



**City of Ketchum
Planning & Building**

**STAFF REPORT
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING OF JULY 7th, 2021**

PROJECT: 380 N 1st Ave. Mixed-Use Building

FILE NUMBER: H21-050

APPLICATION TYPE: Request to Alter a Historic Structure

ARCHITECT: Williams Partners Architects

PROPERTY OWNER: Corey Street Mass LLC

REQUEST: Exterior alterations and an addition to the McAtee House

LOCATION: 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2)

NOTICE: The public hearing notice was published in the Idaho Mountain Express on June 16th, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on June 16th, 2021. A public hearing notice was posted on the project site and the City's website on June 30th, 2021.

REVIEWER: Abby Rivin, Senior Planner

BACKGROUND

The applicant, Williams Partners Architects on behalf of property owner Corey Street Mass LLC, has submitted a Request to Alter a Historic Structure located at 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5) within the Mixed-Use Subdistrict of the Community Core (CC-2) Zone. The request proposes exterior alterations and an addition to the McAtee House—a historic log cabin that was constructed in the 1930s. The historic cabin will be repurposed as commercial office space and the new addition will accommodate two residential units, common area, and parking.

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

ANALYSIS

The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216. The follow analysis evaluates the 380 N 1st Ave. Mixed-Use Building project in relation to the

review criteria for alterations and additions to structures on the Historic Building List. The project plans are attached as Exhibit A and the applicant's project summary narrative is attached as Exhibit B to the Staff Report.

Review Criteria for Request for Demolition or Alteration Application

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

The McAtee House is one of the 26 structures on the Historic Building List. The 2005 Walsworth Associates Windshield Survey identified the McAtee House as a locally significant historical resource. Additionally, this historic building was recommended for designation as a heritage site in 2006. The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum's early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.

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

The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's energy-efficiency, and upgrade the building to comply with current code standards.

The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.

The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story with a maximum height of 12'-6", which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot. The rectangular mass of the addition mimics the original log cabin. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House.

Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape.

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

The historic structure retains sufficient historic integrity with respect to design, materials, and workmanship. A 1,946-square-foot addition to the McAtee House was constructed in 2000 to accommodate Felix's Restaurant (Design Review CR00-012 and Building Permit 00-110). This project proposes to remove this addition and restore the original historic log structure. The 2000 addition project included painting the building olive brown and adding pomegranate red fascia and trim. This project will re-finish the logs with a natural stain restoring the historic integrity of the original log cabin.

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

The project enhances the historical significance and architectural distinction of the McAtee House as the improvements restore the original log cabin and relocate the structure to a more prominent location at the corner of 1st Avenue and 4th Street. The addition's scale and site orientation respect the historic significance of the McAtee House. The project's exterior materials and natural colors complement Ketchum's mountain-town character. The development's human-scale design will enhance vibrancy at this downtown street corner.

STAFF RECOMMENDATION

After considering the project plans, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Historic Preservation Commission deliberate and move to approve the Request to Alter a Historic Structure for the 380 N 1st Ave. Mixed-Use Building project.

RECOMMENDED MOTION

"I move to approve the Request to Alter a Historic Structure for proposed alterations and an addition to the McAtee House to accommodate the 380 N 1st Avenue Mixed-Use Building project."

EXHIBITS:

- A. 380 N 1st Avenue Mixed-Use Building Project Plans
- B. Applicant Project Summary Narrative

Exhibit A:
380 N 1st Avenue
Mixed-Use Building
Project Plans

380 N. 1ST AVE. MIXED-USE BUILDING

Owner:
 Corey Streey Mass, LLC
 11361 Farlin Street
 Los Angeles, California 90049

Architect:
 Williams | Partners Architects
 Jeff Williams: jeff@williams-partners.com
 P.O. Box 4373
 Ketchum, ID 83340
 Ph. 208.726.0020
 Fax 208.726.0019

General Contractor:
 Grabher Construction
 P.O. Box 507
 Sun Valley, ID 83353
 Ph. 208.726.3916
 Fax 208.726.9081



Land Use Information Map



March 18, 2021

Satellite View

380 North First Avenue; Ketchum, Idaho

1:984
 0 0.01 0.01 0.03 mi
 0 0.01 0.03 0.05 km

Blaine County GIS

Made by: Blaine County GIS

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3D VIEWS

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PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 5, BLOCK 37
 KETCHUM

ADDRESS: 380 NORTH FIRST AVENUE
 KETCHUM, ID 83340

ZONING: CC, SD 2 (COMMUNITY CORE, SUBDISTRICT 2: MIXED USE)
 SETBACKS: FRONT AND STREET SIDE: 5' AVERAGE
 INTERIOR SIDE: 0'
 ADJACENT TO ALLEYWAY: 3'

MAX BUILDING HEIGHT: 42'

CONSTRUCTION TYPE: V-B (IBC SECTION 602.5)

OCCUPANCY: BUSINESS GROUP B (IBC 304.1), RESIDENTIAL GROUP R-3 (IBC 310.4),
 UTILITY AND MISCELLANEOUS GROUP U (IBC 312) (PRIVATE GARAGES)

BUILDING AREA:	
FIRST FLOOR	
EXISTING (OFFICE):	744 S.F.
NEW (OFFICE)	97 S.F.
NEW COMMON SPACE:	442 S.F.
NEW COMMON PARKING:	776 S.F.
NEW UNIT 1 LIVING:	750 S.F.
NEW UNIT 2 GARAGE:	483 S.F.
NEW UNIT 2 LIVING:	183 S.F.
SUB-TOTAL:	3,475 S.F.

SUB-TOTAL TOWARDS F.A.R.:
 THREE PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM
 TOWN SITE LOTS OF 5,600 S.F. IN SIZE OR LESS ARE NOT INCLUDED
 IN THE GROSS FLOOR AREA CALCULATION
 (3,475 S.F. - (3 x (9 x 18)) = 2,989 S.F.)

SECOND FLOOR	
UNIT 2 LIVING:	1,951 S.F.
TERRACE:	646 S.F.

THIRD FLOOR	
UNIT 2 LIVING:	37 S.F.
COMMON MECHANICAL:	376 S.F.
TERRACE:	792 S.F.

TOTAL REMODEL (EXISTING CABIN):	744 S.F.
TOTAL NEW:	5,095 S.F.
TOTAL G.S.F. (INCLUDING GARAGES):	5,839 S.F.
TOTAL TOWARDS F.A.R.:	5,353 S.F.
(5,353 / 5,505 = 0.97 F.A.R.)	

SITE AREA: 0.126 ACRES (5,505 S.F.)

