



**City of Ketchum
Planning & Building**

**STAFF REPORT
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING OF September 28th, 2021**

PROJECT: Martha's Place (Formerly Known as the Batis House) Historic Building Demolition Request

FILE NUMBER: H21-051

APPLICATION TYPE: Request to Demolish a Historic Structure

REPRESENTATIVE: Elizabeth Bunce

PROPERTY OWNER: Elizabeth Bunce, Martha's Place LLC

REQUEST: Demolish the structure at 431 N Washington Avenue and replace structure with outdoor garden

LOCATION: 431 N Washington Avenue (Ketchum Townsite: Block 36: Lot 3)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2)

NOTICE: The public hearing notice was published in the Idaho Mountain Express on September 15th, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on September 15th, 2021. A public hearing notice was posted on the project site and the City's website on September 21st, 2021.

REVIEWER: Adam Crutcher, Associate Planner

BACKGROUND

The applicant, property owner Elizabeth Bunce, has submitted a Request to Demolish a Historic Structure located at 431 N Washington Avenue (Ketchum Townsite: Block 36: Lot 3) within the Mixed-Use Subdistrict of the Community Core (CC-2) Zone. The request proposes to demolish the structure formerly known as the Batis House—a residence that was constructed in the 1940s. The applicant originally set out to restore the building currently on the property, but due to the levels of decay and toxicity within the building the property owner has proposed to demolish the structure. The building will be replaced with an outdoor garden intended to be used by the Environmental Resource Center as a classroom and example of drought tolerant native landscape options.

The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List. After

their evaluation of the 26 structures listed on the 2020 Community Core District Survey Update, the HPC removed the structure at 431 N Washington Avenue from the Historic Building List on August 3rd, 2021. However, since the revised list has not been formally adopted, demolition of the building is still subject to HPC review and approval.

Staff researched the archived collections at the Community Library's Regional History Department and discovered that Gloria Batis lived at 491 Washington Avenue, not at this location, 431 Washington Avenue (Batis, 1987; Richert, 1973). Ikauniek's Salon currently occupies the building located at 491 Washington Avenue. The building at 431 Washington Avenue one-story structure built in the 1940's and was listed on the 2005 Walsworth and Associates Windshield Survey as well as the 2006 list of recommended heritage sites for its representation of Ketchum's early settlement area and traditional residential architecture.

ANALYSIS

The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216. The following analysis evaluates the proposed demolition of the historic home located at 431 N Washington Avenue and the proposed replacement garden project in relation to the review criteria for requests to demolish structures on the Historic Building List. The project plans are attached as Exhibit A and the applicant's project summary narrative is attached as Exhibit B to the Staff Report. Documents detailing the history of Gloria Batis are attached as Exhibits C, D, and E.

Review Criteria for Request for Demolition or Alteration Application

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?

The building formerly known as the Batis House was initially listed as one of the 26 structures on the Historic Building List. The structure was originally believed to be the residence of Gloria Batis, a member of the Basque community. After deliberation by the HPC, the structure was recommended for removal from the list due to its architectural features not effectively conveying the Basque presence. However, after staff research at the Community Library, it was found that Gloria Batis resided at 491 Washington Ave not 431 Washington Ave. This discovery diminishes the structures historic/social value of being associated with a notable person. The structure may still meet the social/historic criteria of exemplifying the cultural, ethnic, and social heritage of the community as home in a historic Basque neighborhood. Due to this information, and the HPC's comments on the architecture, staff believes the structure is not of architectural value or significance and has minimal historic significance.

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?

The structure was built in the 1940's and has retained many of its original materials and design elements from when it was first constructed. The physical deterioration of the structure, indicated in Appendix A, could possibly reduce the extent of original design features if the house were to go through a remodel. The levels of asbestos, mold and other decay may also limit the potential to

restore the home to be in a livable condition. The structure does not meet many architectural criteria such as representing an innovation in construction, materials or design or demonstrating superior craftsmanship or high artistic value. The building does maintain some historic significance as a residence within a Basque neighborhood. Due to the limited architectural and historical significance, there is little associated historical integrity to be adversely affected.

The HPC recommended removal of the residence from the Historic Buildings List citing a lack of architectural significance. As there is no longer any historical significance associated with the building, the building does not have any significance within the Community Core.

The surrounding buildings along Washington Avenue are small structures not extending higher than two stories. The replacement project of an outdoor garden would maintain the small scale feel that is present along this section of Washington Avenue.

Does the structure retain the requisite integrity to convey its historic and/or architectural significance?

Integrity is the property's ability to convey the historical significance associated with the location. While the building does retain some of its original design features, the HPC did not find the architectural details to be significant enough to warrant inclusion on the Historic Building List. After new information was found showing that Gloria Batis did not live in the building, the historic significance of the building is its location within a historic Basque neighborhood. Since there is minimal architectural or historical significance to be conveyed, the building does not have historic integrity.

Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core?

The existing structure was identified as not having enough architectural distinction to be deemed a historic structure. Commissioners cited the addition of new windows and a lack of architectural significance as reasons for coming to that decision. The proposed demolition would not adversely affect the architectural distinction of the structure as the HPC found there was not enough distinction to consider it historic. The same can be said for the historical significance as after the information about Gloria Batis' residence was found, there appears to be no historic significance associated with the building.

STAFF RECOMMENDATION

After considering the project plans, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Historic Preservation Commission deliberate and move to approve the Request to Demolish a Historic Structure located at 431 N Washington Avenue and the replacement Outdoor Garden project.

RECOMMENDED MOTION

"I move to approve the Request to Demolish a Historic Structure for the proposed demolition to the structure located at 431 N Washington Avenue to accommodate the outdoor garden project."

EXHIBITS:

- A. 431 N Washington Ave Demolition Application

- B. Applicant Project Summary Narrative
- C. Oral Interview
- D. Newspaper Article
- E. Bibliography

Exhibit A:
431 N Washington Avenue
Demolition Application



Ketchum Information Map



May 20, 2021

1:424
0 0.01 0.01 0.01 0.02
0 0.01 0.01 0.02
mi
km
City of Ketchum, Blaine County

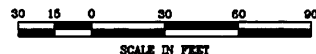
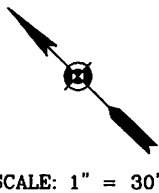


You searched for Parcel Information about: MARTHA\`S
1 records returned in your search

Click one of the Red Links to View More Information or a Map.

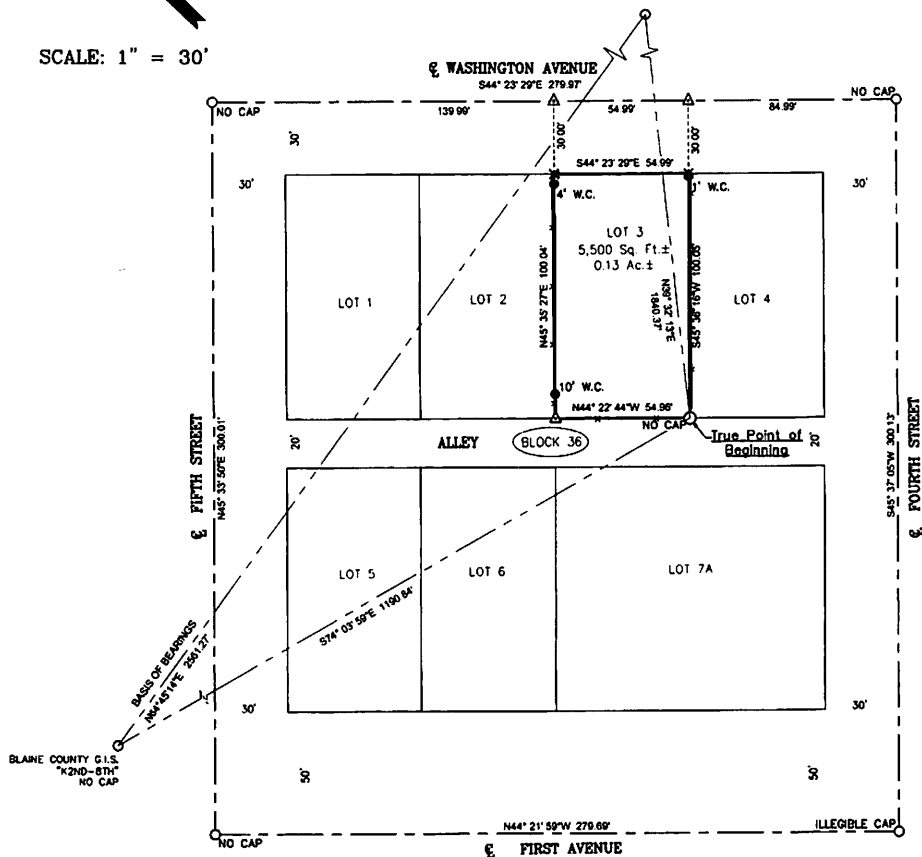
Parcel Number	Owner	Address	Legal Description	Map	Adjoiners	Assessor Information	Land Use & Building Information	Treasurer Information	Residential Characteristics	Commercial Characteristics
RPK00000360030	MARTHA'S PLACE LLC,	431 N WASHINGTON AVE,Ketchum	KETCHUM LOT 3 BLK 36 5500SF	View Map	300 ft Adjoiners	Assessor Information	Land Use & Building Information	Treasurer Information	Residential Characteristics	Commercial Characteristics

