

Designation criteria for placing structures and sites on the Historic Building/Site List. Buildings or sites shall meet Criteria 1 and 2 and shall meet one or more of the Criteria listed in 3.

The following Criteria shall be used to determine if a structure or site shall be placed on the Historic Building/Site List:

1. Historic buildings must be at least fifty (50) years old. A historic building may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.
2. All buildings and sites must retain their physical integrity as determined by the following criteria. However, a site need not meet all of the following criteria:
 - A. Shows character, interest, or value as part of the development, heritage or cultural characteristics of Ketchum, the region, state, or nation;
 - B. Retains a significant amount of the original design features, materials, character or feeling of the past;
 - C. Is in the original location or same historic context after having been moved;
 - D. Has been accurately reconstructed or restored based on documentation.
3. Historic buildings or sites shall meet one or more of the following criteria:
 - A. Architectural criteria.
 - (1) Exemplifies specific elements of a recognized architectural style or period or a style particularly associated with Ketchum neighborhoods;
 - (2) Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 - (3) Demonstrates superior craftsmanship or high artistic value;
 - (4) Represents an innovation in construction, materials or design;
 - (5) Pattern or grouping of elements that enhance the identity of the community;
 - (6) Significant historic remodel contributing to Ketchum's identity.

B. Social/historic criteria.

- (1) Site of historic event;
- (2) Exemplifies cultural, political, ethnic, economic, or social heritage of the community through the built environment or with people associated with an era of history;
- (3) Associated with a notable person or the work of a notable person;
- (4) Is valued by the Ketchum community as an established or familiar visual or cultural feature due to its architectural history, siting, massing, scale, cultural characteristics, or heritage such that its removal would be irreparable loss to the setting.

C. Geographic/Natural Features.

- (1) Enhances sense of identity of the community;
- (2) Is an established and familiar natural setting or visual feature of the community.