PARKING REMTS:	UNIT 1 (750 S.F. OR LESS):	0 SPACES
	UNIT 2 (2,001 S.F. AND ABOVE):	2 SPACES
	OFFICE (1 SPACE PER 1,000 G.S.F.):	1 SPACE

CODES: 2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

JURISDICTIONS: CITY OF KETCHUM PLANNING & BUILDING DEPARTMENTS
 CITY OF KETCHUM FIRE DEPARTMENT

380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

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 WWW: WILLIAMS-PARTNERS.COM

DRAWINGS
 DATE: 05/12/2021
 ISSUED: COK SCHEMATIC PRESENTATION
 06/10/2021 COK HPC REVIEW

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COVER SHEET

OWNERSHIP OF DOCUMENTS:
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VIEW LOOKING SOUTHEAST

3



VIEW LOOKING NORTHEAST

1



VIEW LOOKING EAST

2

380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

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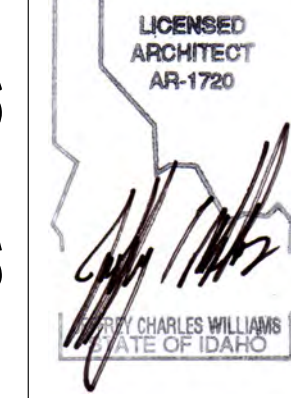
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A 1.0a

ARCHITECTURAL SITE PLAN



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VIEW LOOKING SOUTH 4



VIEW LOOKING EAST 2



VIEW LOOKING SOUTHEAST 3



VIEW LOOKING NORTHEAST 1

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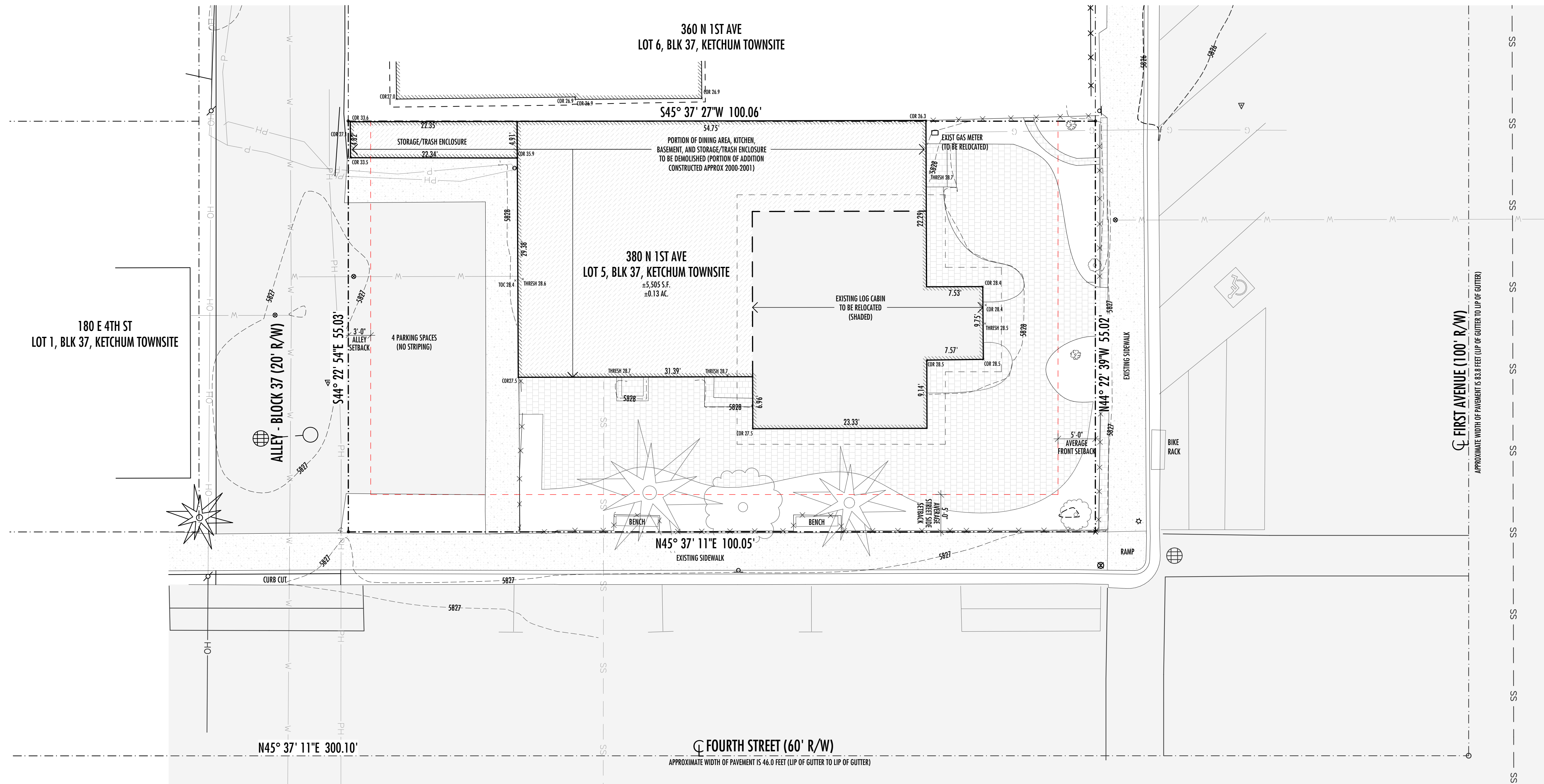
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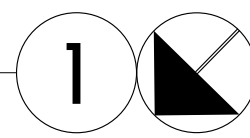
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SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0"



Y:\McMorrow\04 - BIM Project Files\MCMORROW MIXED USE - siting.pln north ARCHITECTURAL SITE PLAN

380 N. 1st Ave. Mixed-Use Building

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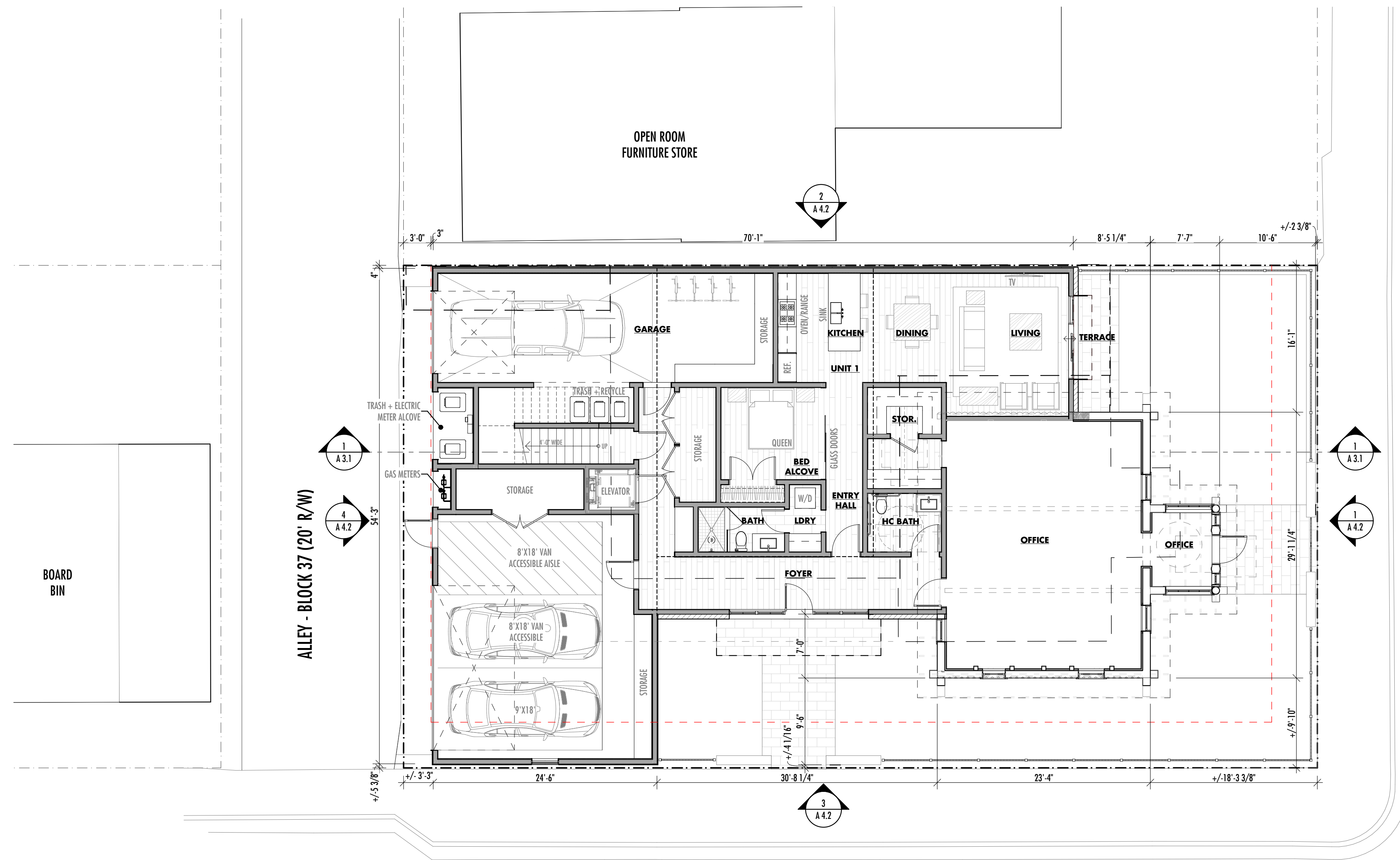
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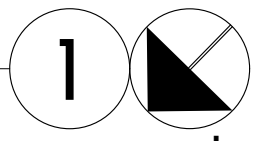
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FIRST FLOOR PLAN - PROPOSED