RECORD OF SURVEY OF
LOT 3, BLOCK 36, KETCHUM TOWNSITE
 LOCATED WITHIN SECTION 13, T.4 N., R.17E., & SECTION 18, T.4 N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 DECEMBER 2020



LEGEND

- Property Boundary
- Adjoining Lot Line
- Centerline Right of Way
- Fence Line
- Survey Tie Line
- GIS Tie Line
- Found 5/8" Rebar
- Found 3/4" Rebar
- △ Calculated Point, Nothing Set
- ⊕ Set Magnetic Nail and Washer, PLS 16670
- Set 5/8" Rebar Witness Corner as Shown, PLS 16670



SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 3, Block 36, Ketchum Townsite. The boundary shown is based on found centerline monuments, found lot corner monuments, and the plat of The Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. The missing property corners were reset by block breakdown and proportioning record distances. Sidewalk construction along Washington Ave. removed the property corner common to Lots 3 & 4. A magnetic nail and washer were set at this previous location, however, the sidewalk cracked, so a 1 foot witness corner was also set to reference the actual corner. A Magnetic Nail and washer was set at the Northern-most property corner of Lot 3, along with a 4 foot Witness Corner along the line common with Lots 2 & 3. A large dumpster occupied the Western-most property corner of Lot 3, so a 10' Witness Corner was set along the line common with Lots 2 & 3. The additional documents used in the course of this survey are the record of survey of Lot 4, Block 36, Ketchum Townsite, Instrument Number 653816, and A Replat of Lots 7 & 8, Block 36, Ketchum Townsite, Instrument Number 428707, both records of Blaine County, Idaho.
2. The distances shown are measured. Refer to above referenced documents for the previous record data.
3. This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, ditches, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



MARK E. PHILLIPS, P.L.S. 16670

Instrument # 676820
 HALEY, BLAINE, IDAHO
 12-11-2020 8:11:34 PM No. of Pages: 1
 JUDITH ORANGE GALENA ENGINEERING
 JUDITH ORANGE Fax: 888
 ES-Office Recorder Deputy
 mark e phillips

RECORD OF SURVEY OF
 LOT 3, BLOCK 36
 KETCHUM TOWNSITE

GALENA ENGINEERING, INC.
 HALEY, IDAHO

SHEET 1 OF 1
 Job No. 8042

April 15th, 2021

Dear Mayor Neil and City of Ketchum Planning and Building,

I am writing to discuss our new property, 431 Washington Street, Ketchum.

As you hopefully know from my participation in the Historical Preservation Committee, preserving the small town, historic feel of Ketchum is very important to Jack and me. We had been hoping to have the opportunity to buy this property because we own 471 Washington and were excited to have the adjacent property, especially given the historic houses on both lots. Our hope was to renovate the house at 431 similarly to what we have done to 471 over the years.

Unfortunately, we have subsequently learned the extent of disrepair into which 431 has fallen. After various inspections it appears to be beyond renovation given the amount of hazardous materials and mold, and plumbing, electrical, structural deterioration that has occurred. It is just not financially feasible to deal with all of the above in addition to multiple code violations in existence.

Due to the above circumstances we have changed direction, and our goal now is to remove the structure, foundation, fencing and backyard structures, clean it all up, landscape with native grass and irrigate and fence the property. Based on your approval of this goal, we plan to chat with the Environmental Resource Center (our tenants at 471 Washington) about them using the property to enhance their programs in some way.

Please let us know if you would like to discuss further or have any questions.

Thank you for your consideration.

Sincerely,

Elizabeth Bunce

A handwritten signature in black ink, appearing to read "Elizabeth Bunce", written over the printed name.

July 12th, 2021

Dear Mayor Neil and City Of Ketchum,

I am following up with you regarding 431 Washington Street, Ketchum. Since our last conversation I have had productive talks with the Environmental Resource Center around them using the property next door as a classroom and example of drought tolerant native landscape options.

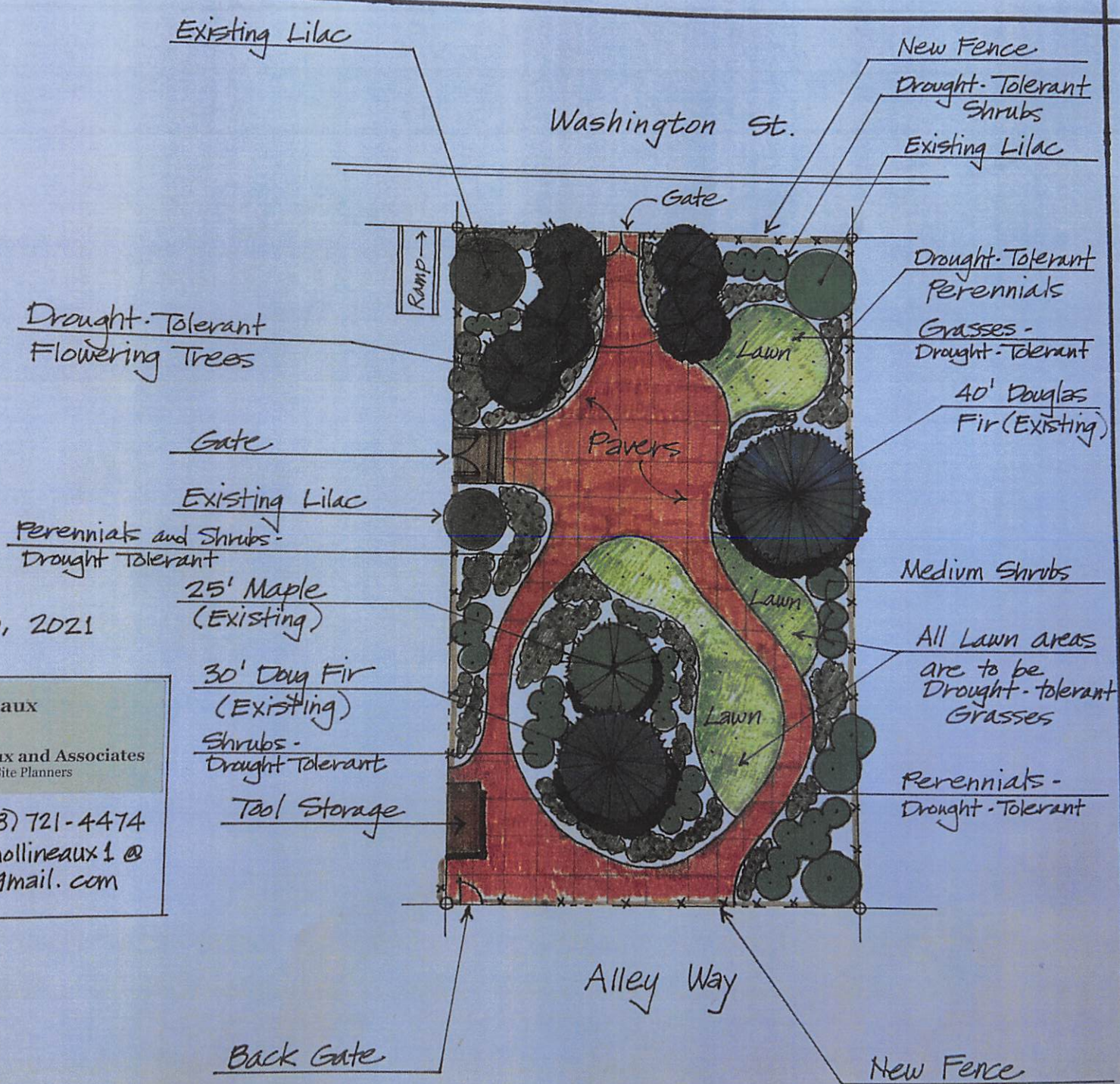
We will attempt to preserve as many of the mature trees and shrubs such as lilacs as possible. In addition plants will be chosen to be primarily perennial, along with a "lawn" of native grasses, clover, etc such that irrigation is minimal or not required at all. All of these plants would be also be chosen to maximize bird and polliator potential, and to give visitors examples of how to plant successive waves of flower to feed beneficial insects. These plants could be identified with plaques arboretum-style to encourage visitors to learn more.

