



City of Ketchum  
Planning & Building

IN RE: )  
 )  
 380 N 1st Ave. Mixed-Use Building ) KETCHUM HISTORIC PRESERVATION COMMISSION  
 McAtee House ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
 Request to Alter a Historic Structure ) DECISION  
 )  
 Date: August 3, 2021 )  
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 File Numbers: P21-050 )

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)

**RECORD OF PROCEEDINGS**

The Historic Preservation Commission considered 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 during their meeting on July 7<sup>th</sup>, 2021. After considering the project plans, staff’s analysis, and the applicant’s presentation and holding the required public hearing, the Historic Preservation Commission unanimously approved the request.

Public Hearing Notice

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

## FINDINGS OF FACT

The Historic Preservation Commission having reviewed the project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

### Findings Regarding Project Background

The applicant, Williams Partners Architects on behalf of property owner Corey Street Mass LLC, 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. The review criteria for requests to alter or demolish a historic building is specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216.

### Findings Regarding Review Criteria for Request to Alter a Historic Structure

*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 1<sup>st</sup> Avenue and 4<sup>th</sup> 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.

### Findings Regarding Commissioner Deliberations

The Commission appreciated the distinction between the new addition and the existing historic building. The Commission stated that removing the paint and re-staining the logs will restore the cabin and enhance its historic integrity. The Commission discussed the relocation of the cabin closer to the street corner and commented that this enhanced the presence of the historic building. The Historic Preservation Commission discussed the roof lines where the addition meets the existing historic building. Commissioner Cosgrove stated this connection may be more elegant as a one-story element at the ground level. Commissioner Reynolds recommended that asphalt roofing be utilized as this material is more like shingles. The Historic Preservation Commission unanimously approved the request.

### **CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and has exercised its authority pursuant to Chapter 46 of Title 67 of Idaho Code to establish a historic preservation program and enact ordinances, special conditions, or restrictions for the protection and preservation of historic properties. The regulations adopted through Interim Historic Preservation Ordinance No. 1216 are identified in the Findings of Fact and are herein restated as Conclusions of Law by reference.
2. The Historic Preservation Commission has the authority to hear the applicant's Request to Alter a Historic Structure application 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.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Section 2.B of Interim Historic Preservation Ordinance No. 1216 and Ketchum Municipal Code § 17.96.080.
4. This Request to Alter a Historic Structure application is governed under the regulations and review criteria specified in Interim Historic Preservation Ordinance No. 1216.
5. The alterations and addition to the McAtee House proposed with the 380 N 1<sup>st</sup> Avenue Mixed-Use Building project comply with the review criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216 as: (1) the McAtee House has historic value and significance within the Community Core, (2) the proposed alterations and addition to the McAtee House do not adversely impact the structure's historic integrity, significance within the Community Core, or architectural and aesthetic relationship to adjacent properties and the project does not conflict with the Comprehensive Plan, (3) the McAtee House will retain the requisite integrity to convey its historic significance, and (4) the proposed alterations and addition do not adversely affect the structure's historic significance.

## DECISION

**THEREFORE**, the Ketchum Historic Preservation Commission **approves** the Request to Alter a Historic Structure (Application File No. H21-050) proposing alterations and an addition to the McAtee House for the 380 N 1<sup>st</sup> Avenue Mixed-Use Building project.

Findings of Fact **adopted** this 3<sup>rd</sup> day of August 2021.

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Mattie Mead, Chair  
City of Ketchum  
Historic Preservation Commission