and opened Lane Mercantile five years later. From 1967 till present, the building has had several occupants. Currently, Starbuck is continuing the building's retail history.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Pioneer Saloon (The Commerce Club)

308 North Main St. (29)

Block 4



Criteria:

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

History

- Circa 1945
- NHRP Eligibility: IE

Helm Property

340 North Main St. (28)

Block 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1940's
- NHRP Eligibility: IE

Former Post Office

460 Main St.

Block 5 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past - Former Post Office

Bert Cross Cabin

271 ½ Leadville Ave. North (18)

Block 3 Lot 6



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1938
- The cabin served as lodging for early Sun Valley employees and for personnel working at the Lodge during its conversion to a naval hospital during World War II. After the war it was home to artist and ski instructor Bert Cross.
- NHRP Eligibility: IE

McCann Daech Fenton Realtors
271 Leadville Ave. North (21)
Block 3 Lot 7



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past

History

- Circa 1938
- Home of Albert R. Griffith and Warehouse
- "Bert" was the eldest son of Albert Griffith, the first prospector to come to Ketchum, homestead and remain.
- Bert built this house one block from the Griffith Brother's Grocery and Hardware store on Main Street, which he and his brother owned. Bert's son, Jim, was the town's first native son to make the U.S. Olympic Ski Team.
-source: Ketchum Historical Society
- NHRP Eligibility: IE

Heritage Block
Block 3



Slavey's

Main St. and Sun Valley Rd. (27)

Block 3

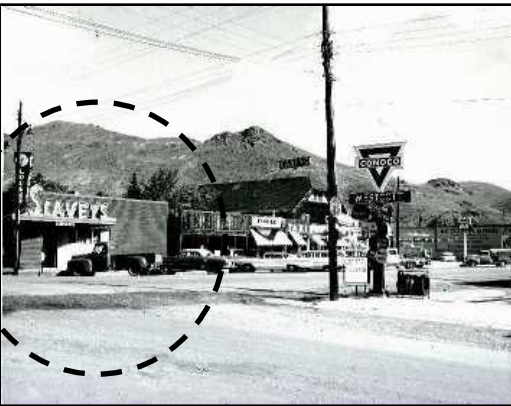


Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage - formerly Slavey's

History

- Circa 1930's
- NHRP Eligibility: IE



Former Liquor Store
250 North Main St. (25)
Block 3



Criteria:

- Representative of traditional Ketchum commercial architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Former Restaurant

260 North Main St. (26)

Block 3



Criteria

- Representative of traditional Ketchum commercial architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Ketchum Kamp Hotel
220 North Main St. (32)
Block 3



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

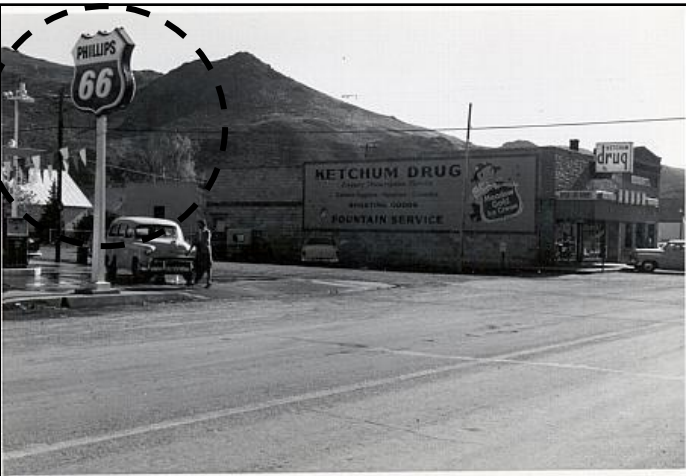
- Circa 1925
- This entire block stood vacant for many years after the 1904 arson of the Williams Hotel, which spread to destroy all other structures on the block. Elmer Ebbe bought the land from Nellie Easley Williams, cut the timber and built his hotel by himself. The hotel included a salon and dining room furnished with big game trophies and rustic hand-made furniture. The bar featured a dance floor, a large fireplace and French doors.
- Slavey and Dora Werry purchased the property the year Sun Valley Resort opened. They changed the name and built a gambling casino which thrived until Idaho began to enforce its anti-gambling laws in 1948. The remodeled Casino still operates as a bar and reputed to have the second-highest yield, by volume, of any bar in Idaho. Werry family members still own the property.
-source: Ketchum Historical Society
- NHRP Eligibility: IE

Rico's
200 North Main St.
Block 3



Criteria:

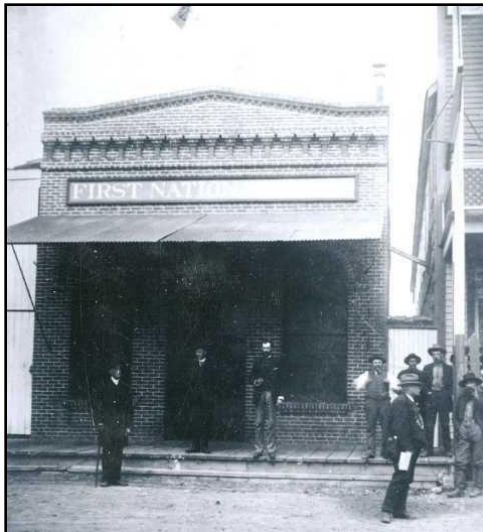
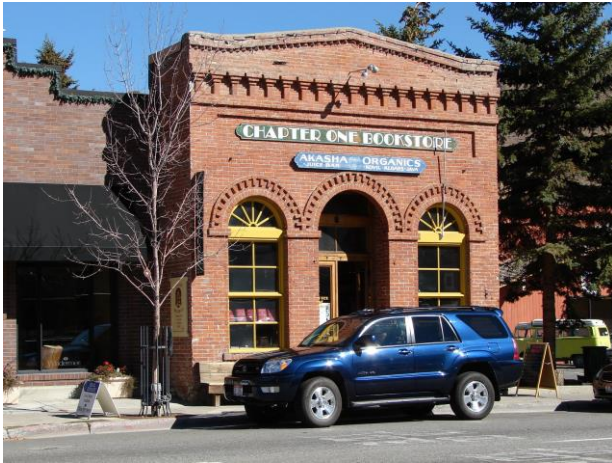
- Representative of traditional Ketchum commercial architecture



Lewis Bank/Ketchum Drug Annex

180 North Main St. C (33)

Block 2 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1880's
- Isaac Lewis was drawn here by the mining strikes in the Wood River Valley. He left his banking position in Butte, Montana and headed to Ketchum by wagon with "all necessary tools and equipment for a genuine prospecting and mining outfit." He pitched the first tent in Ketchum on the morning of May 3, 1880 after purchasing 4 lots at \$2 each from a party that was platting the town on a sheet of brown paper. He was indeed active. He invested in real estate, opened the town's first drug store in 1881, helped build the Guyer Hot Springs Resort, purchased the local newspaper the Ketchum Keystone in 1883, and then built this bank using locally made brick. After weathering several bank crises, the national financial panic of 1896 forced him to close his doors.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Ketchum Drug

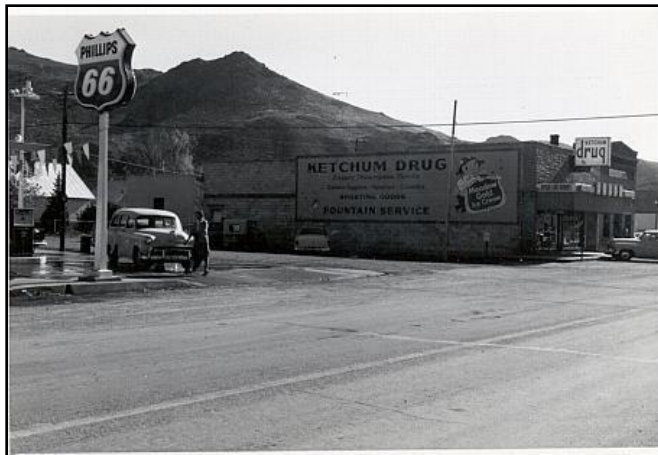
180 North Main St. B

Block 2 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Associated with significant events and/or people of the past – site of old drug store



First Telephone Company and Dick Alfs Fly Shop

340 2nd St. (59)

Block 2 Lot 8



Criteria:

- Representative of traditional Ketchum commercial architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's) - Location of first telephone company

History

- Circa 1930's to 1940's
- NHRP Eligibility: IE

Heritage Block

Block 18



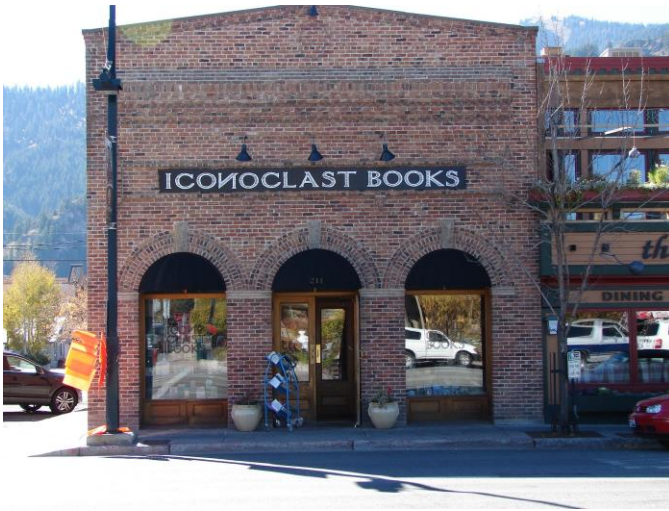
Criteria:

- Representative of traditional Ketchum commercial architecture

Greenhow & Rumsey/Lewis & Lemon/Griffith Store

211 North Main St. (31)

Block 18 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on the National or State Register of Historic Places.