Please let us know if you have any questions or need clarification on any of our plans.


Thank you for your consideration.

Sincerely,

Elizabeth Bunce



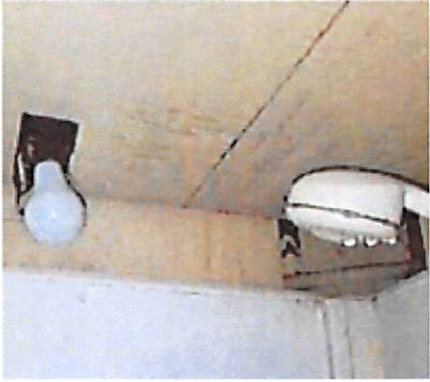
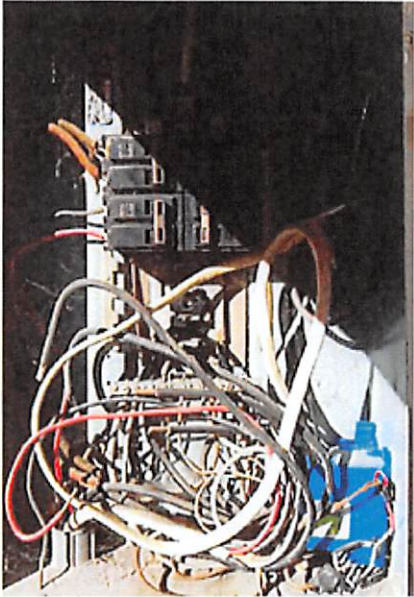
Date: June 28, 2021
 Design by:

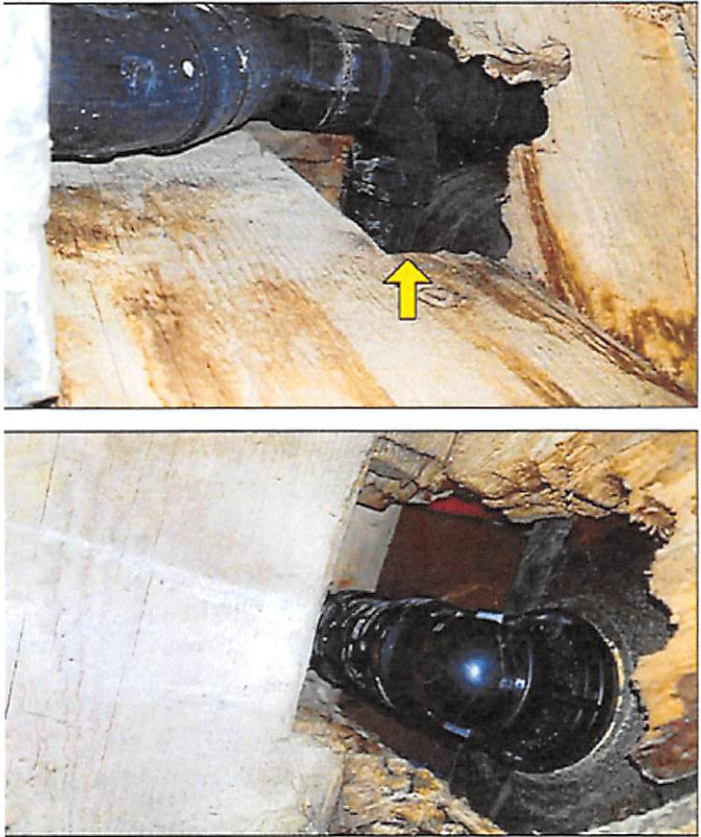
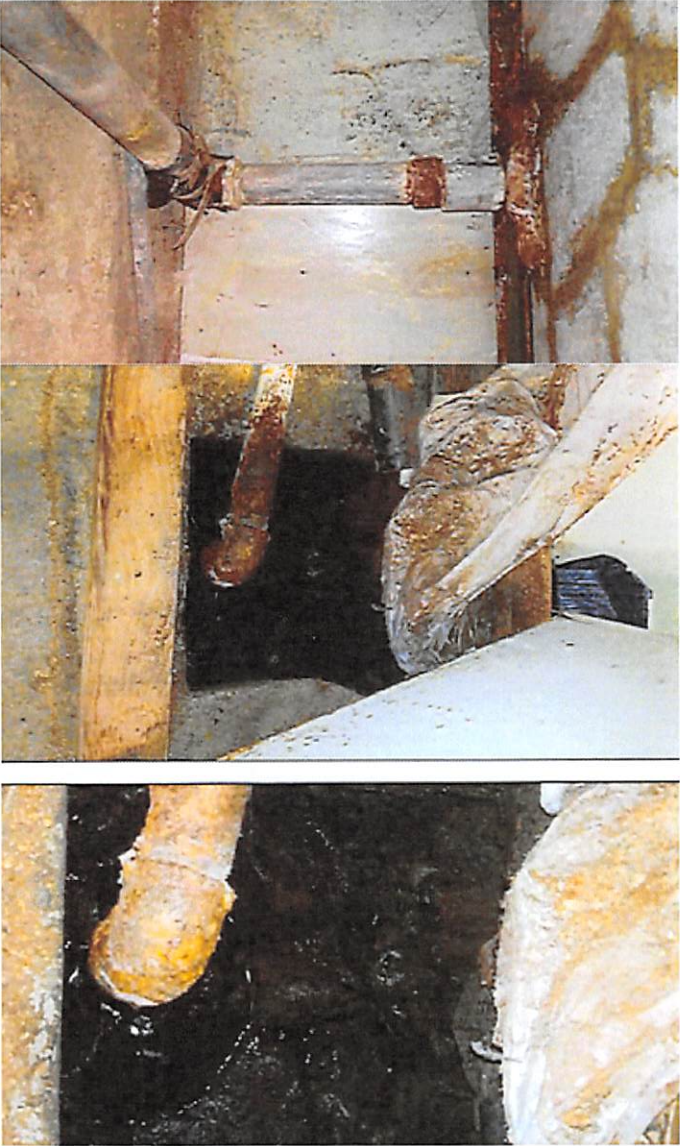
	Dave Mollineaux Landscape Architect
	David Mollineaux and Associates Landscape Architects, Site Planners
	Phone: (208) 721-4474 email: davemollineaux1@gmail.com

