



Historic Preservation Commission - Regular Meeting MINUTES

Wednesday, September 08, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER (*time stamp 0.17.54*)

The meeting was called to order at 4:30 PM by Vice-Chair Wendolyn Holland.

PRESENT

Vice-Chair Wendolyn Holland
Commissioner Jennifer Cosgrove via teleconference
Commissioner Jakub Galczynski
Commissioner Rick Reynolds

ABSENT

Chairman Mattie Mead

CONSENT CALENDAR—ACTION ITEMS (*time stamp 0.19.00*)

1. Minutes of July 7, 2021
2. Minutes of July 20, 2021
3. Minutes of August 3, 2021

Motion to approve the Consent Calendar.

Motion made by Commissioner Reynolds, Seconded by Commissioner Galczynski.

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

STAFF AND COMMISSION COMMUNICATIONS (Historical Preservation Commission Deliberation, Public Comment may be taken)—ACTION ITEMS (*time stamp 0.20.14*)

4. **ACTION** - Discussion and direction to Staff on rankings for additional properties to be considered for placement on the Historic Buildings List.

Senior Planner Morgan Landers recapped the prior decisions made at the August 3, 2021 meeting. St Mary's Church 1928 (MESH Gallery), Helm Building 1937 (Sturtevant's) and Jack Frost Motel were discussed.

St Mary's Church (1928)

Commissioner Galczynski was in favor of keeping it on the list since there is nothing else in the same time period. Vice-Chair Holland also favored keeping it, as it was an indication of the faith of the Community from the earliest days.

Vote to add St Mary's Church to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Galczynski, Commissioner Reynolds

Voting Nay: Commissioner Cosgrove

St Mary's Church was added to the Preservation List.

Helm Building (1937)

Commissioner Reynolds did not think it was enough of a Swiss chalet.

Commissioner Cosgrove thought it was overly re-modeled. and not historic.

Commissioner Galczynski saw value in the building scale and massing and the location.

Vote to add the Helm Building to the Preservation List.

Voting Yea: Commissioner Galczynski

Voting Nay: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Reynolds

The Helm Building was NOT added to the Preservation List.

Jack Frost Motel

Vice-Chair Holland referenced the motel as a representation of the skiing culture, while

Commissioner Reynolds did not think it warranted preservation.

Commissioners Cosgrove and Galczynski thought it was charming and should be retained.

Vote to add the Jack Frost Motel to the Preservation List.

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

The Jack Frost Motel was added to the Preservation List.

Commissioner Reynolds shared his rankings on the proposed list. He favored the Sawtooth Club, 140 E 5th St, and the Kneadery. Commissioner Galczynski favored the 140 E 5th St residence and Commissioner Cosgrove favored Christina's, The Covey, and the Kneadery. Director Frick revealed the Covey was entirely remodeled in 2014. Vice-Chair Holland supported preserving Louie's, Smokey Mountain Pizza and the Picket Fence,

The Sawtooth Club, 140 E 5th St, the Kneadery, Christina's, the Covey, Smokey Mountain Pizza, and Louie's were discussed for preservation. The Commission discussed the cultural vs historic value of Christina's. Vice-Chair Holland expressed this was a sample of a typical residential structure and thought visitors liked to see such buildings as opposed to the big, modern buildings.

Vote to add Christina's to the Preservation List.

Voting Yea: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski

Voting Nay: Commissioner Reynolds

Christina's was added to the Preservation List.

Vice-Chair Holland brought up the former Dynamite Lounge, a night club on Main St owned by Bruce Willis and known for popular music performances. Also, the former Alf's Fly Shop. The building is currently occupied by Business as Usual.

The Covey (1935)

Director Frick related this property had little historic remnants as it had been completely reconstructed in 2014. Since it had been rebuilt in the same scale and character, Vice-Chair Holland thought it was true to the scale of the community and a good re-use of the building. She thought it could be an example to add to the Design Guidelines.

Vote to add the Covey to the Preservation List.

Voting Nay: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

The Covey was NOT added to the Preservation List.

Sawtooth Club

Commissioner Reynolds liked the old brick architecture. Commissioner Cosgrove thought it was not historic since it had been rebuilt after a fire.

Vote to add the Sawtooth Club to the Preservation List.

Voting Nay: Vice-Chair Holland, Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

The Sawtooth Club was NOT added to the Preservation List.

140 E 5th St Residence (1936)

Commissioner Cosgrove thought it was not architecturally significant. Commissioner Galczynski liked the Chalet style and thought it added to the identity of the town. He spoke with the owners and learned it was occupied by the original family who were committed to preserving the character of the building. It is still the original construction with very little modification. Commissioner Reynolds liked the history of the building and the Bavarian look.

Vote to add the 140 E 5th St Residence to the Preservation List.

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

The 140 E 5th St Residence was added to the Preservation List.

The Kneadery

It was noted this was the former residence of a prominent early Ketchum family.

Vote to add the Kneadery to the Preservation List.

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

The Kneadery was added to the Preservation List.

Smokey Mountain Pizza (1885; remodeled 1950)

Vice-Chair Holland thought this was a significant house owned by a prominent family. Also, the home of ski technology pioneer Ed Scott.

Vote to add Smokey Mountain Pizza to the Preservation List.

Voting Yea: Vice-Chair Holland

Voting Nay: Commissioner Cosgrove, Commissioner Galczynski, Commissioner Reynolds

Smokey Mountain Pizza was NOT added to the Preservation List.

Louie's Pizza

Vote to add Louie's Pizza to the Preservation List.

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

Louie's Pizza was added to the Preservation List.

Director Frick informed the Commission of the next steps of creating the Preservation List, the noticing procedures and the public hearing.

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director Frick informed the Commission of 2 pending applications for Alteration/Demolition for properties currently on the Preservation List. She suggested a Special Meeting on 9-28 to present those applications. Commissioners Cosgrove, Galczynski, and Reynolds indicated they could attend and Vice-Chair Holland would be available via teleconference.

There would also be a Joint meeting with the Planning and Zoning Commission and the City Council to present Preliminary Design Guidelines.

ADJOURNMENT

Motion to adjourn 6:05 PM.

Motion made by Commissioner Reynolds, Seconded by Commissioner Galczynski.

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