



City of Ketchum

May 3, 2022

Historic Preservation Commissioners
City of Ketchum
Ketchum, Idaho

Recommendation to review and provide direction to staff on identification of next neighborhood survey area

Introduction and History

At the February 1, 2022 meeting of the HPC, staff provided maps detailing neighborhoods which would be surveyed at a future date. The Commission provided three criteria to determine which neighborhood would be surveyed next:

1. Proximity to Community Core
2. Historical context (Highlighting important historic places/buildings and identify number of remaining buildings listed on 2005 Walsworth Study)
3. What is important to Ketchum

Attachment A is information to assist the Commission in reviewing the criteria listed above. Staff identified historical context for neighborhoods adjacent to the Community Core along with buildings which have demolished after the 2005 Walsworth Study. Buildings which have been demolished have been highlighted in red. One building, which has not yet been demolished but has submitted a permit for demolition, is highlighted in yellow in the Knob Hill neighborhood. The 2005 Walsworth Study identified Cristina's Restaurant as part of the Gopher Gulch neighborhood. This building was reviewed previously by the HPC as part of the Community Core. This has been noted in the material provided in Attachment A.

Commissioners also asked staff to identify which neighborhoods current historic demolitions are located in. These five buildings and the neighborhoods which they are situated in are shown in Attachment B.

Recommendation and Motion

Staff recommends the Commission review and provide direction to staff as to which neighborhood the Commission wishes to conduct survey work.

Attachments:

- A. Neighborhood Context and Remaining Buildings
- B. Current Historical Building Demolition

Attachment A:
Neighborhood Context and Remaining
Buildings

Gem Street Historical Context

- Quality example of early 1930's to 1940's residential community
- Many homes exhibit historic or architectural characteristics that reflect the surrounding pastoral heritage and early resort development of Sun Valley
- Majority of homes in neighborhood used indigenous logs cut from local forests
- Contains Reinheimer Ranch irrigation canal

# of properties identified in 2005 Walsworth Study	16
# of properties demolished since 2005 Walsworth Study	2
Remaining Properties	14

GEM STREET SURVEY AREA

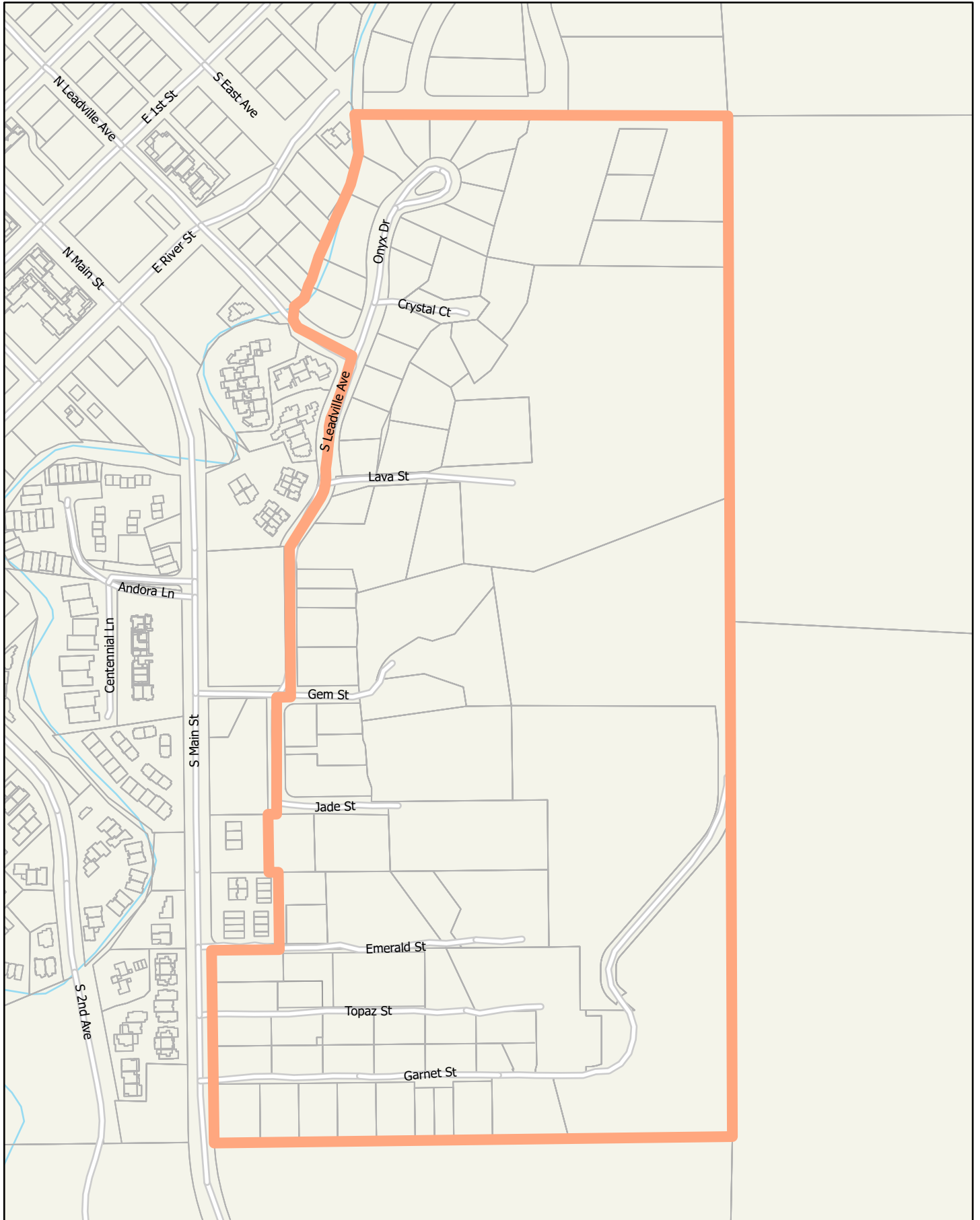
Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 1	13-16264	Zimmerman Property	702 SH 75, 102 Garnet St.	6782	T4N, R18E, S18	1930's	1.5 story log & vertical board & batten house, metal roof	Poor	Settlement	IE	Map
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