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

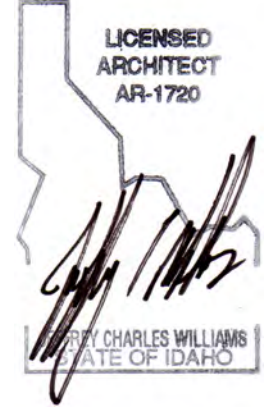


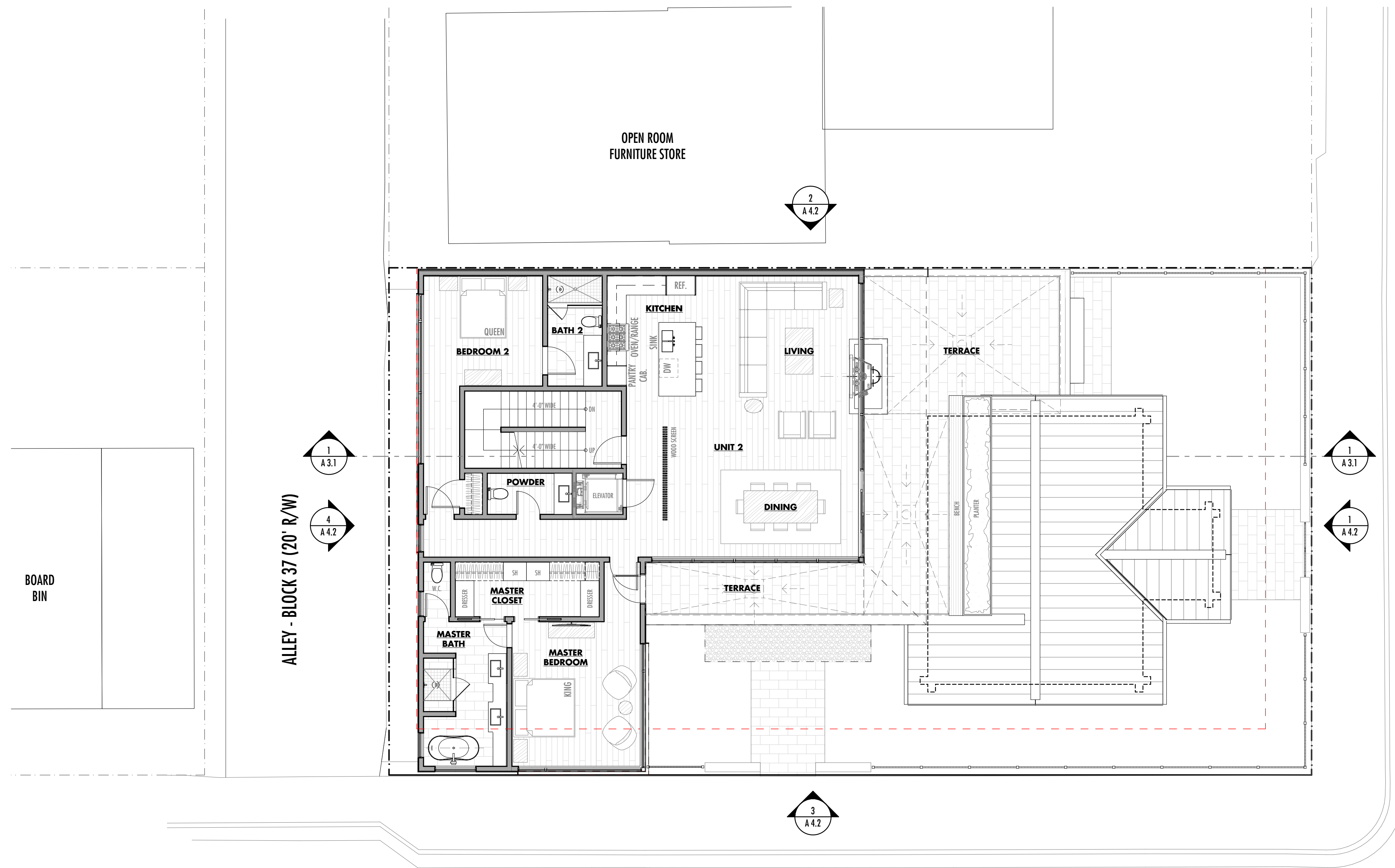
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PLANS

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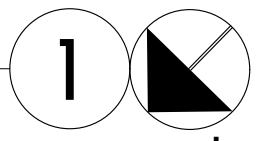
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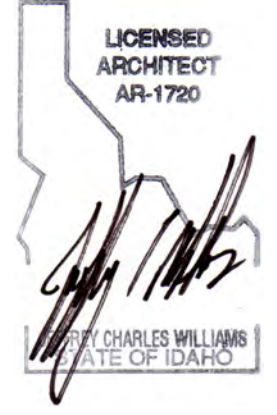
SECOND FLOOR PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"

