



City of Ketchum
Planning & Building

STAFF MEMORANDUM

To: Historic Preservation Commission
From: Morgan Landers, AICP – Senior Planner
Date: September 3, 2021
Re: Status of Historic Buildings Ranking and Additional Information

INTRODUCTION: During the regular meeting of the Historic Preservation Commission (the “HPC”) on August 3, 2021, members reviewed rankings of all 26 historic buildings on the Historic Building List adopted with the Interim Historic Preservation Ordinance - 1216. Of the 26 properties, the HPC preliminarily determined that 21 of the properties should remain on the list and two should be removed: the Battis House at 431 N Washington Ave, and the Sun Club (listed as the Brass Ranch House) at 571 E 2nd Street. The HPC requested additional information from staff on the remaining three listed properties prior to determining whether the property should be listed or not. One member of the HPC outlined two properties on the Historic Building List that were misidentified either by name or address. The HPC was also charged with identifying any additional properties, not on the Historic Building List and only within the Community Core zone district, that should be considered. Below is 1) information gathered on the three listed properties, 2) corrections to the Historic Building List names and addresses, and 3) information on 17 additional properties for consideration.

1) Information on Listed Properties

Staff compiled additional information on the three properties listed below. Attachment A includes the ranking matrix for each of these properties from the initial ranking reviewed on August 3, 2021.

St Mary’s Catholic Church – 420 E 4th St (corrected address)

- Some brief history on the original church can be found here: <https://svcatholic.org/parish-history>
- Attachment B includes:
 - Sanborn Maps from 1887 and 1955 showing the location of the church.
 - A full chain of title for the property dating back to original patent creation of the property.

Helm Property – 340 N Main Street

- Attachment C includes a full chain of title for the property dating back to original patent creation of the property.

Jack Frost Motel – 571 E 4th St

- Attachment D includes:
 - Idaho Mtn Express Articles from 2004 and 2011 describing the history of the Jack Frost Motel.
 - Jack Frost Motel Advertisement (no photos/no date)
 - Sun Valley Guide Ad of Sheepskin Coat Factory and Fur Salon - 1987

2) Corrections to the Historic Building List

Please see Attachment E for a redline of the Historic Buildings List adopted with the Interim Historic Preservation Ordinance – 1216. Corrects included updated addresses according to the address on Record with the Blaine County Assessor’s office. Staff also included a strikethrough of the Brass Ranch House and the Battis

House, based on discussions during the August 3, 2021, meeting. Following final determination of all existing and proposed properties, staff will prepare a final list for the HPC to review.

3) Information on 17 additional properties

Following the August 3, 2021, meeting of the HPC, staff received additional property recommendations from three of the HPC members. Some recommended properties are located outside the Community Core and will be reviewed at a future date once the final list of Historic Buildings in the Community Core is set. Staff distributed a criterion ranking sheet to the HPC members for use in ranking the 17 additional properties in the same manner the 26 properties on the Historic Building List were ranked for consideration. Attachment F is the Information and Ranking Packet for the 17 additional properties and Attachment G is the Historic Preservation Evaluation Criteria. Of the 17 properties, only two were not previously evaluated during either the 2005 Archeological and Historic Survey Report and Windshield Study completed by Walsworth and Associates or the 2006 HPC Recommended Heritage Sites Survey. Page 2 of the attachment is an overview sheet with all properties listed by a current common name, property address, parcel number, year built, and whether the property was included in the previously conducted 2005 or 2006 surveys. The attachment also includes a sheet for each property with general information, any notes from previous surveys, photographs of the buildings, and rankings by each HPC member. As of the date of this report, rankings were not received by all HPC members.

RECOMMENDATION

Staff recommends the Commission review the information provided and provide direction on the following:

- Which of the three remaining listed properties, if any, should be included on the Historic Building List
- Which of the 17 additional properties, if any, should be included on the Historic Building List

ATTACHMENTS:

- A. Initial Ranking of Three Listed Properties
- B. St Mary's Catholic Church Historic Information
- C. Chain of Title for Helm Property
- D. Jack Frost Motel Historic Information
- E. Redline of Attachment A of Interim Ordinance – Historic Buildings List
- F. Information and Ranking Packet for Additional Historic Buildings
- G. Historic Preservation Evaluation Criteria