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

Gem St Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Gopher Gulch Historical Context

- Historic residential neighborhood

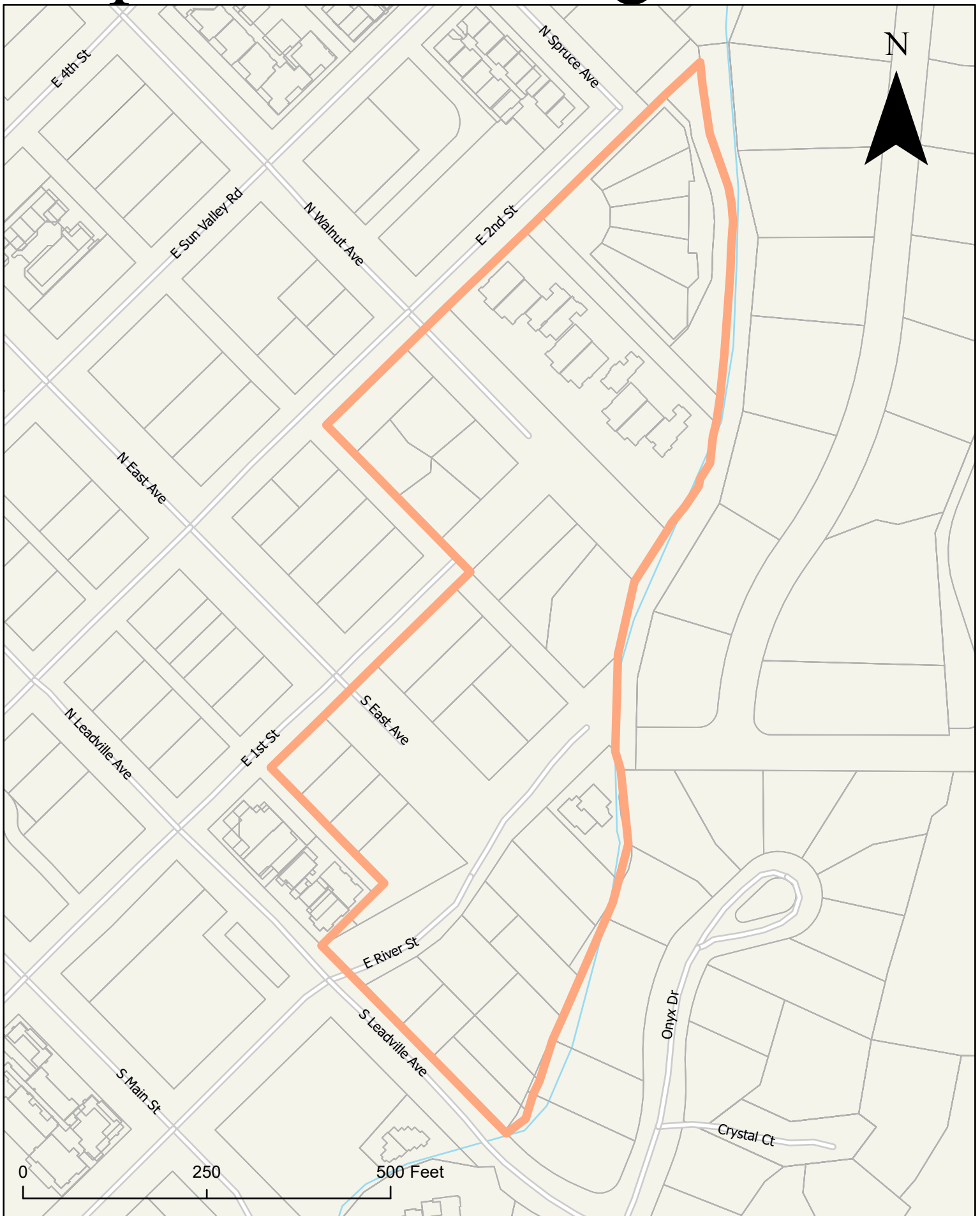
# of properties identified in 2005 Walsworth Study	9 (Cristina's Restaurant was reviewed by HPC in Community Core Neighborhood)
# of properties demolished since 2005 Walsworth Study	3
Remaining Properties	6

