



## City of Ketchum

January 15, 2021

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

### **Recommendation to Hold a Public Hearing and Conduct Third Reading on Interim Ordinance 1216 Establishing Interim Standards for Historic Structures**

#### Recommendation and Summary

Staff is recommending the council conduct a public hearing, and conduct a third reading of proposed Interim Ordinance 1216 by adopting the following motion:

I move to approve the third reading of Interim Ordinance 1216 and attach the list of (note which list of buildings) and read by title only.

The reasons for the recommendation are as follows:

- The Council adopted Emergency Ordinance 1213 on October 19, 2020 for a period of 90 days. The 90 days expires January 17, 2021.
- Public outreach and input have taken place and the community supports standards for altering or demolishing historic structures.
- The Planning and Zoning Commission reviewed the draft interim ordinance on December 22, 2020 and unanimously recommended approval with modifications. The attached ordinance reflects the Planning and Zoning Commission recommendations.
- The City Council conducted first reading of the Ordinance on January 4, 2021, and second reading on January 11, 2021.

#### Introduction and History

On October 19, 2020, the City Council adopted emergency ordinance 1213 that is in effect for 90 days. This ordinance stays the demolition of any structure that is on the 2005 survey list of historic structures, that list identified 82 properties that were potentially significant. The emergency ordinance expires January 17, 2021. The Council conducted first reading of the proposed interim ordinance on January 4, 2021.

During the 90-day period, there has been public outreach, an update to the list of historic structures in the Community Core District (CC), and joint meetings of the City Council and Planning and Zoning Commission to discuss and provide direction on preservation of significant structures within Ketchum. Throughout the process, there has been support for establishing interim standards for altering or demolishing historic structures.

The 2005 survey of historic structures in the Community Core has been updated. The 2005 list identified 82 existing properties as potentially significant. The updated survey, Attachment B, identified 26 properties that

would be eligible for local landmark designation or National Register Designation. The proposed review process in the interim ordinance would only apply to the 26 properties on the updated 2020 list.

#### City Council Comments from January 11, 2021.

At the last Council meeting, Council reduced the proposed list of historic structures from 26 to 7. That reduced list is Attachment H to this report. Council also changed Section 1C to the original language requiring a building permit prior to issuance of a building permit. The City Attorney also suggested Section 4 be clarified so a decision of the HPC to add or remove a building from the Historic Building List is appealable to the City Council. These changes are reflected in the attached interim ordinance.

After the City Council hearing, the City Attorney expressed concern with removing properties from the list without defined criteria for why buildings were removed. In light of this concern, the Council has three options:

- Attach to the Ordinance the historic building list as prepared by TAG consisting of 26 properties (Attachment F)
- Attach the revised list discussed at the meeting consisting of 23 properties, the justification for removal of the three properties is in Attachment G.
- Attachment the revised list of 7 properties and identify a criteria for removing each of the properties from the original list (Attachment H).

#### City Council Comments from January 4, 2021

At the January 4, 2021 meeting the Council discussed the criteria used for placing buildings on the proposed list of historic structures. As noted in the December 2020 Final Survey Report, the criteria used by TAG Historical Research, was focused on properties that retained sufficient historic integrity to meet the National Register of Historic Places criteria. The Council specifically discussed inclusion of the Battis House at 431 Washington Avenue in relation to other properties on the block such as 471 (ERC) or 491 (Salon).

TAG provided the following information in response to the question why the Battis House was included on the list and the other properties were not:

“I've looked over the three buildings you inquired about and can say with confidence that the reason 431 made our list and 471 and 491 did not is a matter of historic integrity vs. condition. While 471 and 491 have clearly been better cared for than 431, 431 maintains a really good amount of its original integrity of design, materials, and workmanship which we used to do our cursory assessments in our report. 431 has had a roof replacement, not in keeping with original materials, but this is very common and is to be expected. Other than that, however, it has its original stucco, windowsills, wood window sash (the fixed part around the glass), wood shutters, and even the door appears original. Style-wise, this building also gives a nod to the Swiss-inspired architecture discussed in our report. Clearly, this house could use some love but that is a matter of condition and does not affect the integrity.