Mold Photos



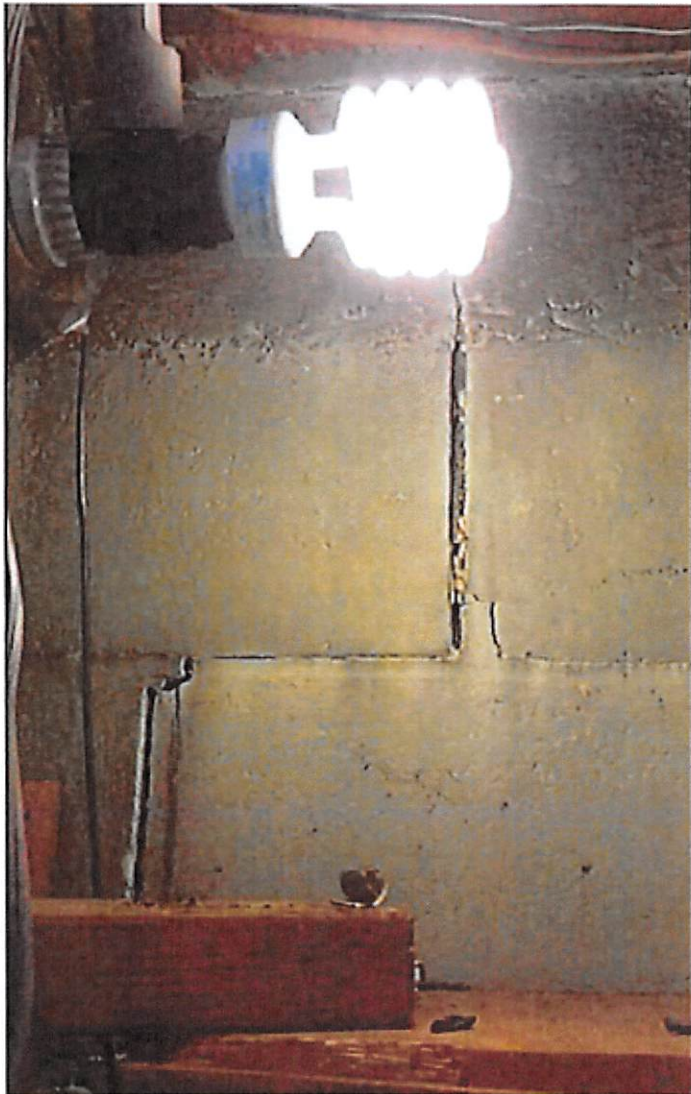
Electrical Photos





Plumbing

Foundation





EarthTouch, Inc.
3135 North Fairfield Road, Suite D
Layton, Utah 84041

20-Jan-2021

Via email
sue@sueenglemann.com

Ms. Sue Englemann
Berkshire Hathaway
P.O. Box 3947
Ketchum, Idaho 83340

RE: Pre-Demolition Asbestos Survey and Cursory Environmental Review of a residential property located at 431 North Washington Avenue in Ketchum, (Blaine County), Idaho

Reference No.: *BHSV-21-0001-ID*

Dear Ms. Englemann;

On 7-Jan-2019 at the direction of EarthTouch, Inc., personnel with EnviroSpec, LLC performed a Pre-Demolition Asbestos Inspection & Assessment of a residential property at 431 North Washington Avenue in the city of Ketchum, (Blaine County), Idaho ("site" or "subject property"). The Scope of Work included collecting and analyzing approximately 21 samples of suspect building materials for the potential presence of asbestos. The residential dwelling at the subject property includes a main level with basement and second story apartment; and was reportedly constructed in 1940 with subsequent interior renovations. Based on previous discussions, it is anticipated that the residential dwelling on the site would be demolished at some point in the near future.

The Pre-Demolition Asbestos Inspection & Assessment identified asbestos containing materials (ACMs) that would require abatement prior to demolition of the residential dwelling, including; thermal tape about the furnace ducting, textured ceiling plaster, textured drywall ceiling, and vermiculite in the attic. A list of suspect ACMs and summary of analytical results are included in Pre-Demolition Asbestos Inspection & Assessment (Attachment).

Although a Phase I Environmental Site Assessment (ESA) of the subject property was not performed; a cursory review of readily available information on file with the city of Ketchum and Blaine County could not rule out the possibility of the past use of a heating oil- or kerosene-fired furnace and heating oil tank (HOT) and/or past presence of a coal-fired furnace. Given these possibilities, excavation in areas adjacent to the foundation of the residential dwelling should be performed cautiously; and discontinued in the event that unknown subsurface structures/features or discolored or malodorous soils/materials are encountered until an environmental professional can perform an evaluation. Alternatively, excavation about the foundation of the residential dwelling could be performed with the oversight of an environmental professional to expedite field activities.

Based on review of the information in the Pre-Demolition Asbestos Inspection & Assessment and cursory evaluation of historical uses of the site; the estimated costs of asbestos abatement of the residential dwelling prior to demolition ranges from \$20,000 to \$25,000. This includes the costs associated with notifying appropriate regulatory agencies; removing, transporting, and disposing of ACMs; and clearance sampling. The estimated costs of remedial actions possibly related to a HOT or coal storage and coal-ash disposal at the subject property ranges from \$3,000 to \$6,000.

We appreciate the opportunity to assist you with this project. Should you have any questions regarding this memorandum, please contact me at your convenience at: 801.771.2800.

Sincerely;
EarthTouch, Inc.



Brett Cox
President / Senior Scientist

cc: Cheri Dillon EarthTouch, Inc.
 Jeremy Johnson EnviroSpec, LLC

ATTACHMENT

PRE-DEMOLITION ASBESTOS INSPECTION & ASSESSMENT
(Envirospec, LLC)



**PRE-DEMOLITION ASBESTOS
INSPECTION & ASSESSMENT
AT**

**431 N. Washington Ave.
Ketchum, ID**



Prepared For:
EarthTouch Inc.

Prepared by:
Envirospec, LLC
606 N. Marshall Way #103
Layton, UT 84041
(801) 546-5323 Fax (801) 544-7668
Utah DAQ Certification# ASBC-482 (exp. 12/31/21)

Inspector:
Jeremy Johnson
Utah DAQ inspector# ASB-4528 (exp. 08/03/21)

Pre-Demolition Asbestos Inspection Report

Envirospec, LLC performed a pre-demolition asbestos inspection at 431 N. Washington Ave., Ketchum, ID on January 07, 2021. The property consists of a residential home with a main floor and basement and an upstairs apartment (~1500 total sq ft). Envirospec was requested by EarthTouch Inc. to collect samples of the suspect asbestos containing materials (prior to the building being demolished by backhoe). Twenty-One samples of suspect asbestos containing materials (ACM) were collected and submitted to Reservoirs Environmental, Inc. (NVLAP 101896-0) for analysis by Polarized Light Microscopy (PLM) (see attached asbestos analytical results report). The tables below summarize the finding of the inspection.

List of Suspect Asbestos Containing Materials (ACM)

Suspect ACM	Quantity of Suspect ACM	Distribution of Suspect ACM	Sampled or Assumed	ACM Category	Sample # Below
Plaster Wall/Ceilings	~2200 Sq. Ft	Smooth Plaster Walls and Ceilings in the Main Floor of Home	Sampled	Non Asbestos	1-3
Textured Plaster Ceiling	~500 Sq. Ft	Textured Ceilings in the Living Room and Bedrooms	Sampled	RACM	4-6
Drywall Wall System	~600 Sq. Ft	Drywall Walls in the Basement Stairway and the Upstairs Apartment and Bedroom of Home	Sampled	OSHA Regulated	7, 9
Pressboard Ceiling and Walls	~250 Sq. Ft	Pressboard Ceiling in the Basement Bedroom	Sampled	Non Asbestos	8
Textured Drywall Ceiling	~300 Sq. Ft	Textured Drywall Ceiling in the Upstairs Apartment and House Bed	Sampled	RACM	10-13
Fireplace Mortar	~80 Sq. Ft	Mortar in the Fireplace of the Home	Sampled	Non Asbestos	14
Painted Cinderblock Walls	~250 Sq. Ft	Cinderblock Walls in the Basement of the Home	Sampled	Non Asbestos	15-17
Exterior Cement	~800 Sq. Ft	Exterior Cement of the Home	Sampled	Non Asbestos	18
Attic Insulation	~400 Sq. Ft	Insulation in the Side Attics of the Home	Sampled	Non Asbestos	19
Attic Vermiculite Insulation	~180 Sq. Ft	Insulation in the Attic of the Home	Sampled	Non Regulated	20
HVAC Tape	~80 Ln. Ft	HVAC Tape on the Ductwork of the Home	Sampled	RACM	21
Vinyl Flooring	~350 Sq. Ft	Kitchen Floor, Floors in Both Bathrooms and Upstairs Attic	Assumed	Cat I Non Friable	See Paragraph Below Tables
Roofing Material	~800 Sq. Ft	Roof of Home	Assumed	Cat I Non Friable	See Paragraph Below Tables
Construction Mastics	~450 Sq. Ft	Window Caulk, Wall Panel Mastic on Kitchen Walls, and Other Construction Mastics	Assumed	Cat II Non Friable	See Paragraph Below Tables