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 (510) 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 1st 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 2nd St. East		T4N, R18E, S18	1910	1 story wood frame house with metal roof	Good	Settlement	IE	Map
GG 9		? Property	560 2nd 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

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

Gopher Gulch Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Trail Creek Historical Context

- Contains examples of settlement architecture along with tourism/recreation
- Ketchum Korral associated with the development of Ketchum as a tourist destination and represents quality example of the 1940's era tourist lodges

# of properties identified in 2005 Walsworth Study	10
# of properties demolished since 2005 Walsworth Study	4
Remaining Properties	6

TRAIL CREEK (TOURIST) ZONE SURVEY AREA

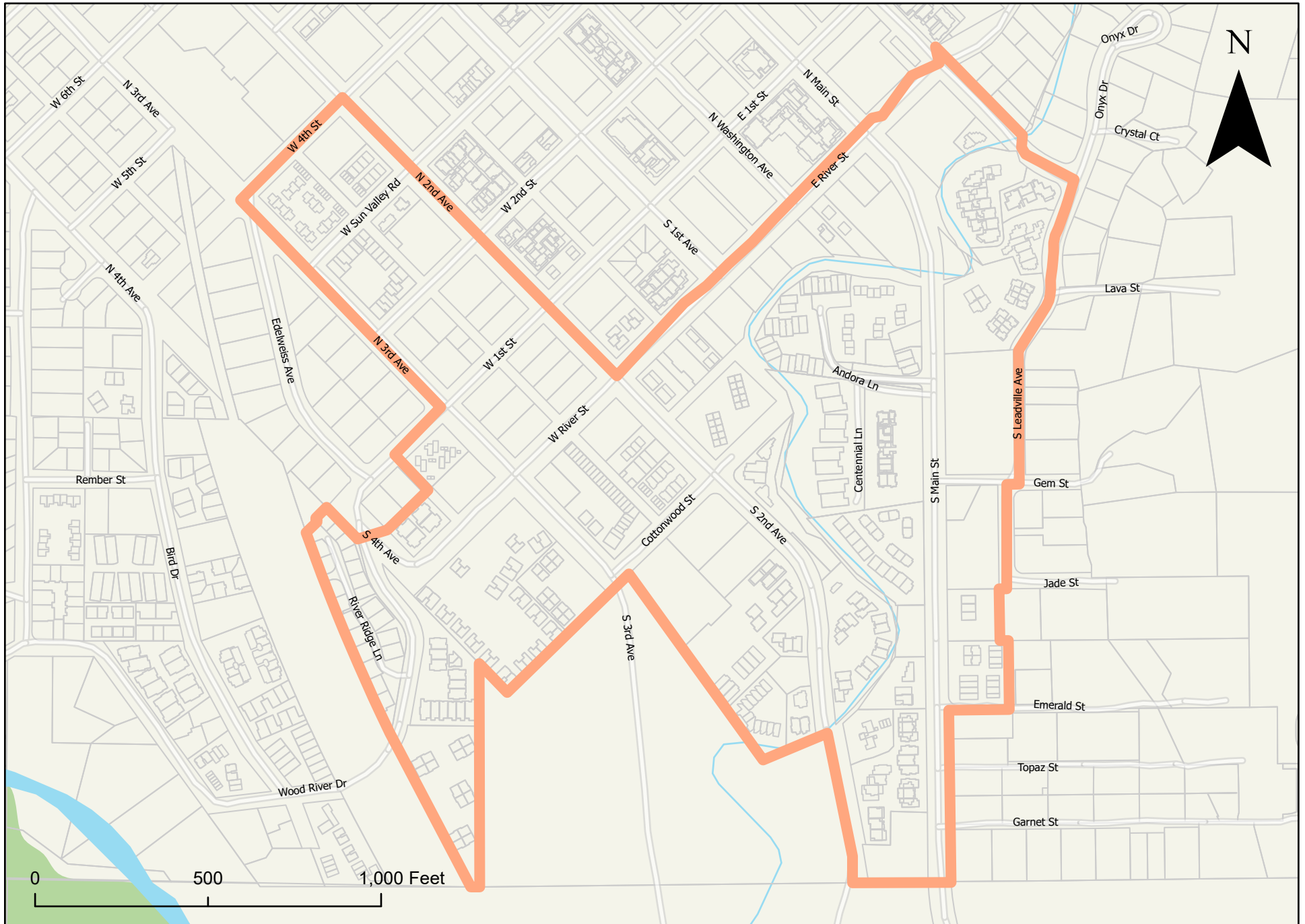
Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log 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

TRAIL CREEK (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

Trail Creek Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

West Ketchum Historical Context

- Originally part of McCoy homestead during 1880's, was initially settled by families who tried to raise stock animals and sustenance gardens
- Homesteaders left area due to lack of sunlight
- Neighborhood in 1930's and 1940's became known for summer homes and tourist cabins
- Contains Oregon Short Line Railroad

# of properties identified in 2005 Walsworth Study	25
# of properties demolished since 2005 Walsworth Study	4
Remaining Properties	21