Like 431, 471 has a replacement roof (again, no big deal) but it has lost its original wood window sashes and has replacement vinyl siding. However, from my assessment, the major reason for the loss of historic integrity with this one is that big deck attached to the front; essentially an addition. If that deck were not present this one likely would have made our list.

491 has original wood sash windows but that is pretty much all this one retains of its historic integrity. From the photos, it appears that the siding is replacement vinyl, and the door has been replaced. While all three houses have replacement metal roofs, the overly-protruding roof on this one is really out of step with what would have been there originally.

Assessing historic integrity is kind of a science and an art and is totally separate from the assessment of a building's condition. A building's historic integrity may be lost with too many alterations or insensitive additions.” TAG provided two references to help explain historic integrity vs. building condition (Attachment E).

As noted above, the criteria used for buildings on the list focused on the existing historic integrity of the building. There may be buildings in Ketchum where historic integrity has been compromised yet the building is associated with an important person or event in Ketchum. While the building may not be eligible for National Register status, the building could qualify for local designation. In Section 2 of the proposed interim ordinance, there is criteria the HPC would use to evaluate adding or removing buildings from the list.

Recognizing the importance of the list and the desire to further refine the list, staff recommends the City Council adopt the interim ordinance with the proposed list and then within 90 days, the HPC refine the list based on additional information and research. This refinement will consist of more in-depth analysis and research for each property on the list in addition to other properties that may be suggested for consideration. With this detailed analysis, there will better clarity on which buildings should or should not be on the list.

#### Proposed Interim Ordinance

The proposed interim ordinance contains the following:

- Appoints the members of the Historic Preservation Commission. The Commission will consist of the Planning and Zoning Commission in addition to members of the public that have a demonstrated interest, competence or knowledge in history or historic preservation.
- Establishes the updated 2020 historic building survey for the community core as the list of significant structures. The ordinance review process and standards will apply to the buildings on the updated list.
- Establishes an application, review process and review criteria for proposed exterior alternations or demolition of buildings on the list. The process is similar to the design review process.
- For any building in Ketchum over 50 years old, a demolition permit may not be issued until a complete building permit application has been filed with the Planning and Building Department for the replacement project. This would not apply to dangerous buildings as determined by the Building Official.
- Establishes minimum maintenance standards for buildings on the list and enforcement provisions for alternations that occur without permits.
- The ordinance is effective for one year. However, it is the intention of the consultant team and staff to develop permanent standards and design guidelines for projects in the downtown community core sooner.

#### Planning and Zoning Commission Action

On December 22, 2020, the Planning and Zoning Commission conducted a public hearing on the proposed interim ordinance. The Commission thoroughly reviewed the ordinance and heard from two members of the public. After a lengthy discussion and recommended changes, the Commission unanimously recommended approval of the ordinance to the City Council. The Commission’s recommendations are reflected in the redlined version of the proposed ordinance. Staff and the consultant team support the recommendations of the Commission.

The Commission’s recommendations consisted of the following:

- Section 1C: For any structure over 50 years old, allow a demolition permit to be issued once a complete building permit application has been issued instead of when a building permit is issued as originally proposed.

