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~Introductory Letter from Mayor~

Date

[Dear Ketchum Residents & Stakeholders,

Major points

- We are so pleased to present to you this Handbook...
- Framing on why it's needed "In response to..."
- We appointed a Commission, they identified the buildings, wrote this handbook
- Vision for the future: I am hopeful that this Handbook will inspire building owners to preserve their historic structures.

[signed,  
Mayor Neil Bradshaw]

**DRAFT**  
**KETCHUM**  
**HISTORIC PRESERVATION HANDBOOK**

Historic Preservation Commission  
in coordination with  
City of Ketchum

September 2022

# Ketchum Historic Preservation Handbook

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1. Saving Ketchum's Early Buildings problem
2. Historic Preservation Commission, Designation, solution
3. Why we think this is a good idea & seeking your feedback benefit
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**Why does historic preservation matter for Ketchum?  
or  
Saving Ketchum's early buildings**

This is the "problem statement."  
It should frame the issue before us: we are losing buildings & we saving them is important.

*Introduction*

Preserving Ketchum's early buildings has been a stated value of several City Administrations. We at the HPC contend that it also reflects the will of the people. Our City is rapidly losing historic structures, those fifty years or older. Ketchum's Historic Preservation Commission seeks to stem that tide, honor those buildings that remain, and support property owners in their efforts to save Ketchum's early buildings.

Older Ketchum buildings are a physical manifestation of our past. While Ketchum's origins in 1879 reflect the beginnings of other frontier mining towns, our buildings are unique to this place. These buildings reflect a rich history that began with mining in a land that had been occupied for countless centuries by the Shoshone, Bannock, Paiute, and Nez Perce Tribes. The railroad enabled a relatively smooth transition of the economic base from mining to sheep ranching. The railroad then brought an industry entirely new and American: the ski resort. As home to Sun Valley, the nation's first destination ski resort, Ketchum quickly became the town that reflected the growth of the global ski industry. Skiing thus separated Ketchum from every other mountain town with a similar history in mining and ranching.

Much of Ketchum's charm derives from these early buildings. Without them, Ketchum would resemble any other modern Western town. Tourism remains the primary driver of our economy in the Wood River Valley. Every business in the Wood River Valley derives economic value from the remaining historic structures.

Among the challenges our community faces is balancing the desire for historic preservation with the reality of personal property rights. Property owners hold the right to do what they please, of course within the confines of laws and zoning. Each of us as Ketchum residents and stakeholders gain value from the continued presence of old buildings, yet who should bear the cost?

Preserving historic structures can also be costly. How can we not only encourage property owners to maintain their historic structures, but also provide advice or financial support?

*This Handbook builds on previous efforts for historic preservation*

- In 2005, the City contracted with Walsworth & Associates to identify historic properties within Ketchum and its Area of Impact. [Here's a link to that survey.] The goal of the survey was to make field determinations on existing buildings with local or interpretive potential to qualify for the National Register of Historic Places list.

- The goal was to make field determinations on existing sites, buildings, structures, features, and objects with local or interpretive potential or qualify for the NRHP list
- In 2020, the City hired TAG Associates to determine eligible sites and pare down the list of historic assets recognized by the City.
  - The survey found that since 2005, fifteen of the 81 buildings recorded had been lost.
  - Quantify this further.
- As a community, collectively we must now confront whether preventing the loss of additional historic structures is important and what resources we are willing to put to bear / to dedicate to this effort.
  - The HPC seeks public input on creative and substantive aspects.

[Is there anything we can say about what the most recent Historic Preservation Commission (before us - the one that included Amanda Breen) did during their incarnation?]

In response to the loss of several historic structures that composed Trail Creek Village, Ketchum City Council passed an Emergency Ordinance in December 2020 barring the demolition or alteration of any structure of fifty years or older.

[insert language on the Ordinance]

The City formally called for feedback on the Emergency Ordinance and ran a survey to measure interest in the preservation of historic structures. [The results of the survey can be found here.] The Emergency Ordinance also called for the reconstitution of the Historic Preservation Commission.

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Historic preservation ( \_\_\_planning or just preservation?\_\_\_ ) provides community and public benefits.

- These public benefits range from
  - providing local decision makers an avenue to establish preservation goals and prioritize preservation actions
  - to economic benefits of reinvigorating or stabilizing traditional neighborhoods
  - reducing environmental impacts through adaptive reuse of existing buildings.
- While the results of historic preservation (planning) provide many community benefits, there are also costs/trade-offs, including
  - Potential increases in rent
  - Potential increases in development costs in development costs for owners & neighbors of historic buildings
- We must also be aware of balancing equitable provision of preservation outcomes across diverse backgrounds.

## Ketchum Historic Preservation Handbook

The American Planning Association defines historic preservation planning as, "the process of creating and implementing a strategy to protect and enhance historic resources."

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### SOLUTION

The current Historic Preservation Commission formed as a result of the volunteers who submitted their names for consideration by the Mayor. A Commission of five was initially appointed: Jennifer Cosgrove, Jakub Galczynski, Wendolyn Holland, Mattie Mead, and Rick Reynolds. The Commissioners selected Mead as Chair and Holland as Vice Chair. Cosgrove and Mead later resigned their posts. The Commission now stands as:

Wendolyn Holland, Vice Chair and Acting Chair

Spencer Cordovano

Tom Curl, Commissioner

Jakub Galczynski

Rick Reynolds

This Handbook represents the next stage in the City's plans to fulfill its long-standing historic preservation goals.

Preventing the loss of additional historic structures is the primary goal of the Historic Preservation Commission.

### BENEFIT

## **Q&As**

*What does Ketchum's Historic Preservation Commission do?*

*What purpose does this Handbook serve?*

*How might I know if I own a historic property in Ketchum?*

*How might I list my historic property in Ketchum?*

*Will the Historic Preservation Commission take away my property rights?*

*How does owning a listed historic property in Ketchum benefit me?*

*How does listing an historic property benefit Ketchum as a whole?*

*What can I do with my Ketchum historic property? Should I preserve it or may I alter or demolish it?*

*How might I engage with the Historic Preservation Commission?*

1. Attend the meetings. They are typically held at 4:30p on the first Tuesday of each month. When a national holiday occurs early in a week (January, July, or September), the date can move to a Wednesday. Additional meetings may occur on the third Tuesday of the month, again typically at 4:30p. Please check the website for City updates: [www.ketchumidaho.org/bc-hpc](http://www.ketchumidaho.org/bc-hpc) or call **208.726.XXXX**.

2. Send an email to <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>

## Resources

National Register of Historic Places:

<https://www.nps.gov/subjects/nationalregister/index.htm>

Society of Architectural Historians:

<http://www.sah.org>

Idaho State Historical Society

<https://history.idaho.gov/>

2014 Ketchum Comprehensive Plan

[https://www.ketchumidaho.org/sites/default/files/fileattachments/planning\\_and\\_building/page/2131/2014\\_compplan\\_adopted\\_cc\\_2-18-14\\_final\\_201403281009599481.pdf](https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_and_building/page/2131/2014_compplan_adopted_cc_2-18-14_final_201403281009599481.pdf)

2005 Walsworth Survey

Later TAG survey

Correction to earlier surveys (The Awkward Two)

Ketchum's Criteria for Historic Preservation, developed [date 2021]

List of 24 Historic Buildings in Ketchum's Community Core

Alter or demolish a Historic Structure Application

Demolition Permit Application

City updates

[www.ketchumidaho.org/bc-hpc](http://www.ketchumidaho.org/bc-hpc)

How to weigh in

[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)