



## Historic Preservation Commission - Regular Meeting MINUTES

Wednesday, July 07, 2021 at 4:30 PM  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

### CALL TO ORDER

Called to order at 4:42 PM by Chair Mattie Mead

### PRESENT

Chairman Mattie Mead  
Vice-Chair Wendolyn Holland  
Commissioner Jennifer Cosgrove  
Commissioner Jakub Galczynski

### ABSENT

Commissioner Rick Reynolds

### CONSENT CALENDAR—ACTION ITEMS

1. Minutes of June 15, 2021

#### **Motion to approve the Minutes of June 15, 2021.**

*Motion made by Vice-Chair Holland, Seconded by Commissioner Galczynski.*

*Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski*

### PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

2. ACTION ITEM: Recommendation to conduct a public hearing and review and approve Permit H21-050 for the alteration of a building on the historic building list located at 380 N 1st Avenue. Senior Planner Abby Rivin gave a brief history of the McAtee House built in 1939. Jeff Williams of Williams Architects described the changes previously made to the building. The proposal includes moving the building slightly on the same parcel and to remove the additions made in 2000. The additions and exterior materials were presented.

Commissioner Reynolds arrived at 5:08 PM.

Commissioner Cosgrove asked about the connection between the new and old portions of the building.

Williams explained the rock wall functioned as a natural transition from the old to the new.

Commissioner Holland asked about the history of ownership of the property. Planner Rivin noted the original owners were the McAtees. The cabin was later owned and remodeled by the owners of Felix's Restaurant. Commissioner Holland wanted more information on the property, i.e., research on the prior owners, date built, source of the logs.

Commissioner Reynolds liked the gridded windows in the cabin but wanted to see a composite roof that closer resembled a cedar shake roof. He liked the differentiation between old and new and complemented the architect on the project.

The Commission discussed the exterior materials proposed.

The floor was opened to public comment.

Being no comment in person or on the phone, the floor was closed.

Commissioner Galczynski liked the concept to restore the cabin.

Chair Mead thought the moving of the cabin was beneficial and appreciated preserving the footprint of the original cabin while blending the old with the new. He was in support of approving the project.

Vice-chair Holland liked the moving of the cabin and the integration of the old and new features.

Commissioner Cosgrove thought the roof line should delineate the cabin from the new structure.

**Motion to approve the Request to Alter a Historic Structure for proposed alterations and an addition to the McAtee House to accommodate the 380 N 1<sup>st</sup> Avenue Mixed-use Building project as presented.**

*Motion made by Vice-Chair Holland, Seconded by Commissioner Galczynski.*

*Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski*

*Voting Abstaining: Commissioner Reynolds*

3. ACTION ITEM: Recommendation to review and adopt proposed Ketchum Criteria for designating historic structures and evaluate the list of 26 buildings on the Historic Buildings List

Director Frick presented the list of the criteria to be met.

**Motion to accept the criteria ranking as presented.**

*Motion made by Vice-Chair Holland, Seconded by Commissioner Reynolds.*

*Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds*

The Commission discussed how to proceed on ranking the criteria for the properties on the list. The ranking from each Commissioner to be received by Staff by July 13th for inclusion in the next packet on July 15<sup>th</sup>.

**STAFF AND COMMISSION COMMUNICATIONS (Historical Preservation Commission Deliberation, Public Comment may be taken)—ACTION ITEMS**

4. Resolution 21-001 Historic Preservation Commission Meeting Dates

**Motion to accept Resolution 21-001 Historic Preservation Commission Meeting Dates for 2021.**

*Motion made by Chairman Mead, Seconded by Vice-Chair Holland.*

*Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds*

**ADJOURNMENT**

**Motion to adjourn.**

*Motion made by Chairman Mead, Seconded by Vice-Chair Holland.*

*Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds*

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Mattie Mead, Chairman  
Historical Preservation Commission