



CITY OF KETCHUM

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IN RE:)
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Pioneer Saloon Facade) **KETCHUM PLANNING AND ZONING COMMISSION**
Historic Structure Alteration) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: February 3, 2026) **DECISION**
)
File Number: P25-049)

PROJECT: Pioneer Saloon Façade Alteration

APPLICATION TYPE: Historic Structure Alteration

FILE NUMBER: P25-049

PROPERTY OWNER: Pioneer Saloon, Inc.

REPRESENTATIVE: Thomas Howland, Howland Architecture Studio, Inc.

LOCATION: 320 North Main Street, Ketchum

ZONING: Community Core Subdistrict 1 – Retail Core (CC-1)

RECORD OF PROCEEDINGS

The Planning and Building Department received the application for a Historic Structure Alteration on October 29, 2025, and the application was deemed complete on November 12, 2025. All city Departments reviewed the application and the application was scheduled for a public hearing with the Historic Preservation Commission following one round of review. Notice was published in the Idaho Mountain Express on December 17, 2025; sent to adjoining 300' property owners on December 17, 2025; posted on Site on December 30, 2025; and posted on the City of Ketchum of Website on December 17, 2025. A public hearing was conducted on January 6, 2026 where the Historic Preservation Commission reviewed the application and approved the application with conditions unanimously 4-0 (one seat was vacant).

ATTACHMENTS:

Attachment I. Application to Alter a Historic Structure 10.29.25

Attachment II. Photographs and Narrative

Attachment III. Drawing Package

Attachment IV: Title

BACKGROUND

The applicant proposed to remove the existing faux barn wood siding on the top of the sign and replace it with reclaimed barnwood. In addition, the applicant requested to remove the north and south paneling from a 2002 renovation that frames either side of the structure and replaces it with the same reclaimed barnwood. To make a more uniform color, the applicant proposed to stain the existing faux barn material around the windows to match the new reclaimed barnwood on the top of the sign and on the sides. The stucco "Pioneer Saloon" sign will remain as existing, and the exterior lighting will become dark sky compliant. Attachment III includes the full drawing package with existing conditions and all proposed changes including changes in materials and other details.

FINDINGS OF FACT

Pursuant to Ketchum Municipal Code (KMC) 17.20.30 - *Demolition or alteration request process*, an applicant seeking to make alterations to a structure on the historic building/site list must file an application with the city and follow the same review process as design review applications. The Historic Preservation Commission, per the KMC, reviewed the alteration request for compliance with each of the four criteria below and found the application in conformance with the standards.

The Ketchum Historic Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

Criteria 1. Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the community core.

- **FINDING: The Commission found the application met Criteria 1.** Concluding that The Pioneer Saloon is on the City's Historic Structure List created in 2021. Properties were listed due to a high combined ranking on the following criteria: historic building (50 years or older), integrity of structure, architectural criteria, social criteria, and geographic and natural features. The Pioneer Saloon is an example of a historic structure that scored lower on architectural integrity however ranked extremely high on historic social importance. The establishment has been a casino, American Legion Hall, dry good store, saloon with pool tables, and a popular main street restaurant and bar since 1972. The Pioneer Saloon is found to comply with Criteria 1 having historic value and significance to the commercial core as an integral component of the city of Ketchum's social fabric on Main Street.

The Commission also concluded that in addition to the historic social significance, the Pioneer Saloon has kept the size, scale, height, and interplay with Mainstreet's streetscape relatively similar throughout the decades. The architectural scale of the structure is found to be significant in keeping the historic building profile of Main Street's commercial buildings alive for residents today.

The Commission found the proposed alteration does not change the reasons why the building was listed in 2021. The establishment will still operate as a bar and restaurant; and the façade changes do not change the size, scale, height, or interplay with the streetscape along Main Street.

Criteria 2. Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the community core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan.

- **FINDING: The Commission found the application met Criteria 2.** The Commission did not find any adverse impact to the significance of the structure, interplay with adjacent properties, or the Comprehensive Plan by the proposed alteration application.

The application stated that the last renovation of the façade was done in 2002. This renovation is what is in existence today. The height, stucco, windows, and entrance are proposed to remain unchanged. The barnwood is proposed to become a more uniform color and material framing the building façade. (See Attachments II & III). As discussed in Criteria 1 the historic significance of this structure is primarily social as well as the preservation of the historic streetscape's building profile. The requested renovation to the façade is found to not alter the height or massing of the commercial building and would keep intact the small stucco portion that is a nod to the older 1970's signage. In addition, the shape of the building will remain relatively narrow in width, flat and square as consistent in design since the 1940's.