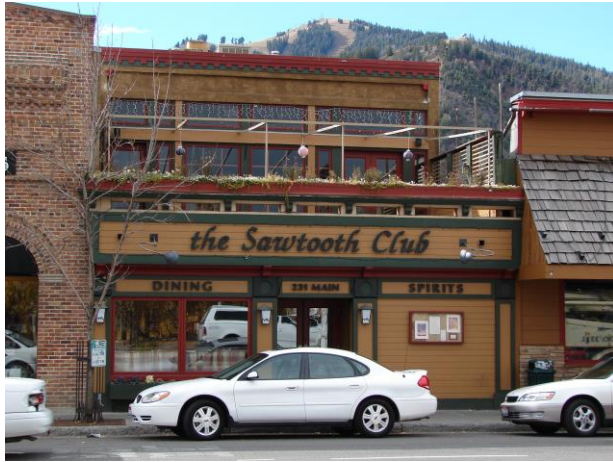
History

- Circa 1884
- A.W. Comstock started the first store in Ketchum in a tent on this site in 1880. It has been a hub of retail activity ever since. Isaac Lew encouraged the building of this store by Robert Leonard and former Boise U.S. Marshal Joe Pinkham. Locally made brick was used and three layers were placed on the roof for fire protection. After Leonard left, Lewis became Pinkham's partner, but Pinkham proved to be more interested in card games than in groceries.
-source: Ketchum Historical Society
- NHRP Eligibility: E; Listed

Sawtooth Club

231 N. Main St.

Block 18 Lot 3



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).



Womack House & Ed Scott's Ski Shop

200 Sun Valley Rd. (66)

Block 18 Lot 5A



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1895
- Mr. Womack worked in the mines, and his wife ran a restaurant on south Main Street. In 1949 Ed Scott purchased the home from Bert Griffith, son early Ketchum settler Albert Griffith. Scott moved the abandoned, weather-beaten home from the alley behind the old Griffith Grocery Store to this location and turned it into a ski-repair shop. He shortly thereafter developed the Scott USA ski pole, which revolutionized the ski industry world-wide. This building was the first factory and distribution center for Scott poles. When Scott sold his company after ten years, the building was also sold. Ed Scott moved on to develop a mountain bike brake shoe, considered one of the best in the business. Since the 1970's the building has housed several retail and restaurant ventures. Although there have been some interior remodels and additions, the original home to the left retains its basic structure.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Dynamite Shed

271 Sun Valley Rd. (61)

Block 17



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

History

- Circa 1880
- This building was constructed of thick stone to store explosives sold by the Gillette & Evans hardware store on Main Street. The store was the chief supplier of mining supplies during Ketchum's mining and smelting boom. After the Silver Crash of 1894, this building passed through numerous hands, occasionally standing vacant or housing a number of small businesses. Glenn and Esther Mueller bought it in 195- and added the second story as their living area. She ran a gift shop downstairs. The Jailhouse beauty shop later occupied the premises and the bars were in keeping with the jail theme.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Sun Valley Real Estate
500 N Washington Ave
Block 15 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture

Ikauniek's Salon

491 Washington Ave. (43)

Block 36 Lot 1



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Mary Simpson House

471 Washington Ave. (44)

Block 36 Lot 2



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Battis House

431 Washington Ave. (45)

Block 36 Lot 3



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Paul Sugasa House

171 4th St. East (68)

Block 36 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Obenchain House

520 Washington Ave. (34)

Block 15 Lot 5



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1930's
- NHRP Eligibility: IE

Strega

360 1st Ave. (46)

Block 37 Lot 6



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

McAtee House

380 1st Ave. (47)

Block 37 Lot 5



Criteria:

- Representative of traditional Ketchum residential architecture, scale proportion and site orientation
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1930's
- NHRP Eligibility: IE

Forest Service Park

Between River St. and 1st St. (83)

Block 40



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Eligible for the National or State Register of Historic Places.

History

- Circa 1930-33
- In 1926, Ranger Arthur Berry began to operate the Ketchum Ranger Station out of his home in town. Not satisfied with the arrangement, he purchased several lots from Mrs. Walter Leflang, and Fred Pothier donated the remainder of the land to complete this site. Berry had his crew construct the center warehouse building in 1930.
- In 1933 President Franklin D. Roosevelt formed the Civilian Conservation Corps to provide jobs for young during the Depression. Some 250 CCC workers made up of boys or men from Idaho, established a camp five miles west of Ketchum on Warm Springs Creek on April 5, 1933. The first major project of the local CCC was construction of the ranger station structures, including the two large warehouses and living quarters. Arthur Berry moved his family into the new complex in the fall of 1933. Wayne Sorenson and Marvin Obenchain were two local CCC youths who represented Ketchum.
-source: Ketchum Historical Society
- NHRP Eligibility: E; Criterion A and C

Les Smith Community Church

711 Warm Springs Road (82)

Block 13 Lot 4



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1945
- NHRP Eligibility: IE

Webster Pottery

291 E. 6th Street (75)
Block 14 Lot 4



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1940
- NHRP Eligibility: IE

Shurtz House Property; Chinese Gardens

680 Washington Ave. (35)

Block 14 Lot 5



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1900 to 1935
- NHRP Eligibility: IE