- Section 1E: Provide more flexibility in the composition of the Historic Preservation Commission (HPC). In the beginning there may be a need for more P&Z Commission members since they are familiar with permit review procedures. Over time, a majority of P&Z Commissioners may not be necessary, and more community members could make up the majority of the HPC.
- Section 2A: The Commission requested that the HPC have the authority to add or remove structures from the historic building list. The proposed ordinance sets forth the criteria for adding to or removing structures from the list.
- Section 3B 1-4: The Commission had a lengthy discussion about this section. Some on the Commission felt Section 3B 1-3 should be removed because it was not necessary since the standards for review were already identified in Section 3A 1-4. They felt Section 3B 1-3 was confusing and could restrict modifications to historic structures. The Commission chose to add the language “but are not limited to” to provide flexibility. In 3B-4, the Commission wanted to encourage adaptive reuse of structures.
- Section 7C: The Commission asked to remove the last sentence since Section 1C-1 in the beginning of the ordinance set forth the process for review of alterations.
- The Commission asked for a map identifying the location of 26 historic structures. The map is being prepared.
- The Commission also asked that members appointed to the HPC should not have a conflict of interest by owning or representing a property on the historic building list.

#### Action by the City Council

Council action is requested on the following:

- Review the updated survey list of significant structures in the Community Core and provide input and recommendations on revisions. Attachment B is the updated survey and list. Attachment C and D provide information on the structures that were included on the list and those that were not included on the list.
- Review the proposed interim ordinance, identify any requested changes, and conduct second reading of the proposed interim ordinance.

#### Next Steps

The first City Council hearing on the interim ordinance is January 4, 2021. Should an interim ordinance be adopted, the next steps include:

- Preparation of permanent standards for historic structures
- An update of the 2005 survey of historic structures for other areas in Ketchum outside of the downtown Community Core
- Preparation of design guidelines for new development and alterations to existing historic structures in the Community Core
- Preparation of a historic preservation handbook

#### Financial Impact

There is no financial impact resulting from the adoption of the interim ordinance. Future initiatives such as preparation of design guidelines and a historic preservation handbook will return for City Council review and approval.

#### Attachments

- Attachment A: Proposed Interim Ordinance 1216 with Planning and Zoning Commission Recommendations
- Attachment B: Updated survey list of historic structures in the Community Core
- Attachment C: Comparison of Historic Preservation Commission recommended properties remaining on the 2020 list of historic structures and those that are not included

- Attachment D: Comparison of 2005 historic structure survey properties and 2020 survey list of historic structures
- Attachment E: Information on historic integrity vs. building condition
- Attachment F: List of 26 historic properties
- Attachment G: List of 23 historic properties
- Attachment H: List of 7 historic properties

## ORDINANCE NUMBER 1216

**AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, IDAHO, APPOINTING MEMBERS OF THE HISTORIC PRESERVATION COMMISSION; ESTABLISHING A LIST OF HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES IN THE COMMUNITY CORE DISTRICT (CC); ESTABLISHING REVIEW STANDARDS FOR DEMOLITION OR ALTERATION OF HISTORIC STRUCTURES; ESTABLISHING MINIMUM MAINTENANCE REQUIREMENTS FOR HISTORIC STRUCTURES; PROVIDING REMEDIES FOR DANGEROUS BUILDINGS; PROVIDING ENFORCEMENT STANDARDS; PROVIDING FOR AN EFFECTIVE PERIOD FOR THE INTERIM ORDINANCE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the 2014 Comprehensive Plan identifies community character preservation as one of the community's ten core values; and

WHEREAS, Policy CD-1.2 of the Comprehensive Plan states, "Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection. The City should encourage the private sector to preserve and rehabilitate buildings and sites through local landmark designations, public improvements, guidelines, and other tools."; and

WHEREAS, on October 15, 2020, the City Council of the City of Ketchum adopted Ordinance No. 1213, as an emergency ordinance to stay the processing of new demolition permit applications in the Community Core from October 15, 2020 through January 17, 2021 for purposes of historic preservation; and

WHEREAS, the City of Ketchum ("City") conducted numerous public focus group meetings and two online questionnaires seeking discussion on potential options for historic preservation in the Community Core; and

WHEREAS, the City has established a Historic Preservation Commission per Chapter 4.08 of the Ketchum Municipal Code; and

WHEREAS, the City has a demolition permit application in place per Chapter 15.16 of the Ketchum Municipal Code, including consideration of historic buildings; and