The Commission did not identify a conflict with the 2025 Comprehensive Plan by this application request. The Commission concluded that the alteration request further supports the city's historic preservation goals by investing and maintaining the property in a way that allows the Pioneer Saloon to continue its legacy within the community. The Pioneer Saloon is an example of Comprehensive Plan Goal BNE-4: *Increase awareness of and appreciation for Ketchum's History*. In particular, Policy 4.3 *Heritage Tourism* and Policy 4.4 *Legacy Businesses*. Heritage Tourism: The modification of the façade supports this policy statement 4.3, in particular *...showcases Ketchum's history and culture while also contributing to the economic vitality of the community and region*. The façade improvements include retention of the iconic "Pioneer Saloon" signage which was discussed as the most well-known and recognizable element of the façade historically throughout the community. As residents and visitors drive Main Street, the signage it was agreed is what draws people's attention to the building. In addition, the alteration does not propose any changes to the interior of the building. The Pioneer Saloon showcases history within the interior of the commercial space with several local historical artifacts to celebrate the cities culture and history.

Legacy Businesses: *Recognize and help promote the significance of businesses that have continuously operated in Ketchum for an extended period of time and contributed to the community history and/or identity of a particular neighborhood*. The change to the barnwood framing of the facade does not change the identity of this portion of Main Street as the height and colors are similar to what is seen today. In addition, the Commission found the upkeep and maintenance of materials will help this building maintain its structural integrity and support the operation of the business for years to come.

Criteria 3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.

- **FINDING: The Commission found that the application met Criteria 3 with the condition that the existing signage located to the north of the front door shall remain.**

The application requested a minor modification to the façade as it was renovated in 2002 and listed in 2021. Size, scale, and materials were found to be similar in keeping with the structure's historic significance as it relates to the pedestrian and vehicular scale of Main Street. The Commission concluded that the upkeep and maintenance of materials will help to retain the integrity of the structure. The architectural significance of the building was found to be retained, specifically the 25' width streetscape frontage, no increase to height, the 1970 font will remain within the signage, and the shape of the windows and framing will remain intact.

Criteria 4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the community core.

- **FINDING: The Commission found the applicant met Criteria 4.** The Commission found that the proposed alteration does not change the architectural distinction of the structure as it relates to the community core or the historic significance primarily due to the unchanged height, similar materials and color to the last existing renovation of the façade which occurred 24 years ago. The social historic significance and architectural use of barnwood was found to keep with the existing theme of the restaurant. In addition, the Commission concluded the adjacent store fronts both utilize a dark to mid-level toned reclaimed style wood in their facades. The Commission found there to be no adverse impact as proposed to the site's integral historic significance to local social culture, scale and sitting. In addition, the application was found to have no adverse impacts to the architectural distinction of the structure or as it relates to the community core.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum City Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which city ordinances govern the applicant's application.
2. The Ketchum Historic Commission has authority to hear the applicant's Historic Alteration per Ketchum Municipal Code 16.07.060.D.

DECISION

THEREFORE, the Commission approves this Historic Structure Alteration Application File No. P25-049 this Tuesday, February 3, 2026 with the following conditions:

CONDITIONS OF APPROVAL

1. This Historic Alteration approval is based on the plans dated October 29, 2025 and the information presented and approved at the January 6, 2026 Historic Preservation Commission included as Attachments II and III.
2. The term of this approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Historic Preservation Commission or upon appeal, the date the approval is granted by the Council. Extensions may be granted per KMC 16.07.060.D.e.
3. Any modifications to the approved plans shall be submitted to the Planning & Zoning Department for review and approval prior to construction. Changes may be subject to review by the Historic Preservation Commission at the discretion of the Planning and Zoning Administrator.
4. A building permit shall be submitted and approved by the City of Ketchum Planning & Building Department prior to construction. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Historic Preservation Commission or Administrator.
5. The existing sign located to the north of the front door shall remain.

Findings of Fact **adopted** this 3rd day of February 2006.

Clyde Holt, Chair
City of Ketchum Historic Preservation Commission

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum City Code 17.20.030(F) and 17.144, to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.