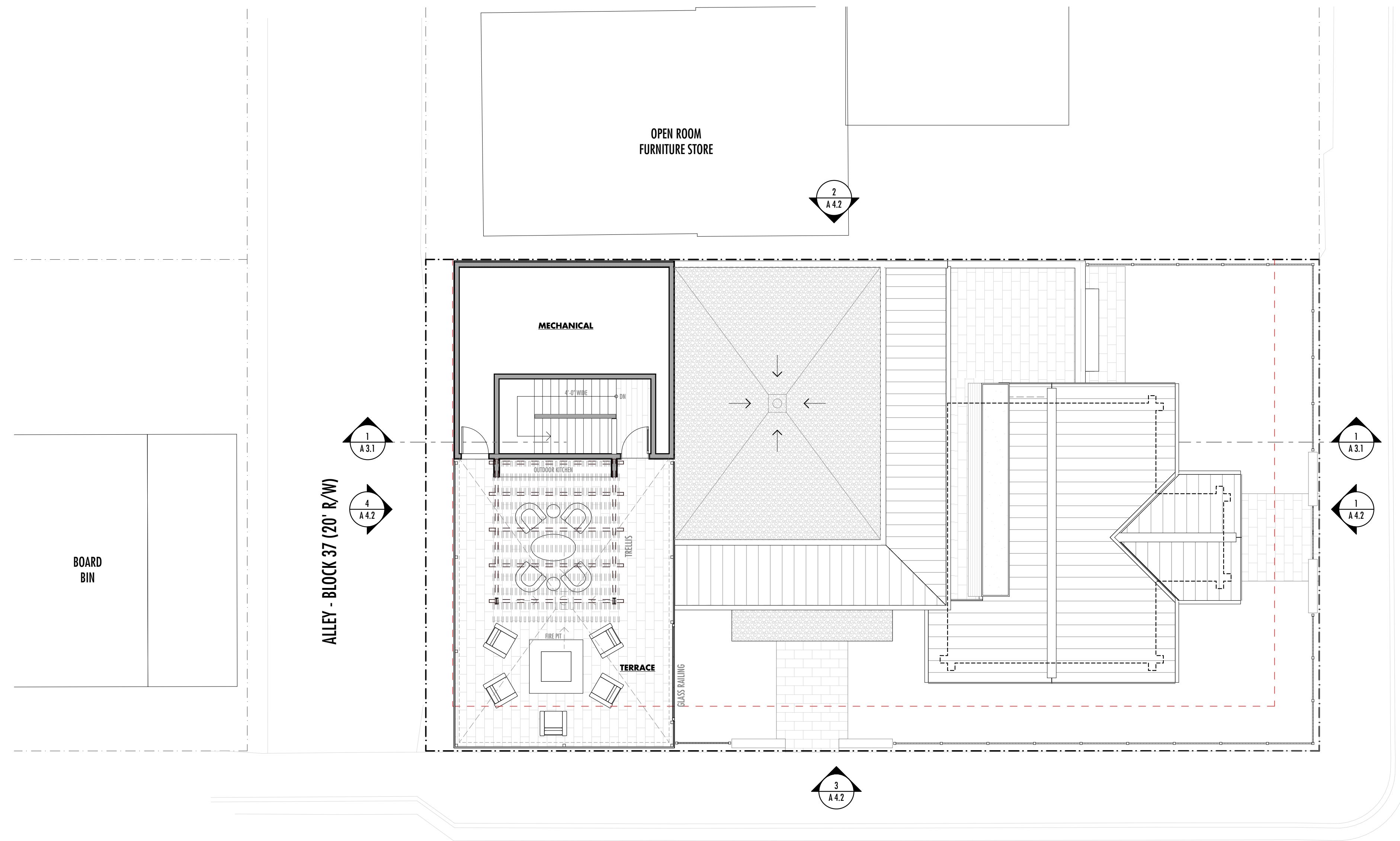


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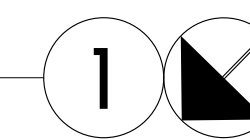
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THIRD FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



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380 N. 1st Ave. Mixed-Use Building

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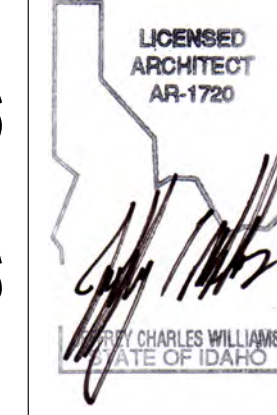
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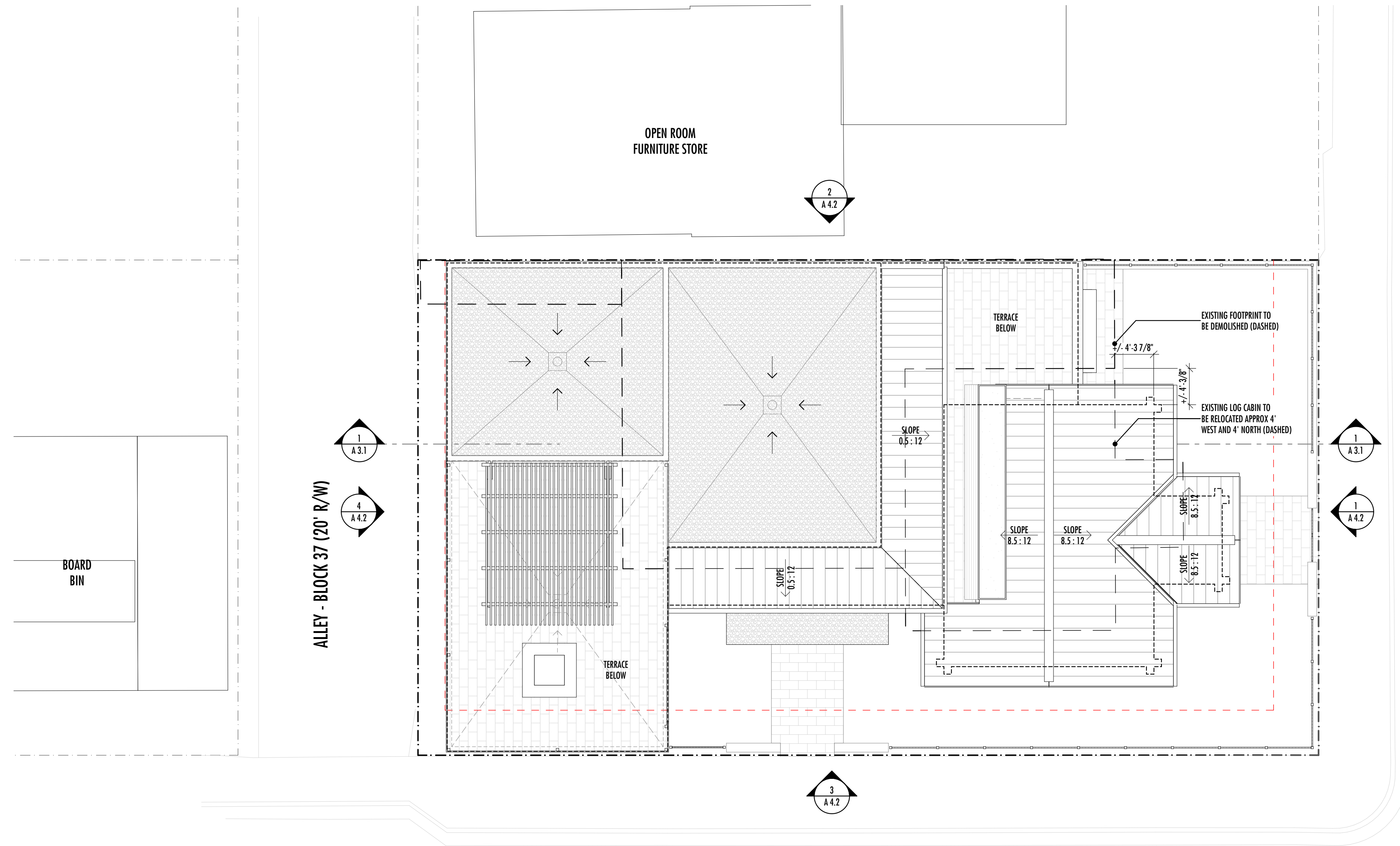
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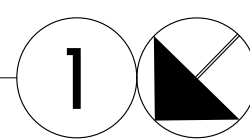
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ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