WHEREAS, the City has updated the 2005 Archaeological and Historic Survey Report and determined 26 structures to be of historic significance in the Community Core, and

WHEREAS, Chapter 46 of Title 67 of Idaho Code broadly provides for a municipality to seek to preserve historical, archaeological, architectural, and cultural heritage through a comprehensive program of historic preservation; see Idaho Code 67-4601; and

WHEREAS, I.C. 67-4612 authorizes the City to provide for historic preservation by ordinance and special restrictions; and

WHEREAS, I.C. 67-6524 provides for the City to adopt an interim ordinance and permit restrictions, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and the City Council of the City of Ketchum, Idaho:

## Section 1. General Provisions

- A. Title: This ordinance shall be known and may be cited as the “*Interim Historic Preservation Ordinance*”.
- B. Purpose: The general purpose of this ordinance is to protect the historic character of the City’s Community Core by establishing baseline regulations and a process to review proposed demolition or alteration of the structures listed in the Community Core District Survey Update (Phase 1), heretofore called the Historic Building List, and attached as exhibit A.
- C. Applicability: The regulations and procedures set forth in this ordinance shall apply to each and every structure listed in Table 1 of the Historic Building List. All other buildings over 50 years of age shall follow the process for demolition of buildings per Ketchum Municipal Code Section 15.16.040, except that no demolition permit shall be issued for any structure over 50 years old until a building permit has been issued for a replacement structure on the property.
  - 1. Except as provided in Section 6, Remediating of Dangerous Building Conditions, no person shall make, or otherwise cause to be made, any demolition or alterations to structures on the Historic Building List without approval by the HPC through the Demolition or Alteration application process described in Section 2. The following types of modifications require HPC review:
    - a. Partial or total demolition of any portion of the structure ; or
    - b. Exterior alterations, including windows or siding replacement, or
    - c. Additions to any structure.
- D. Exceptions: This ordinance shall not apply to dangerous building conditions that would imperil the health or safety of the public as determined by the Building Official and the Director of Planning and Building.
- E. Appointment of the Historic Preservation Commission. For purposes of this ordinance, the Historic Preservation Commission shall ~~be consist of five members consisting of a maximum of three (3) and a minimum of one (1) the~~ members of the Planning and Zoning Commission and a maximum of four (4) and a minimum of two (2) in addition to two members of the community appointed by the Mayor with the consent of the City Council. The ~~community two~~ members shall have a demonstrated interest, competence or knowledge in history or historic preservation and/or architecture.

## Section 2. Process to Request Demolition or Alteration of Historic Resources

- A. Authority: The Ketchum Historic Preservation Commission (HPC) shall be the review authority for applications seeking to demolish or alter a historic structure on the Historic Building List.
  - 1. The HPC will maintain the Historic Building List, ~~which includes structures within the Community Core (CC) which are either in excess of fifty (50) years old or are otherwise historically and/or architecturally significant.~~
  - 2. The HPC shall have the authority to add or remove structures from the Historic Building List using the following criteria to determine if a structure should be added or removed from the Historic Building List.
    - a. The structure is associated with events that have made a significant contribution to the broad patterns of Ketchum’s history or development; or

- b. The structure is associated with the lives of significant persons in Idaho or Ketchum's history; or
- c. The structure embodies the distinctive characteristics of a type, period, or method of construction, or the structure represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. The structure yielded or may be likely to yield, information important in history or prehistory.
- a-e. The structure is of significance in American, Idaho or Ketchum history, architecture, archaeology, or culture and the site or structure possess integrity of location, design, setting, materials, workmanship, feeling, and association.

3. The HPC shall have the authority to approve, approve with conditions, or deny applications for demolition or alteration of a historic structure on the Historic Building List.