Sample Results of Suspect ACM

#	ACM Type	Sample Location	Percent Asbestos	Regulated By	Comments
1	Plaster Wall	Kitchen, South Wall	None Detected	Not Regulated	
2	Plaster Ceiling	Kitchen, Mid-Ceiling	None Detected	Not Regulated	
3	Plaster Wall	SE Bedroom, West Wall	None Detected	Not Regulated	

4	Textured Plaster Ceiling	Living Room, Mid-Ceiling	2% in Plaster Material	DAQ & OSHA	Plaster wall/ceiling containing greater than 1% asbestos are regulated by the Idaho Division of Environmental Quality (DEQ) and OSHA
5	Textured Plaster Ceiling	NW Bedroom, Mid-Ceiling	2% in Plaster Material	DAQ & OSHA	
6	Textured Plaster Ceiling	SE Bedroom, Mid-Ceiling	None Detected	DAQ & OSHA	Due to the homogenous nature of the textured plaster ceilings it is recommended all textured plaster be removed in the same manner as sample #4 & 5
7	Drywall Wall System	Bsmt Stairway, South Wall	2% Chrysotile Asbestos in Joint Compound Layer	OSHA	Wall/ceiling-systems with asbestos in the joint compound layer(s) but with less than 1% asbestos in the overall "wall system" are not regulated by the Idaho DEQ but should be removed following the OSHA asbestos standard 1926.1101 as class II asbestos work. (DEQ requires the sample be point counted to verify overall less than 1%)
8	Pressboard Ceiling	Bsmt Bedroom Ceiling, on the Seam	None Detected	Not Regulated	
9	Drywall Wall System	Upstairs Apartment Living Room Wall, SW Corner	2% Chrysotile Asbestos in Joint Compound Layer	OSHA	See Comment for Sample #7
10	Textured Drywall Ceiling	Upstairs Apartment Living Room, Mid-Ceiling (Texture Only)	2% Asbestos in Surface Texture	DAQ & OSHA	Walls and ceilings that have been textured with drywall mud containing greater than 1% asbestos are regulated by the Idaho Division of Environmental Quality (DEQ)/OSHA and will need to be removed (abated) before the demolition of the building.
11	Textured Drywall Ceiling	Upstairs Apartment Kitchen, Mid-Ceiling (Texture Only)	3% Asbestos in Surface Texture	DAQ & OSHA	
12	Textured Drywall Ceiling	Upstairs Bedroom, North/Mid-Ceiling (Texture Only)	2% Asbestos in Surface Texture	DAQ & OSHA	
13	Textured Drywall Ceiling	Upstairs Bedroom, Mid-Ceiling (Texture Only)	3% Asbestos in Surface Texture	DAQ & OSHA	
14	Fireplace Mortar	Fireplace, North End	None Detected	Not Regulated	
15	Painted Cinderblock Walls	Bsmt, West Wall	None Detected	Not Regulated	
16	Painted Cinderblock Walls	Bsmt, South Wall	None Detected	Not Regulated	
17	Painted Cinderblock Walls	Bsmt, North Wall	None Detected	Not Regulated	
18	Exterior Cement	Exterior, North Side	None Detected	Not Regulated	
19	Attic Insulation	Attic of the Home, North End	None Detected	Not Regulated	

20	Attic Vermiculite Insulation	Attic of the Home	Less than 1% Asbestiform Amphibole Suite Mineral	Not Regulated	Vermiculite containing asbestiform minerals are not regulated by the Idaho DEQ but are thought to be associated with the same diseases caused by asbestos. It is recommended it be removed by a certified abatement company.
21	HVAC Tape	Bsmt HVAC Duct Work	70% Chrysotile Asbestos in White Duct Tape	DAQ & OSHA	White HVAC tape is a Regulated Asbestos Containing Material (RACM) and will need to be abated before the demolition of the home.

Materials Assumed Positive

- The resilient floor coverings, the roofing materials, and construction mastics in the building were assumed asbestos containing. These materials are classified as category I & II non-friable asbestos containing materials (ACM). Category I & II ACM can stay in place during demolition but is still regulated under OSHA 29 CFR 1926.1101(g)(8)(vi) which sets forth procedures for using different or modified engineering and work practice controls for class II asbestos work (which are applicable during a demolition) .

List of Inaccessible Areas which could not be Inspected

- While all visible suspect materials were inspected, it is possible that additional asbestos containing materials (ACM) may be present inside wall cavities and above ceilings. Please be aware that any suspect building material encountered during the project should be inspected before being disturbed.

Additional Buildings

- There are a few small sheds on the property which will be demolished as well. The single roofs are assumed asbestos containing (see first paragraph above) and can be left in place during demolition. No other suspect materials are present in the sheds.

Disclaimer

This inspection was conducted on available suspect asbestos building materials. All accessible areas in the property were inspected but it is possible that additional suspect ACMs are present in inaccessible areas of the structure. If prior to (or during) demolition additional suspect materials are identified it is necessary that they be sampled as soon as they are discovered. It cannot be concluded that other areas and materials in the property, which were not tested, contain the same level of asbestos as the samples reported above.



January 14, 2021

Subcontractor Number:

Laboratory Report: RES 482390-1

Project #/P.O. #: None Given

Project Description: 431 N. Washington Ave, Ketchum, ID

Jeremy Johnson
Envirospec LLC (UT)
606 N. Marshall Way # 103
Layton UT 84041

Dear Jeremy,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 482390-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

A handwritten signature in blue ink that reads "Jeanne Spencer". Below the signature, the text "by Ryan Shilling" is printed in a small, black, sans-serif font.

by Ryan Shilling

Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 482390-1**
 Client: **Envirospec LLC (UT)**
 Client Project Number / P.O.: **None Given**
 Client Project Description: **431 N. Washington Ave, Ketchum, ID**
 Date Samples Received: **January 08, 2021**
 Method: **EPA 600/R-93/116 - Short Report, Bulk**
 Turnaround: **Standard**
 Date Samples Analyzed: **January 13, 2021 - January 14, 2021**

ND=None Detected
 TR=Trace, <1% Visual Estimate
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
1	A	White plaster w/ off white/multi-colored paint	25		ND	0	100
	B	Gray/black cinder material	75		ND	0	100
2	A	White plaster w/ off white/multi-colored paint	35		ND	0	100
	B	Gray/black cinder material	65		ND	0	100
3	A	Off white compound w/ beige paint	5		ND	0	100
	B	Cream wall covering	10		ND	75	25
	C	Cream wall covering	15		ND	75	25
	D	White plaster w/ pink/multi-colored paint	25		ND	0	100
4	E	Gray/black cinder material	45		ND	0	100
	A	Off white/multi-colored paint	3		ND	0	100
	B	Cream compound	7	Chrysotile	2	0	98
	C	Off white perlitic plaster w/ off white/multi-colored paint	90		ND	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 482390-1**
 Client: **Envirospec LLC (UT)**
 Client Project Number / P.O.: **None Given**
 Client Project Description: **431 N. Washington Ave, Ketchum, ID**
 Date Samples Received: **January 08, 2021**
 Method: **EPA 600/R-93/116 - Short Report, Bulk**
 Turnaround: **Standard**
 Date Samples Analyzed: **January 13, 2021 - January 14, 2021**

ND=None Detected TR=Trace, <1% Visual Estimate Trem/Act=Tremolite/Actinolite
--

Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
5	A	Cream compound	4	Chrysotile	2	0	98
	B	Off white/multi-colored paint	6		ND	0	100
	C	Off white perlitic plaster w/ off white/multi-colored paint	90		ND	0	100
6	A	White plaster w/ beige paint	35		ND	0	100
	B	Gray/black cinder material	65		ND	0	100
7	A	Beige wall covering w/ a trace of colorless adhesive	3		ND	70	30
	B	Off white compound	7	Chrysotile	2	0	98
	C	Light gray/tan drywall	90		ND	25	75
8	A	Off white/tan ceiling tile	100		ND	75	25