WEST KETCHUM 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
WK 1		? Property	170 Bordeaux St.		T4N, R17E, S13	1940's	1.5 story wood frame, board & batten house with metal roof	Good	Recreation; Settlement	IE	Map
WK 2		? Property (Lefty's Cabins)	219 Williams Street		T4N, R17E, S13	1940's	Complex of 1 story log cabins, sheds, all with metal roofs	Good	Recreation/Tourism; Settlement	IE	
WK 3		Phillips Property	306 & 308 Williams Street	3726	T4N, R17E, S13	1930's	1 story log house; 1 story wood frame cabin; 1 story wood frame shed all with metal roofs	Good	Settlement	IE	Map
WK 4		? Property	618 4 th Ave. North		T4N, R17E, S13	1950's	2 story A frame, board & batten, metal roof	Good	Recreation; Settlement	IE	Map
WK 5		? Property	680 4 th Ave. North		T4N, R17E, S13	1950's	2 story wood frame, board & batten cabin with metal roof	Good	Recreation; Settlement	IE	Map
WK 6		? Property	780 4 th Ave. North		T4N, R17E, S13	1950's	1 story board & batten house with metal roof; 2 story addition wood frame with metal roof	Good	Recreation; Settlement	IE	Map
WK 7		? Property	831 3 rd Ave.		T4N, R17E, S13	1950's	1 story log, board & batten house; wood frame shed; board & batten shed; metal cold storage shed all with metal roofs	Good	Settlement	IE	Map
WK 8		"Hob Suns" ? Duplex	203 Sabala Dr.		T4N, R17E, S13	1940's	1 & 2 story duplex wood frame, board & batten with metal roof	Poor	Recreation; Settlement	IE	Map
WK 9		Ferrari Property	111 Buss Elle Dr.	7830	T4N, R17E, S13	1940's	2 story log house with metal roof	Poor	Settlement	IE	Map
WK 10		? Property (Pete Phillip's Place)	115 Buss Elle Dr.		T4N, R17E, S13	1900 to 1940's	Complex of 4 structures; 1.5 story wood frame house with metal roof; 1.5 wood frame & plywood shed with asphalt roof; outhouse	Good	Recreation/Tourism; Settlement	IE	Map
WK 11		Young Property	115 Buss Elle Dr.	4108	T4N, R17E, S13	1940's	1.5 wood frame cabin with metal roof	Good	Recreation; Settlement	IE	Map
WK 12		? Property	203 Buss Elle Dr.		T4N, R17E, S13	1940's	Wood frame, board & batten cabins with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WK 13	13-16143	Dubois Rev. Trust (Schillington's Summer Cabins)	225 Buss Elle Dr.	7199	T4N, R17E, S13	1930's	Complex of log cabins with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WK 14	13-16144	Monge Property	208 Buss Elle Dr.	7487	T4N, R17E, S13	1948	2 story log, board & batten house with metal roof; attached garage	Good	Recreation; Settlement	IE	Map
WK 15	13-16147	Monge Property	202 Buss Elle Dr.	2332	T4N, R17E, S13	1949	2 story wood frame house with metal roof; ; detached garage	Poor	Recreation; Settlement	IE	Map

WEST KETCHUM 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
WK 16	13-16142	Davies Property (Foster's Place/ Fosterville)	121 Badger Lane/ Rocking Ranch Lane		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)
WK 17	13-16146	Burbridge Property	105 Badger Lane 106 Badger Lane	2732	T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Recreation; Settlement	IE	Map
WK 18		"Lem's Place" ? Property	112 Badger Lane		T4N, R17E, S13	1940's	1 story log cabin; wood frame shed; wood frame outhouse all with wood shake roofs	Good	Recreation; Settlement	IE	Map
WK 19		Peters Property (McGuire's House)	515 Wood River Dr.	3209	T4N, R17E, S13	1940's	1 story log & wood frame house; attached garage with metal roofs	Good	Settlement	IE	Map
WK 20		Spencer Wood & Coffelt Properties	533 & 551 Wood River Dr.	3163 3210	T4N, R17E, S13	1940's	1.5 story log cabin; wood frame shed with metal roofs	Good	Recreation; Settlement	IE	Map
WK 21		? Property	712 Wood River Dr.		T4N, R17E, S13	1920's to 1940's	2 story log & wood frame house; wood frame shed with metal roof	Good	Agriculture; Recreation; Settlement	IE	Map
WK 22		? Property (Foster's Place)	570 Wood River Drive		T4N, R17E, S13	1950's	1 story log house; detached three car garage with wood shake roof	Good	Settlement	IE	Map
WK 23		? Property	550 Wood River Dr.		T4N, R17E, S13	1950's	Two structures; 2 story wood shingle house with attached two car garage; multi-level wood shingle & river rock house with wood shake roofs	Good	Settlement	IE	Map
WK 24 (MC 4, MR 16, RR 3, 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, R17E, S13 T4N, R18E, S18	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map
WK 25		? Property	205 Buss Elle		T4N, R17E, S13	1950's	1 story log house with wood shingle roof	Good	Recreation/Settlement	IE	Map

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

West Ketchum Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Knob Hill Historical Context

- Prior to development as residential neighborhood, Knob Hill was the site of a brick kiln, which furnished building materials for some commercial buildings on Main Street
- Several homes from the 1950's era designed by architect Arthur Troutner, renowned for designing homes which reflect and meld into the surrounding landscape