B. Demolition or Alteration Request Process:

- 1. An applicant seeking to demolish or make any alterations to structures on the HPC Building List shall file a Request for Demolition or Alteration application with the Planning and Building Department. The application shall be processed as set forth in Ketchum Municipal Code Chapter 17.96., Design Review Permits. This process may run concurrent with applications for Design Review.
- 2. Upon receipt of a complete Request for Demolition or Alteration application and fee, as determined by the Zoning Administrator, the application shall be scheduled for a public hearing before the HPC. Notice shall be provided in accordance with KMC Section 17.116.040 C, D, and E.
- 3. Following the public hearing, the HPC may approve, deny, or approve with conditions the Request for Demolition or Alteration. The HPC will review the application using the criteria in Section 3A to determine if the proposed demolition or alteration of the structure may proceed.

**Section 3. Review Criteria for Request for Demolition or Alteration Application**

- A. The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the following 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.
  - 2. Would the loss, alteration of, or addition to, the structure adversely affects 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.
  - 3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.
  - 4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core.
- B. Appropriate alterations might include but are not limited to:



1. Changes to the building's interior that are not visible from a public street, alley, park, or other public place;
  2. Changes to internal building systems that will not adversely affect the external appearance of the building;
  3. The erection or removal of temporary improvements.
  4. Adaptive reuse consistent with the Secretary of the Interior's Standards for Rehabilitation and Idaho Code Title 67-4618.
- C. The HPC shall consider the unique circumstances of each proposed demolition or alteration. Approval of each individual Demolition or Alteration application is unique to that property and does not constitute a precedent for other properties

#### **Section 4. Appeal of Request for Demolition or Alteration Application Decisions and Placement or Removal of Properties on the Historic Building List**

- A. The decision of the HPC on a Demolition or Alteration application or placement or removal of a property on the Historic Building List, may be appealed to the City Council by the applicant or affected party pursuant to the appeal provisions contained in Ketchum Municipal Code Section 17.144, Appeals of the Planning and Zoning Commission Decisions.

#### **Section 5. Minimum Maintenance Requirements for Designated Resources.**

- A. All structures on the Historic Building List shall be maintained to meet the requirements of the International Property Maintenance Code and/or the International Existing Building Code, as adopted and amended by the City. The owner of such structure(s) shall also keep in good repair all structural elements thereof which, if not so maintained, may cause, or tend to cause the exterior portions of such structure to deteriorate, decay or become damaged or otherwise to fall into a state of disrepair which would have an adverse effect upon such designated structures.

#### **Section 6. Remedying of Dangerous Building Conditions**

- A. If the Building Official finds a historic structure constitutes dangerous building conditions that would imperil the health or safety of the public, it shall first be determined by the Building Official if the structure is capable of being made safe by repairs in which said repairs shall be made by the owner of the structure.
- B. If the Building Official finds the structure is not capable of being made safe by repairs, then the Building Official may order the structure to be demolished.
- C. Nothing contained herein shall be construed as making it unlawful for any person to comply with the Building Official's authority as stated in this section.

#### **Section 7. Enforcement and Maintenance**

- A. If any alteration is made without approval of a Demolition or Alteration application, the City may issue a stop work order for all construction activity, withhold inspections and final approvals, withhold approval of additional City permits, and take any other available action, or any combination of the aforementioned, until the applicant has applied for and received

approval for the alteration. If the alteration is not approved, the property owner shall restore the structure to its original condition prior to any alteration occurring.

- B. Except as provided in Section 6, Remediating of Dangerous Building Conditions, no permit shall be issued authorizing any alteration to a structure listed on the Historic Building List until the HPC approves the Request for Demolition or Alteration application. If the approval or denial of the application is administratively appealed, no further development permits shall be approved for the property until the City Council has made a final decision on the administrative appeal.
- C. Normal repair and maintenance of structures on the Historic Building List is permitted. Nothing in this Section shall be construed to prohibit the alteration of any structure necessary as a part of normal repair and maintenance when such alteration will not change the exterior appearance or materials or the interior support structure of the building, including the character or appearance of the land itself. ~~Normal repair and maintenance shall not include the replacement of windows or siding.~~

**Section 8. Duration:** This interim ordinance shall be in full force and effect for a period of one (1) year beginning on its effective date and shall terminate and be of no further force nor effect thereafter.