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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 TR=Trace, <1% Visual Estimate
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
9	A	Pink paint	1		ND	0	100
	B	Cream tape	2		ND	95	5
	C	White wall covering w/ a trace of colorless adhesive	3		ND	70	30
	D	Off white compound	4	Chrysotile	2	0	98
	E	Off white joint compound	4	Chrysotile	2	0	98
	F	Beige compound	5	Chrysotile	2	0	98
	G	Off white/tan drywall	81		ND	20	80
10	A	White paint	2		ND	0	100
	B	Off white compound	5	Chrysotile	2	0	98
	C	Light pink/tan drywall w/ cream paint	93		ND	20	80
11	A	White paint	2		ND	0	100
	B	Light cream compound	8	Chrysotile	3	0	97
	C	Light pink/tan drywall w/ cream paint	90		ND	35	65

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

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 Turnaround: **Standard**
 Date Samples Analyzed: **January 13, 2021 - January 14, 2021**

ND=None Detected TR=Trace, <1% Visual Estimate Trem/Act=Tremolite/Actinolite
--

Client Sample Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
12	A	White paint	2		ND	0	100
	B	Off white compound	5	Chrysotile	2	0	98
	C	Light pink/tan drywall	93		ND	20	80
13	A	White paint	3		ND	0	100
	B	Light cream compound	7	Chrysotile	3	0	97
	C	Off white/tan drywall w/ cream paint	90		ND	25	75
14	A	Gray/multi-colored mortar	100		ND	0	100
15	A	Off white block filler w/ off white paint	5		ND	0	100
	B	Gray/multi-colored cinder block material	95		ND	0	100
16	A	Cream block filler w/ green paint	10		ND	0	100
	B	Gray/multi-colored cinder block material	90		ND	0	100
17	A	White block filler w/ green paint	15		ND	0	100
	B	Gray/multi-colored cinder block material	85		ND	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 482390-1**
 Client: **Envirospec LLC (UT)**
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 Turnaround: **Standard**
 Date Samples Analyzed: **January 13, 2021 - January 14, 2021**

ND=None Detected TR=Trace, <1% Visual Estimate Trem/Act=Tremolite/Actinolite
--

Client Sample Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
18	A	Gray/multi-colored granular material w/ dark gray/multi-colored paint	100		ND	0	100
19	A	Brown/multi-colored fibrous material	100		ND	95	5
20	A	Gold/multi-colored wall board	100	Trem/Act	TR	0	100
21	A	Off white fibrous material	100	Chrysotile	70	15	15

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



Ryan Shilling

Analyst / Data QA



RES Job #: 482390

SUBMITTED BY		INVOICE TO		CONTACT INFORMATION		SERIES	
Company: Envirospec LLC (UT)	Address: 606 N. Marshall Way # 103	Company: Envirospec LLC (UT)	Address: 606 N. Marshall Way # 103	Contact: Jeremy Johnson	Phone: (801) 546-5323	-1 PLM Standard	
Layton, UT 84041		Layton, UT 84041		Fax:	Cell:		
Project Number and/or P.O. #: None Given		Project Description/Location: 431 N. Washington Ave, Ketchum, ID		Final Data Deliverable Email Address: envirospec@live.com			

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm		REQUESTED ANALYSIS				VALID MATRIX CODES				LAB NOTES			
PLM / PCM / TEM	DTL RUSH PRIORITY STANDARD	PLM - Short Report Long Report, CARB 435 TEM - AHERA (+/- or Quantified), Microvac (+/- or Quantified), Wipe (+/- or Quantified), NIOSH 7402, Yamate Level III, ISO 13794, Chatfield, Waste Water, Drinking Water, Bulk +/-, CARB Modified Ahera PCM - 7400A, 7400B, OSHA DUST - Total, Respirable METALS - Analyzer(s) Lead Only (7002, 7420, Waste Water, Foodware), MultiMetal (7303, 6020A, 200.8, Waste Water, Foodware, OSHA ID-125G), pH (Liquid, Non-Liquid), TCLP, RCRA 8 Scan, Welding Fume Scan, Full Metals Scan ORGANICS - Methamphetamine, TSS Campylobacter, Bacillus, Salmonella (Culturable, +/-), Listeria, E. coli O157:H7, E. coli/Coliforms - Plated, S. aureus, Yeast & Mold, Anaerobic Plate Count, Coliforms/E. coli (Stain Water, Drinking Water, Non-Drinking Water, +/-, Quantification), Lactic Acid, Viable Microbial Count (w/ID, w/ID), Enterococcus (+/- or Quantification), Legionella (P, NP, C) MEDICAL - Biberden, LAL MOLD - Spore Trap, Bulk Mold, Particulate Identification	Air = A	Bulk = B	Dust = D	Food = F	Paint = P	Soil = S	Surface = SU	Swab = SW	Tape = T	Wipe = W	
CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm			DRINKING WATER = DW				WASTE WATER = WW						
Dust	RUSH PRIORITY STANDARD		**ASTM E1792 approved wipe media only**										
Metals	RUSH PRIORITY STANDARD		*PRIOR NOTICE REQUIRED FOR SAME DAY TAT										
Organics*	SAME DAY RUSH PRIORITY STANDARD												
MICROBIOLOGY LABORATORY HOURS: Weekdays: 8am - 5pm													
Viability Analysis**	PRIORITY STANDARD		**TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH										
Medical Device Analysis	RUSH STANDARD												
Mold Analysis	RUSH PRIORITY STANDARD												
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.													
Special Instructions:													
Client Sample ID Number	(Sample ID's must be unique)	ASBESTOS	CHEMISTRY	VIABLES	MICROBIOLOGY	Sample Volume (L) / Area	Length (or Aliquots) x Width (or Area per Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions	
1 1		X						B		01/07/21			
2 2		X						B		01/07/21			
3 3		X						B		01/07/21			
4 4		X						B		01/07/21			
5 5		X						B		01/07/21			
6 6		X						B		01/07/21			
7 7		X						B		01/07/21			
8 8		X						B		01/07/21			
9 9		X						B		01/07/21			
10 10		X						B		01/07/21			
11 11		X						B		01/07/21			
12 12		X						B		01/07/21			
13 13		X						B		01/07/21			

REI will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:	Date/Time:	Sample Condition: Acceptable
Received By:	Date/Time: 01/08/2021 11:10:24	Carrier: Fed-Ex



Res Job#: 482390

Submitted By: EnviroSpec LLC (UT)

Client Sample ID Number <small>(Sample ID's must be unique)</small>	REQUESTED ANALYSIS						VALID MATRIX CODES				LAB NOTES		
	ASBESTOS	CHEMISTRY	MICROBIOLOGY				Air = A	Bulk = B	Dust = D	Food = F	Paint = P	Soil = S	Laboratory Analysis Instructions
14 14	X												
15 15	X												
16 16	X												
17 17	X												
18 18	X												
19 19	X												
20 20	X												
21 21	X												

Cust Earthtack Email _____
ALMBO Inv 1100+106
 WD FD
 Remo

482390

Due Date: _____
 Due Time: _____

REILAB Reservoirs Environmental, Inc.
 5801 Logan St. Denver, CO 80216 • Ph. 303-964-1986 • Fax 303-477-4275 • Toll Free: 866-RESE-ENV
 After Hours Cell Phone: 720-339-9228

Job # _____
 Page 1 of _____

SUBMITTED BY:		INVOICE TO: (IF DIFFERENT)		CONTACT INFORMATION:	
Company: Envirospec (UT)	Address: 606 N. Marshall Way Layton UT 84041	Company: _____	Address: _____	Contact: Jeremy Johnson	Phone: 1-801-546-5323
Project Number and/or P.O. #: _____		Project Description/Location: <u>431 N. Washington Ave, Ketchum, ID</u>		Final Data Deliverable Email Address: <u>envirospec@live.com</u>	