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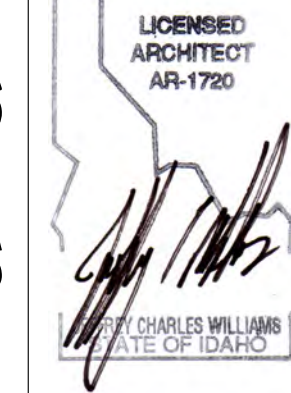
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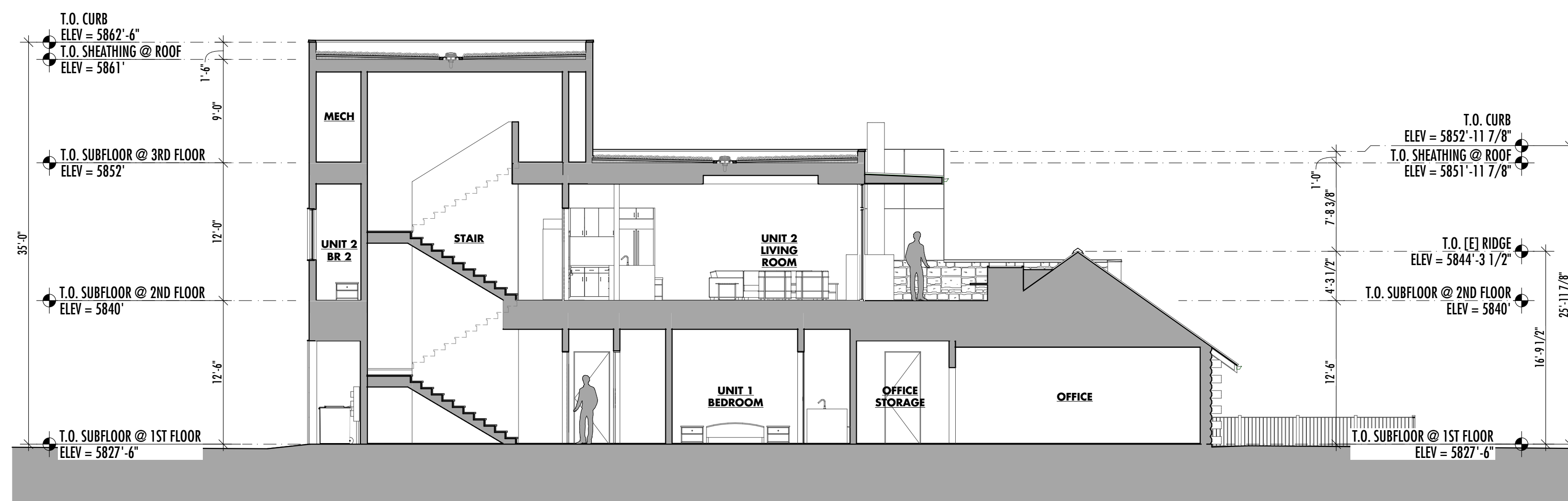
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BUILDING SECTION A
SCALE: 1/8" = 1'-0"

1

380 N. 1st Ave. Mixed-Use Building

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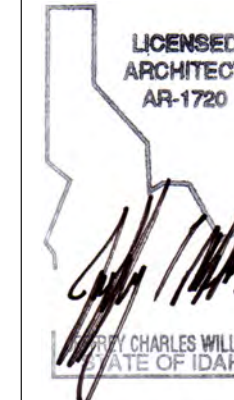
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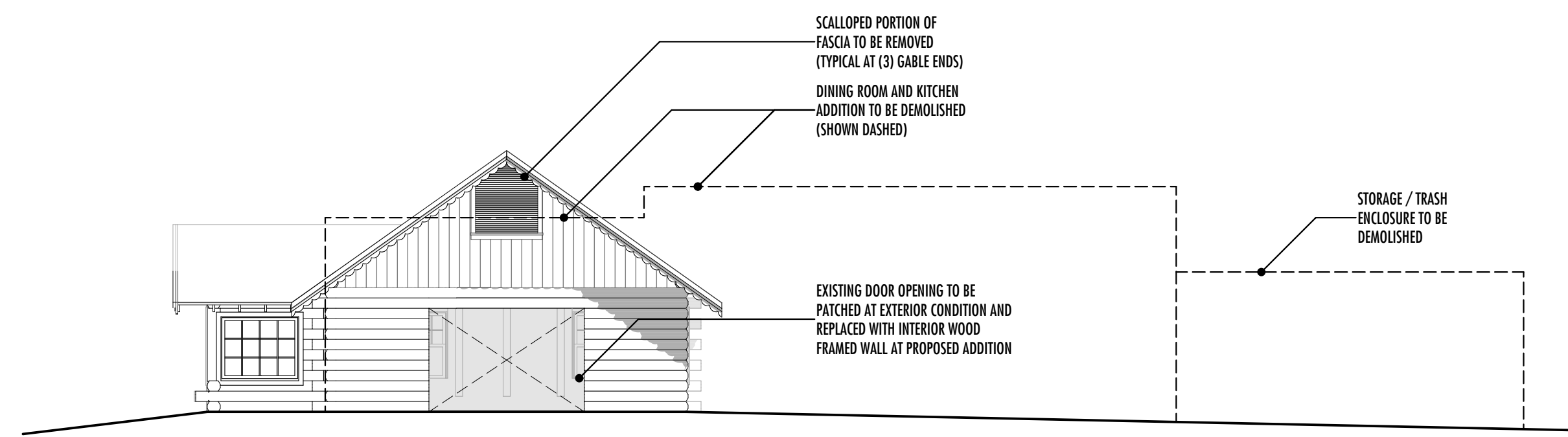
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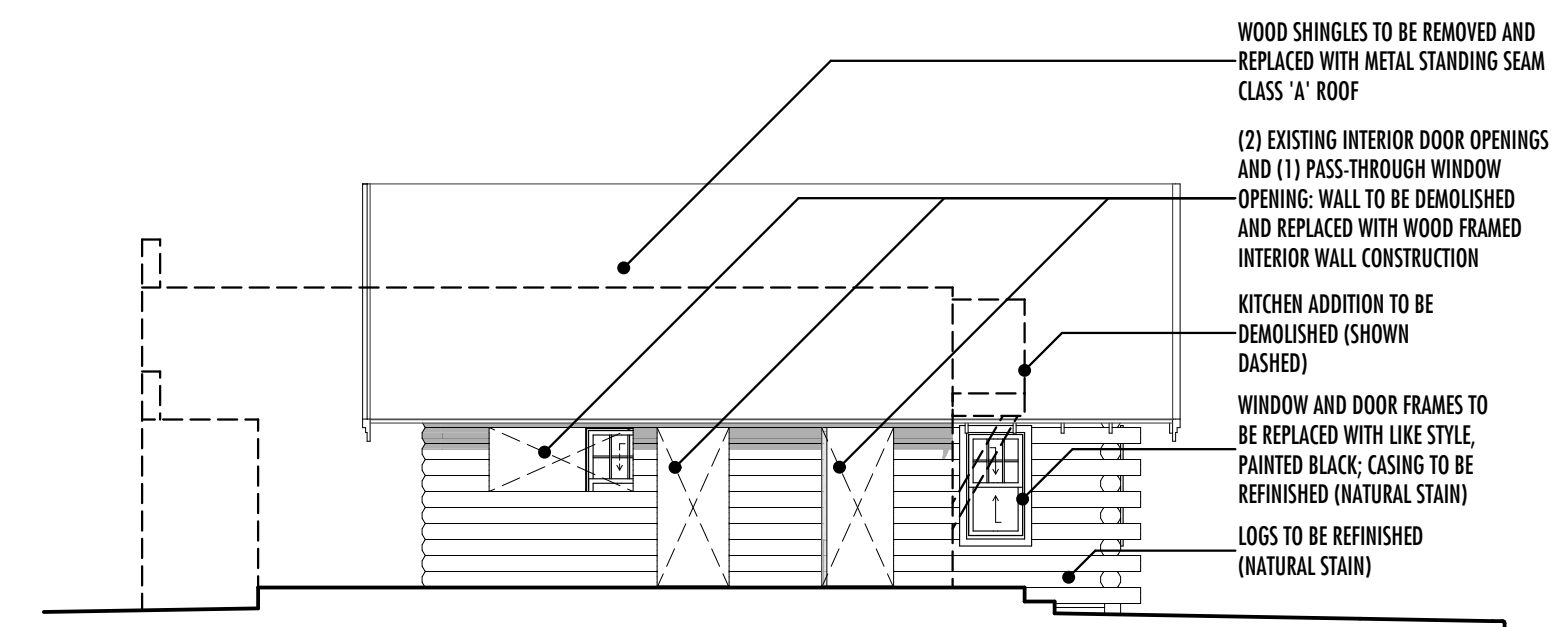
BUILDING SECTIONS