**Section 9. Savings and Severability Clause:** It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 10. Repealer Clause:** All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

**Section 11. Publication:** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "B," shall be published once in the official new spa per of the City, and shall take effect immediately upon its passage, approval, and publication.

**Section 12. Effective Date:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this**

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Community Core District Survey Update  
(Phase 1)  
Ketchum, Idaho



Courtesy the City of Ketchum

Final Report

Prepared for

City of Ketchum Planning & Building Services Department

by

TAG Historical Research & Consulting  
&  
Thompson Preservation Consulting

December 2020



## **Introduction**

Ketchum is experiencing increased development activity threatening the loss of historic structures. The city currently has no local protections in place. Recently, the Ketchum City Council enacted a temporary pause on the demolition of structures within the Community Core (CC) District that may have historic or cultural significance. Accordingly, the City of Ketchum contracted with TAG Historical Research & Consulting (TAG) for Phase 1 of an intended multi-phase project intended to address this issue.

## **Objectives**

Phase 1 had two objectives:

**Objective 1:** Update the 2005 *Archaeological and Historic Survey Report* (reconnaissance/windshield survey) prepared by Walsworth and Associates

**Objective 2:** Update the 2006 list of list recommended heritage sites within the CC District compiled by the now inactive Ketchum Historic Preservation Commission

## **Project Background**

The CC District has undergone formal reconnaissance-level historic site surveys two times previously. The first survey was conducted in 1990 (Walsworth and Gillette), and the second in 2005 (Walsworth and Associates). The 2005 survey examined a total of 81 properties within the CC District finding most of them to be ineligible for inclusion in the National Register of Historic Places (NRHP). However, conclusions and recommendations in the 2005 survey expressed stark warning that “threats to historic resources in Ketchum will be constant as long as the population increases and modern residential, commercial, and industrial developments occur.” In addition to the two reconnaissance level surveys, a few individual buildings within the CC District were recorded in surveys conducted under the requirements of Section 106 of the National Historic Preservation Act of 1966 (NHPA).

In 2006, the city’s Historic Preservation Commission compiled a list of “recommended heritage sites” within the CC District. In short, criteria for inclusion on this list deemed that a historic property must be:

- Representative of traditional Ketchum residential and/or commercial architecture.
- Representative of Ketchum’s community traditions and/or heritage.
- Associated with significant events and/or people of the past.

## Methodology

Due to winter weather conditions and health and safety restrictions caused by COVID 19, field work was not feasible. Therefore, all work on this report was performed remotely. The City of Ketchum Planning & Building Services Department provided TAG with recent images of each resource.

A record search request was submitted to the State Historic Preservation Office (SHPO) on November 8, 2020. Results of the record search revealed that records for 52 previously recorded IHSI Historic Sites within the CC District. All 52 site forms were received from SHPO. Additional research was conducted at the Idaho State Archives, and the online collections of the Ketchum Community Archives, Idaho Department of Transportation, Library of Congress, and several other repositories.

For clarity of analysis, information from the 2005 reconnaissance survey, the 2006 Ketchum Historic Preservation Commission list, and the 52 site forms were collated into a single spreadsheet.

Using the city-provided images to update the 2005 and 2006 survey data, TAG first determined which resources were:

- Still extant
- Retained sufficient historic integrity

To be considered eligible for inclusion in the NRHP a building or site must, at a minimum, be more than 50 years old. It must also not have been significantly altered to the degree that alteration destroys the building's historic integrity. Example: An addition does not match the massing or style of the original building. As per National Register Bulletin 15 (NRB-15), *How to Apply the National Register Criteria for Evaluation*, NRHP criteria recognizes seven aspects or qualities that, in various combinations, define integrity. These are:

- Location – where the historic property was constructed or where the historic event occurred.
- Design – the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting – the physical environment of a historic property.
- Materials – the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
- Workmanship – the physical evidence of the crafts of a particular culture during any given period in history or prehistory.
- Feeling – a property's expression of the aesthetic or historic sense of a particular period.
- Association – the direct link between an important historic event or person to the historic property.