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm		REQUESTED ANALYSIS				VALID MATRIX CODES		LAB NOTES:
PLM / PCM / TEM	RUSH (Same Day) PRIORITY (Next Day) <u>XSTANDARD (3-5 Day)</u> (Rush PCM = 2hr, TEM = 6hr.)	PLM - Short report. Point Count. Long report. Qualitative TEM - AHERA, Level II, 7402, ISO, +/- (Air, Bulk or Dust). Quant. Sem-Quant, Micro-vac, ISO-Indirect Preps PCM - 7400A, 7400B, OSHA DUST - Total, Respirable METALS - Analyte(s) RCRA 8, TCLP, Welding Fume, Metals Scan, pH ORGANICS - METH, TSS Pathogens: Aerobic Plate Count, Salmonella, E. coli, O157:H7, Listeria, S. aureus, Campylobacter, +/- or Quantification E. coli and/or Coliforms, +/- or Quantification Microbial Growth - Aerobic Plate Count ID, Bacteria or Y & M +/- or Quantification Legionella: +/- or Quantification Other: Bioburden, LAL or Environmental Mold: Spore Trap or Bulk, +/-, Identification, Quantification	Air = A	Bulk = B	Air = A Bulk = B Dust = D Paint = P Soil = S Wipe = W Swab = SW F = Food Drinking Water = DW Waste Water = WW O = Other **ASTM E1792 approved wipe media only**			
CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm								
Metal(s) / Dust**	RUSH 24 hr 3-5 Day							
RCRA 8 / Metals & Welding Fume Scan / TCLP**	RUSH (3 Day) 5 Day 10 Day							
Organics	24 hr. 3 day 5 Day							
MICROBIOLOGY LABORATORY HOURS: Weekdays: 8am - 5pm								
E. coli and/or Coliforms*	24-48 Hour Other: _____							
Pathogens*	24-48 Hour							
Microbial Growth*	5-10 Day *TAT dependent on speed of microbial growth.*							
Legionella	10 Day							
Mold	RUSH 24 Hr 48 Hr 3 Day 5 Day							
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.								
Special Instructions:								
Client sample ID number (Sample ID's must be unique)								
1	Kit P wall (S)			B	1-7-21			
2	Kit P ceiling (mid)							
3	SE Bed P. wall (w)							
4	Living TP ceiling (mid)							
5	Nw Bed TP ceiling (mid)							
6	SE Bed TP ceiling (mid)							
7	BSMT stair wall (S)							
8	BSMT Bed Pressboard ceiling (seam)							
9	up Apt Living wall (sw)							
10	up Apt Living Living ceiling T (mid)							

Number of samples received: _____ (Additional samples shall be listed on attached long form.)
 NOTE: REI will analyze incoming samples based upon information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days, failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By: _____		Date/Time: <u>1-7-21</u>	Sample Condition: On Ice Sealed Intact
Laboratory Use Only		Carrier: Hand / FedEx / UPS / USPS / Drop Box / Courier	Temp. (F°) _____ Yes / No Yes / No Yes / No
Received By: _____	Date/Time: _____		
Data Entry	Contact Phone Email Fax Date Time Initials	Contact Phone Email Fax Date Time Initials	Contact Phone Email Fax Date Time Initials
QA:	Contact Phone Email Fax Date Time Initials	Contact Phone Email Fax Date Time Initials	Contact Phone Email Fax Date Time Initials

RES Job # _____

Page 2 of 2

Submitted by: Envirospec (UT)

Client sample ID number (Sample ID's must be unique)

11	yp Apt Kit ceiling T (mid)
12	yp Bed ceiling T (N. mid)
13	yp Bed ceiling T (mid)
14	Fireplace mortar (N)
15	Bsmr Painted Block wall (W)
16	psmr Painted Block wall (S)
17	Bsmr Painted Block wall (N)
18	ext cement (N)
19	Attic Insulation (N)
20	Attic Vermiculite
21	Bsmr HVAC Tape
22	
23	
24	
25	
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41	

REQUESTED ANALYSIS										VALID MATRIX CODES				LAB NOTES:			
PLM - Short report, Long report, Print Count	TEM - AHERA, Level II, 7402, ISO +/-, Quant, Semi-quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) RCRA 8, TCLP, Welding Fume, Metals Scan	ORGANICS - METH	Pathogens: Aerobic Plate Count, Salmonella, E. coli O157:H7, Listeria, S. aureus, Campylobacter: +/- or Quantification	E. coli and/or Coliforms: +/- or Quantification	Microbial Growth: Aerobic Plate Count, ID, Bacteria or Y & M: +/- or Quantification	Legionella: +/- or Quantification	Other: Biorburden, LAL or Environmental	Mold Spore Trap or Bulk: +/- or Quantification	SAMPLER'S INITIALS OR OTHER NOTES:	Air = A	Bulk = B			
												Dust = D	Paint = P				
												Soil = S	Wipe = W				
												Swab = SW	F = Food				
												Drinking Water = DW	Waste Water = WW	O = Other			
												ASTM E1792 approved wipe media only					
												Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hr/mm a/p	EM Number (Laboratory Use Only)
												B			1-7-21		

Hazardous Issues per Home Inspection Done on 12.8.2020

Mold

Basement
Laundry
Bedroom(s)

Radon

Levels above the EPA required maximum

Lead Paint

Present

Plumbing, Electrical, structural, and Foundation, code issues

The visible water distribution pipes were a combination of 1/2-inch and 3/4-inch galvanized steel. These pipes are old and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow.

Most plumbing throughout the house showed long terms signs of leaking along with visible mold growth

Drain lines for the basement plumbing fixtures drain into a pit below the concrete slab

Walls in the home exhibited general moderate to severe damage or deterioration at the time of the inspection.

Floor joist below the main bathroom has potentially reduced the structural capacity.

The concrete masonry units (CMU) foundation had stepped cracking visible in mortar joints.

The staircases were older and do not comply with modern safety standards dictating: headroom, handrails, safety rails, tread/riser size and/or other requirements.

Noted electrical outlets exposed to moisture, some with visible burn marks, extension cords used as permanent wiring

Roof vents need structural support, roof needs replacing

Windows are broken, compromised, missing

Heating

Disconnected ducting, undeterminable age of furnace, asbestos tape,

Wood stove with improper clearance and separated exhaust flue in attic

From Earth Touch Pre-Demolition/Environmental Study

The Pre-Demolition Asbestos Inspection & Assessment identified asbestos containing materials (ACMs) that would require abatement prior to demolition of the residential dwelling, including; thermal tape about the furnace ducting, textured ceiling plaster, textured drywall ceiling, and vermiculite in the attic.

A cursory review of readily available information on file with the city of Ketchum and Blaine County could not rule out the possibility of the past use of a heating oil- or kerosene-fired furnace and heating oil tank (HOT) and/or past presence of a coal-fired furnace. Owner has noted coal.

Construction Activity Plan

Earth Touch Inc to remediate environmental hazards including asbestos and coal and/or home heating oil tank removal. See letter dated January 20, 2021. Also included herein.

Once complete, all utilities will be disconnected per the City's requirements and Joe's backhoe will remove the structure, debris and other improvements in yard and foundation/basement. Hole will be filled, lot will be graded and topsoil added. Irrigation to be installed and lot to be planted in grass and fenced. Lot will be used, at least for the near future, as additional outdoor event space serving the Environmental Resource Center to the north. The ERC building is under the same ownership.

Bond posted as required and included in this application package.

Exhibit B:
Applicant
Project Summary Narrative

Martha's Place

431 Washington Street

Ketchum, Idaho

Jack and Elizabeth Bunce

We purchased 431 Washington Street out of a desire to preserve the historical architectural integrity and small town scale, look and feel of Ketchum. Unfortunately we have subsequently learned that the structure's current condition adversely affects its historic integrity and potential longevity.

Because of the current condition of decay and level of toxicity existing in the current structure we have been advised to remove the structure from the lot. Therefore we would like to tear down all structures on the lot, preserving as many trees and shrubs as possible.

Because we own the neighboring property, where the Environmental Resource Center has "lived" for over a decade, we would like them to have use of the lot for the foreseeable future. We have worked with the ERC to design a garden space with walkways, native plants and shrubs and a gate between the two properties. The shrubs and plants will be labeled so that visitors can learn about native Idaho plants. The garden will be fenced using period appropriate fencing (image below) with gates to the ERC, Washington Street and the alley.