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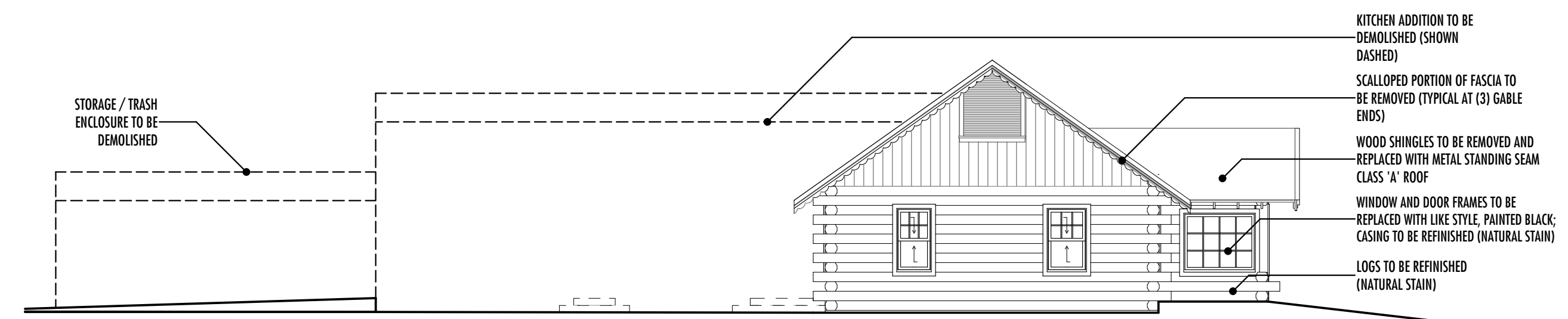