Although careful consideration of all seven aspects of integrity is an important part of a more formal analysis, a site visit was neither possible nor necessary at this phase of the project. Instead, each extant resource underwent a cursory integrity analysis specifically, aimed at determining integrity of design, materials, and workmanship. This allowed TAG to determine which resources might be most practically considered for future planning efforts and updated inclusion on the city’s list of recommended heritage sites.

## Results

In the fifteen years since the 2005 reconnaissance survey was completed, the CC District, and the city of Ketchum as a whole, has continued to lose valuable historic resources to development. Specifically, since the completion of the 2005 survey, a total of 15 of the 81 buildings recorded in that survey have been lost, a loss that is equal to almost 20 percent of previously recorded resources. These losses include one of two properties in Ketchum listed in the NRHP, the 1929 Bald Mountain Hot Springs Lodge and pool. Unfortunately, research revealed that an additional nine resources within the CC District not recorded in the 2005 report have also been demolished bringing the total number to 24.

On a more positive note, it was determined that currently there are an adequate quantity of extant resources that display sufficient historic integrity of design, materials, and workmanship to warrant further investigation and protection efforts at a local level (see Recommendations). Additionally, TAG has determined that several extant resources within the CC District appear to have sufficient historic integrity and to meet criteria for inclusion on the Historic Preservation Commission’s list “recommended heritage sites.” Several of these properties might also serve as a list of resources that exhibit the most promise for individual eligibility in the NRHP. (See Table 1)

## Architectural Styles

A city or neighborhood’s architectural heritage helps to convey its unique sense of place. Other styles of architecture are also represented in Ketchum’s historic resources, but the following examples in Ketchum’s CC District are particularly successful in conveying a sense of the city’s historic character and significance. A building does not have to be grand or of high style to hold importance.

Although it has been moved to its current location, the Bonning Cabin, constructed of hand-hewn rough lumber, is a significant artifact of Ketchum’s early buildings as are several log structures dating to the 1920s, 30s, and 40s.





Chalet-Style buildings are also found in the CC District. A notable example is the Ketchum Kamp Hotel. Beginning in the early 20<sup>th</sup> century, interest in the Chalet Style was spurred on by the publication of a variety of books and articles which provided architects as well as homeowners, inspiration and specific details on how to replicate the architecture of the Swiss Alps. The style, which was mainly applied to

residential designs, was an adaptation of traditional versions. Whereas the Swiss models utilized heavy timber and log construction atop stone bases, American models utilized simple platform construction in combination with applied decorative elements. Low pitched front-facing gable roofs are hallmarks of the style and many have deep eaves supported by large decorative brackets. The ends of rafters are generally exposed.

The A-Frame became popular in the mid-twentieth century in the United States. Inexpensive, and easy to construct, these buildings were often sold as kits. A steeply pitched roof made this type of building particularly appealing for use as lodges and

cabins, especially in areas like Ketchum where snow load was a major concern. The 1969 Post Office building is a good example of this style.



All photos: City of Ketchum

## Recommendations

Increased and ongoing residential, commercial, and industrial development activity in Ketchum’s CC District is an imminent threat to historic structures. Since the CC District last underwent reconnaissance-level survey in 2005, 15 of the 81 buildings recorded in that survey have been lost as were an additional nine buildings of historic age that were

not recorded at that time. Several steps can be taken, which combined with community outreach and education, can help avoid more losses.