In honor of the history of the house, we will place a bronze plaque on the fence facing Washington street describing what is known about the Basque Battis family and the year the original house was built.

ck Photo - Bonanza Ghost Town cemetery, Land of the Yankee Fork Historic Area, Custer Motorway, Salmon-Challis National Fo



Exhibit C:
Oral Interview

GINGER PIOTTER: Did she get involved with the clubs and the cooking?

GLORIA BATIS: Oh, no.

GINGER PIOTTER: Uh uh.

GLORIA BATIS: Well, she used to cook for us. Then she came to live with us after we moved out of the club, moved to where we live. Where I live now.

GINGER PIOTTER: Now, that house you have now, is that one of the older homes in Ketchum?

GLORIA BATIS: No, we built that. Well, it's old, because it's...

GINGER PIOTTER: Yes.

GLORIA BATIS: We built it in '46 [1946].

GINGER PIOTTER: You did build it, though?

GLORIA BATIS: Yes.

GINGER PIOTTER: It is a pretty house.

GLORIA BATIS: Yes, we built that in 1946. But we didn't move in until '50 [1950], because we lived in the club.

THE COMMUNITY LIBRARY ASSOCIATION, INC.

Post Office Box 2168

Ketchum, Idaho 83340

ORAL HISTORY PERSONAL DATA RECORD

(Narrators and Interviewers)

(PLEASE PRINT)

NAME Gloria Bates Date of Birth Dec 26-1912

Address 491 Washington Street

Place of Birth De La Mar Idaho

Year you or your parents came to Idaho (specify which) 1913

Year you came to the area you now live in 1937 Place you first lived

in Idaho De La Mar ~~White Pine~~ Place emigrated from Born there

Mode of travel _____ Route of Travel _____

FAMILY: Spouse Pete Bates Date and place married _____

1936 Vale Oregon

Brothers and sisters (living and dead) (specify sisters' married names) _____

James Aspiagun Boise

Stella Strand Los Cruzes New Mexico

Angela Urriz Copperton Utah

Father's name Esteban Aspiagun

Date of Birth Dec 26-1875 Place of Birth Spain

Date of Death Feb 22-1934 Place of Death Bingham Canyon Utah

His Ancestor's homeland Spain

His Major Occupation(s) (what, where, when, if known) miner

Mother's Maiden Name Julia Lopez Elordi

Date of Birth Aug 17-1880 Place of Birth Spain

Date Married 1906 Place Married Spain

Date of Death Sept 1975 Place of Death Ketchum, Idaho

THE COMMUNITY LIBRARY ASSOCIATION, INC.

Post Office Box 2168

Ketchum, Idaho 83340

Her Ancestor's Homeland Spain

Her Occupation(s) (what, where, when, if known) House Wife

Your Children (living and dead) Date of Birth Place of Birth

Pete Batis' Jr aug 8- 1936 Boise

Died 1937

Your Career Record

Occupation(s) (what, where, when) Refer to Tape

Schooling 8th grade

Principal Activities and Interests other than Livelihood

Military Service and Rank

Additional Notes (use back, if necessary):

Exhibit D:
Newspaper Article

Gloria Batis: a gentle Basque

By CHRISTINE RICHES

She's never lived in a sheep herder's wagon, nor was she born in Spain — but Mrs. Gloria Batis of Ketchikan is every inch a Basque.

She was born on her father's birth-day, Dec. 26, 1912, in a mining camp in Dolans, close to Silver City, Idaho. But only two months later the camp closed, and her father, a miner, took his family to Markey, Idaho, where Mrs. Batis lived until she was six years old.

"My father never did make a strike," says Mrs. Batis, who notes her parents moved from their sojourn in Idaho several months before her birth.

And when the Markey mines closed in 1911, her two sisters went with her parents to a mining camp in Brigham Canyon, Utah, and the rest of her family went to live with an aunt on a farm in Jordan Valley, Ore.

She lived on the farm from age six to eight, when the family started going to school. "The school was quite a ways from the farm," she gives as a reason for starting late.

When her father became ill with mine's consumption (she says is a bad infection in the throat), 12-year-old Gloria went to work in a Basque boarding house in Park City, Utah, making and doing house cleaning chores. She received \$15 a month in wages.

At age 14, Mrs. Batis says she got a better job at another Basque boarding house in Salt Lake City, and there she worked for two years.

One of the boarders was her husband Pete, now 74, who herded sheep as a young man.

"We started going together, but then we had a big fight and we didn't reunite until I was 27 years old," Mrs. Batis recalls.

After working at Salt Lake, she took jobs at Basque boarding houses in Boise, Shoshone and Twin Falls, and took care of a woman's children while the woman served time in jail for bootlegging.

It was in Pocatello, where she worked in another Basque boarding house, that she married Pete at age 21.

The newlyweds moved to Ham, where he herded sheep and she worked in her brother-in-law's night club. Mrs. Batis gave birth to a child February 1, 1937, but their only child died of polio at age 14 months.

"The baby died at the Idaho Club," said Mrs. Batis, pointing from her kitchen window down Ketchikan's Main Street. The couple came to Ketchikan 12 months after moving to Idaho, and here they purchased the club, which was located next to the present-day Subservants before it was torn down in 1948.

The twins lived in the back of the club from 1937 until 1950, when they bought the Club Rio (previously Rackman's Club.)

"Ketchikan was really booming after 1938, when Sun Valley got started," recalls Mrs. Batis. "There was gambling and slot machines, and many catered dinners," she says.

The two operated Club Rio until 1958, and then leased the building to Ned Bell until 1963 for his Redder's General Store on Sun Valley Road.

In the 1960s the Batises bought the Episcopal Church (now Lottie's Pizzeria and Italian Restaurant) and leased it for a new business called LaSalle Express. Soon after the two went to work for the late Huntington Hinshelway in Sun Valley, he as a partner, and she as a housekeeper.

She also established an evening shift as cook at Trail Creek restaurant — giving up her ordinary tasks in 1967 when her back began giving her trouble.

But she found it difficult to give up her work completely and helped out at the Postry Shop in Ketchikan until 1970, when then she has been staying home, pursuing her interests of crocheting, gardening, and cooking.



GLORIA BATIS

whether it be Basque delights or all American foods. The Batises built their home off Main Street in 1948.

Aside from Gloria and her husband, they share the home with her mother, now 92, and Stan Arango. "He had his leg amputated at Sun Valley and had to place to stay so we offered our home to him. He was to stay only two months and he's been here 12 years now," says Mrs. Batis.

Hospitality is only one of Mrs. Batis' Basque characteristics, and when asked if she would like to live in Spain some day, after spending six months there in 1955, she replied: "Gosh, no, not any foreign country."

"They are so backward. When we

were there we put a pot of coffee on the coal stove for a warming tip, and usually had to wait until bed time before it was hot enough."

She says she is quite at home in Ketchikan.

Did-a-Time

Time-of-day may now be dialed in the Wood River area at 236-8711.



Horizons 4

Excellent recreational boating including extensive rig at wood and motor plans. Club use and three bedrooms. Please visit or describe club from computer. 17th anniversary party, gourmet, agency and car sales. Located at West Walk from the River East 101. Phone area at 322,501.

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Ketchikan's newest excellent entertainment located on West Highway One and two bedrooms view apartments called for the "best." Complete with underground parking, pool, sauna, tennis court and fireplace. A furnished motel is available.

Hello, 13,000 families

The March issue of the Sawtooth Mountain Star appears February 24, with a deadline of February 15. Print orders for the current February issue total 12,000, another

increase to keep vacationers in the area supplied with recreational information. Approximately 11,000 of these are received locally, under controlled distribution.

Pete Lanes

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Exhibit E:
Bibliography

1. Gloria Batis, interview by Ginger Piotter and Rona Gillette, January 20, 1987, OH-362, transcript, Community Library Oral History collection.
2. Richert, Christine. "Gloria Batis: a gentle Basque" *Sawtooth Mountain Star* (Ketchum, Idaho), February, 1973.