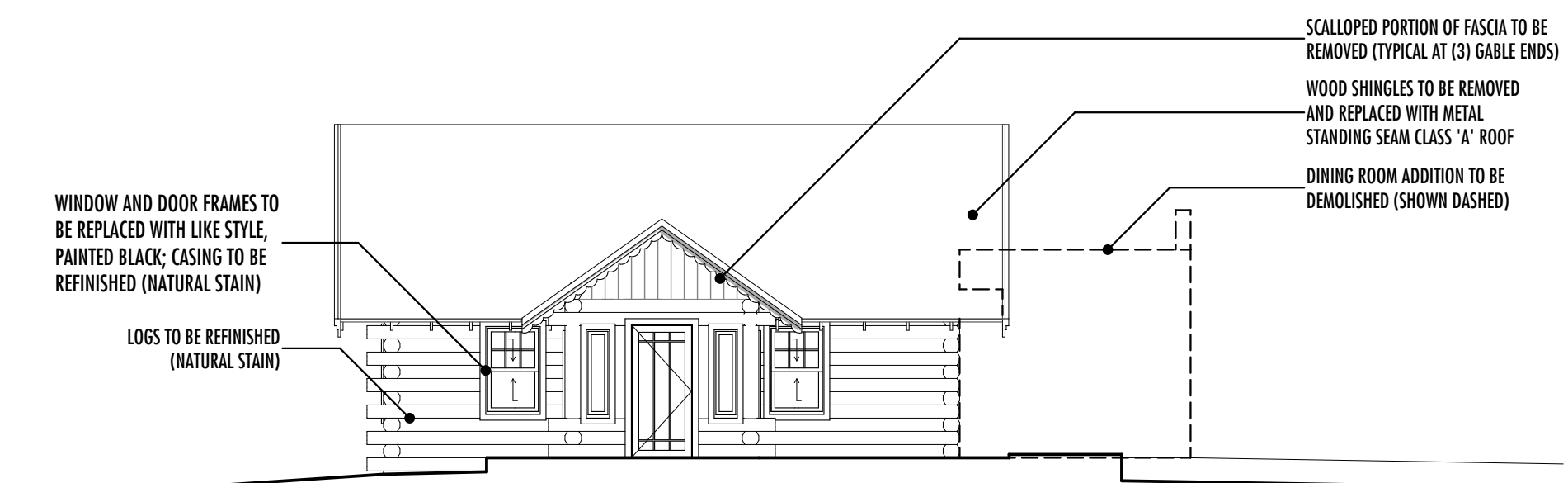
SOUTH ELEVATION - EXISTING 4



EAST ELEVATION - EXISTING 2



NORTH ELEVATION - EXISTING 3



WEST ELEVATION - EXISTING 1

380 N. 1st Ave. Mixed-Use Building

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WILLIAMS PARTNERS

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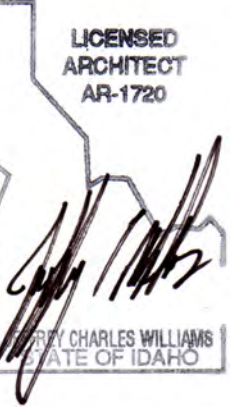
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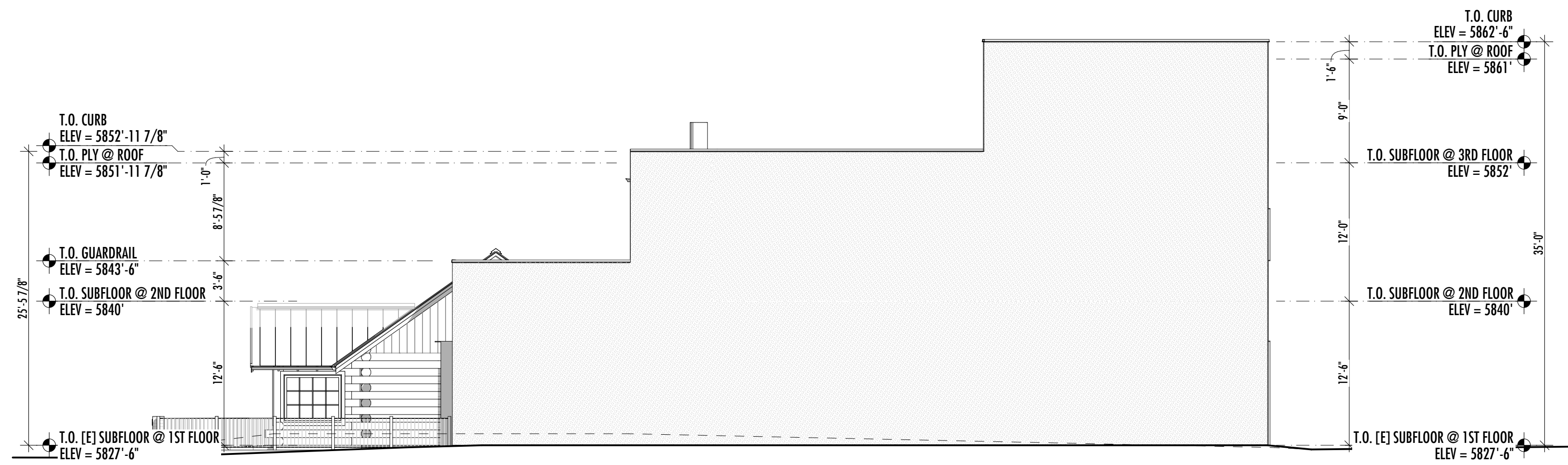
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REVISIONS
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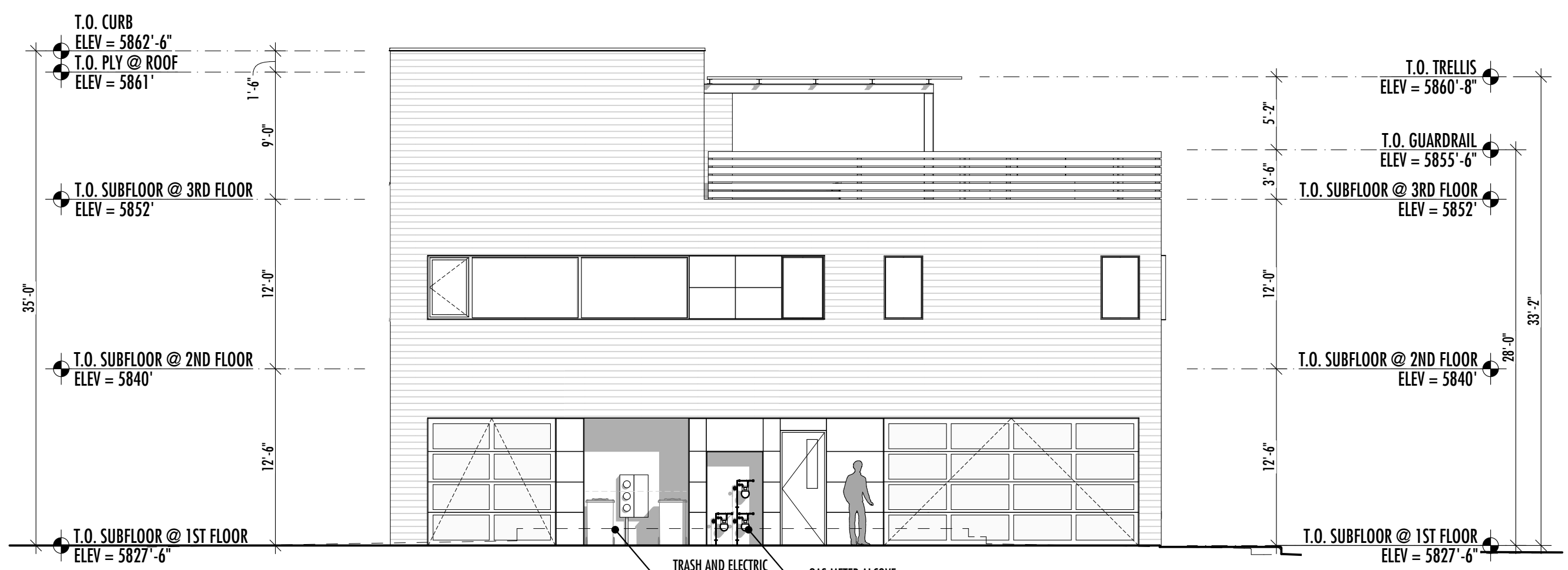
A 4.1

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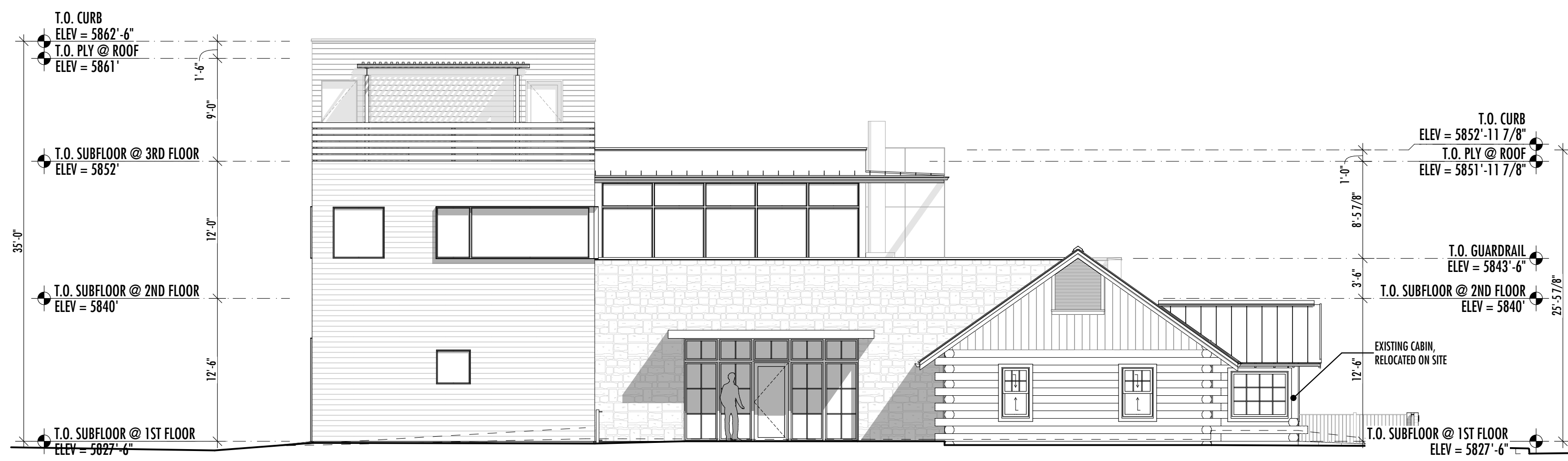




SOUTH ELEVATION - PROPOSED
SCALE 1/8" = 1'-0" **2**



EAST ELEVATION - PROPOSED
SCALE 1/8" = 1'-0" **4**



NORTH ELEVATION - PROPOSED
SCALE 1/8" = 1'-0" **3**



WEST ELEVATION - PROPOSED
SCALE 1/8" = 1'-0" **1**

380 N. 1st Ave. Mixed-Use Building

380 North First Avenue, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

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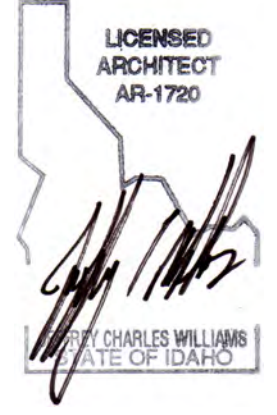
DRAWINGS
DATE: 05/12/2021
ISSUED: CON SCHEMATIC PRESENTATION
CON HPC REVIEW