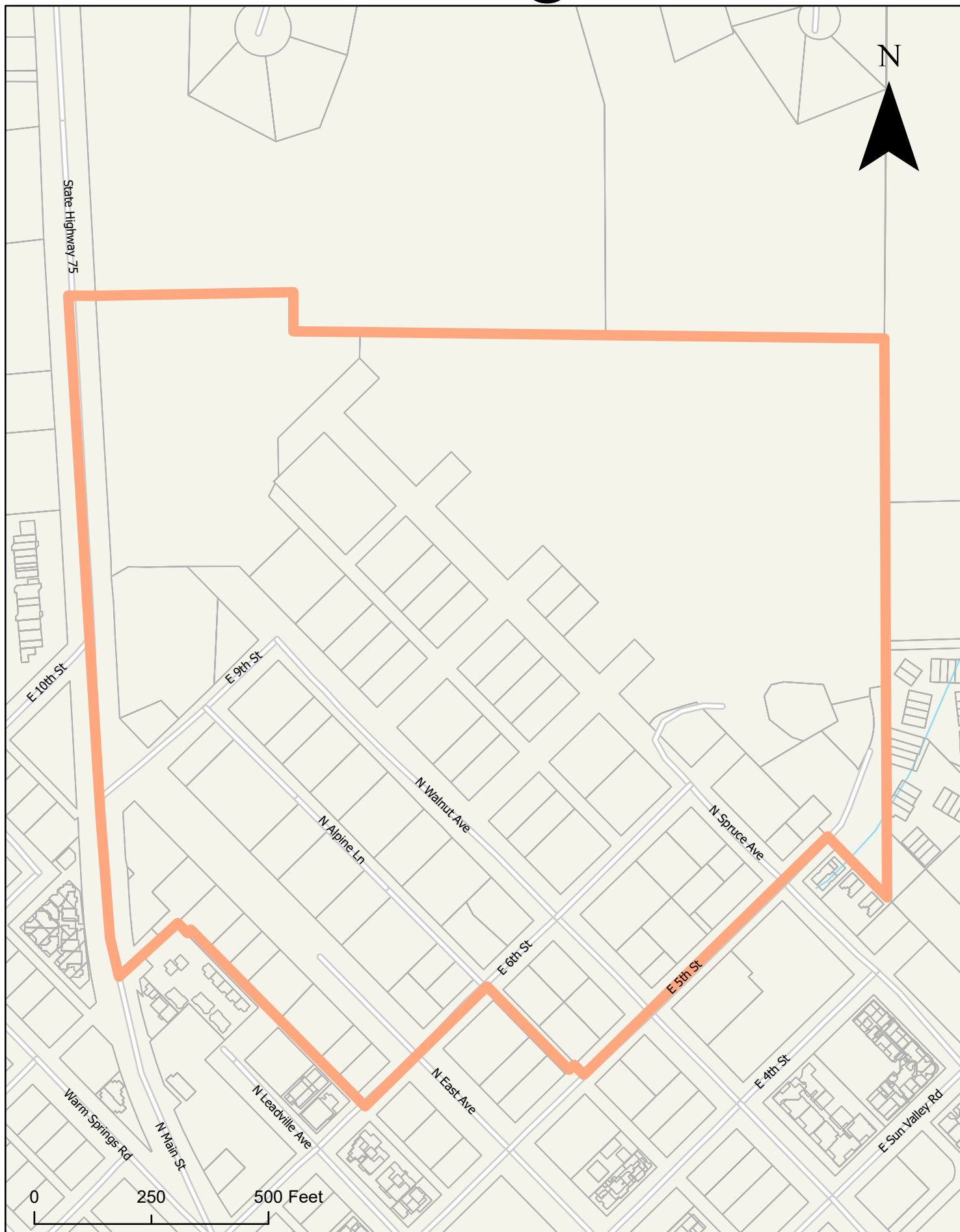
# of properties identified in 2005 Walsworth Study	10
# of properties demolished since 2005 Walsworth Study	4 (1 slated for demolition)
Remaining Properties	6

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 6th 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

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

Knob Hill Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers Study, GIS data obtained from Blaine County

Attachment B:
Current Historic Building Demolition

Current Historic Demolitions

Property Address	Neighborhood Location	Listed on 2005 Walsworth Study?
140 Edleweiss Ave	West Ketchum	No
591 E 9 th St	Knob Hill	No
520 N Walnut	Knob Hill	Yes
431 N Washington Ave	Community Core	Yes
460 N Main St	Community Core	Yes