REVISIONS
NUMBER: DATE:

A 4.2

EXTERIOR ELEVATIONS

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VIEW LOOKING SOUTH 4



VIEW LOOKING NORTH 2



VIEW LOOKING SOUTHEAST 3



VIEW LOOKING NORTHEAST 1

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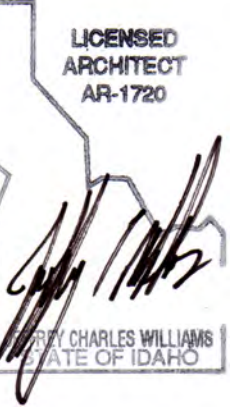
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WWW WILLIAMS-PARTNERS.COM

DATE: 05/12/2021
ISSUED: COK SCHEMATIC PRESENTATION
06/10/2021 COK HPC REVIEW

REVISIONS
NUMBER: DATE:

A 5.1

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CABIN + ADDITION

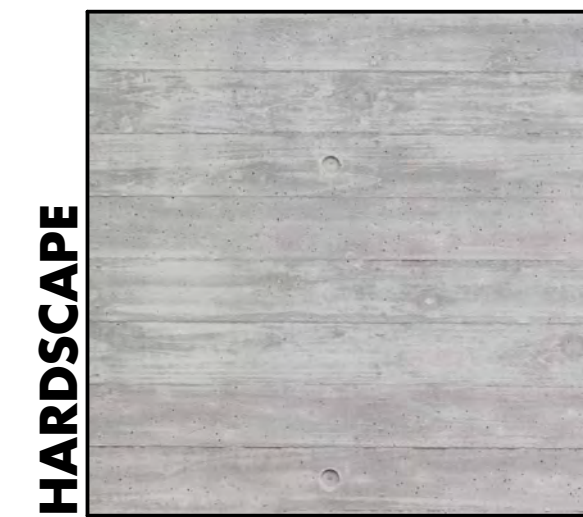


WINDOWS
ELEMENT
Window

MATERIAL
Aluminum Clad Wood

COLOR / FINISH
Black cladding

NOTES
Loewen (or similar); at cabin: style to match existing window style



CONCRETE SITE WALLS

ELEMENT
Site walls

MATERIAL
Concrete

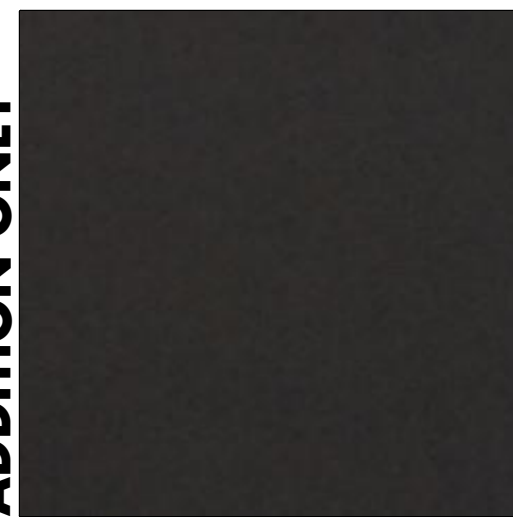
COLOR / FINISH
Grey

NOTES
Board formed

HARDSCAPE

MATERIALS BOARD

ADDITION ONLY



METAL ACCENTS
ELEMENT
Steel, steel accents

MATERIAL
Steel

COLOR / FINISH
Black

NOTES
Painted

ADDITION ONLY



STONE VENEER
ELEMENT
Stone veneer walls

MATERIAL
Stone

COLOR / FINISH
Tan / Grey

NOTES

ADDITION ONLY



SIDING
ELEMENT
Rainscreen Siding

MATERIAL
Wood

COLOR / FINISH
Light Tan

NOTES
Light wire-brush, T&G with 1/8" reveal

CABIN ONLY



LOGS
ELEMENT
Logs at cabin

MATERIAL
Wood

COLOR / FINISH
Natural

NOTES

CABIN + ADDITION



SOFFIT
ELEMENT
Soffit

MATERIAL
Wood

COLOR / FINISH
Natural

NOTES

CABIN + ADDITION



ROOF / FASCIA / FLASHING
ELEMENT
Sloped Roofs
Fascia / flashing / parapet caps

MATERIAL
Standing seam metal
Metal (24 Gauge)

COLOR / FINISH
Grey (Bonderized)
Grey (Bonderized)

NOTES

ADDITION ONLY



ROOF
ELEMENT
Flat Roof

MATERIAL
EPDM Membrane
(Ballasted Roof)

COLOR / FINISH
Tan/Grey

NOTES

WILLIAMS PARTNERS

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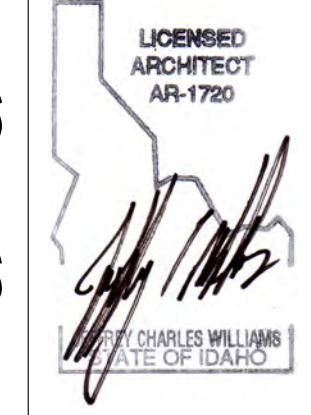
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DATE: 05/12/2021
ISSUED: COX SCHEMATIC PRESENTATION
06/10/2021 COX HPC REVIEW

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NUMBER: DATE:

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A 5.2

Exhibit B:
Applicant
Project Summary Narrative

To: City of Ketchum Historic Preservation Commission

Date: June 10, 2021

Re: 380 First Avenue North, McAtee House

The applicant is proposing to alter the historic structure located at 380 North First Avenue, known as the McAtee House. The original 744 square foot cabin was previously altered to become Felix's Restaurant in the year 2000. The cabin became a dining space, while an addition created added dining space, a ground floor kitchen, and basement storage. The applicant proposes to remove the addition and to re-use the original cabin structure as a commercial office space. Two residential units, associated common area, and parking will be added at the rear of the original cabin. In order to improve the efficiency of the lot and to offset the original cabin from the new addition, the applicant proposes to relocate the cabin approximately 4 feet towards First Avenue and 4 feet towards Fourth Street.

The original McAtee House log structure will be maintained; however, the applicant proposes modifications and improvements to the existing structure that will ensure the longevity of the building and help it blend with the proposed addition. The green, painted logs are proposed to be re-finished to a natural stain that will match the wood siding of the proposed addition. It is unclear what the original finish of the McAtee Cabin was. The windows will be replaced with energy-efficient windows that will match the style of the windows that exist to-date; however, the color is proposed to be revised from brick red to black. The red shutters and scalloped fascia on the gable ends are proposed to be removed. The existing wood shingle roof material will be replaced with a standing seam metal roof and improved to be a class 'A' roof as required by the Fire Department for new construction.

The siting of the proposed addition at the rear of the McAtee House preserves the integrity of the open space at the front of the lot and helps to differentiate between the new and existing structures. The proposed alteration of the McAtee House retains its integrity to convey its historic and architectural significance of the property within the Community Core while the addition seeks to balance the scale and language of the historic cabin.