#### Reactivate Participation in the Certified Local Government Program

TAG contacted the State Historic Preservation Office (SHPO) for information about the Certified Local Government (CLG) grant program, and Ketchum's status as a CLG. SHPO staff made clear that the most promising outcomes for the city's preservation efforts includes reinstatement of the city's Historic Preservation Commission. Although Ketchum retains its status as a Certified Local Government (CLG), it is currently considered "inactive." An active CLG and a close working relationship with SHPO is imperative to the longevity and protection of Ketchum's historic resources. For example, much of the work proposed in this report could be covered by grants available to CLGs.

#### Update the Reconnaissance Level Survey

Although the 2005 survey suggested that most resources within the CC District are not individually eligible for inclusion in the NRHP, the area maintains an adequate quantity of resources appearing to maintain sufficient historic integrity to warrant an updated reconnaissance survey. As of 2020, historic resources constructed in 1970 meet the age requirement for listing in the NRHP. Reconnaissance level surveys are valuable tools that help cities determine not only the number and quality of historic resources they possess, but they are also essential to preservation planning efforts at the community level.

#### Develop a Preservation Plan

TAG also recommends that following completion of the updated survey, the City of Ketchum put forth a request for qualified consultants to create a Preservation Plan for the City of Ketchum. Preservation planning is a practical way to provide for the protection of a community's historic resources and character. A community that includes a preservation component as part of long-range planning recognizes the importance of local heritage and the built environment.

Preservation is a dynamic process. The City of Ketchum is currently engaged in strong efforts to educate the public about the importance of the historic built environment and to include citizens in the preservation process.



**Table 1. Historic Resources Retaining Historic Integrity**

The resources listed were selected from an examination of photographs provided by the city. All meet the requirements outlined in the 2006 Heritage Sites Document for designation as local heritage sites. These resources and more that are not on the list may be eligible to the NRHP, which would be determined by updating the 2005 survey.

<b>Name</b>	<b>Address</b>	<b>Date</b>
Bonning Cabin	531 5 <sup>th</sup> Street East	c.1882
Thornton House	560 East Avenue North	c.1912
E.B Williams House	520 East Avenue North	c.1884
Jack Frost Motel	591 4 <sup>th</sup> Street East	1940
George Castle Cabin	431 ½ Walnut Avenue	1930s
Michel's Christiania Restaurant	303 Walnut Avenue	c. 1960
Brass Ranch House	571 2 <sup>nd</sup> Street	c.1920s
McCoy/Gooding/Miller House	480 East 2 <sup>nd</sup> Street	c.1884
Lon Price/Esther Fairman House	180 Leadville Avenue North	c.1929
St. Mary's Catholic Church	380 Leadville Avenue North	c.1880s
Fagan Property	411 Sun Valley Road	c.1940s
Comstock & Clark Mercantile	300 North Main Street	c.1887
Pioneer Saloon	308 North Main Street	c. 1945
Helm Property	340 North Main Street	c.1940s
Former Post Office	460 North Main Street	1969
Bert Cross Cabin	271 ½ Leadville Avenue North	c.1938
Ketchum Kamp Hotel	220 North Main Street	c. 1925
Lewis Bank	180 North Main Street	c.1930s
First Telephone Co.	340 North 2 <sup>nd</sup> Street	c. 1930s
Dynamite Shed	271 Sun Valley Road	c. 1880
Battis house	431 Washington Avenue	c.1940s
McAtee House	380 1 <sup>st</sup> Avenue	c.1930s
Forest Service Park	Between River and 1 <sup>st</sup> Street	1933
Community Library/Gold Mine Thrift Shop	331 Walnut Avenue	1958
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	1884
Horace Lewis Home/Elephant's Perch	280 East Avenue North	c. 1880

Historic Preservation Commission  
Recommended Heritage Sites  
November 8<sup>th</sup>, 2006

# Criteria

- Representative of traditional Ketchum residential and/or commercial architecture, scale proportion and site orientation including but not limited to, being built before 1956 (significant periods include 1880s, 1920s, 1930s), gabled roofs, overhanging eaves, log or brick construction, one to two story, chalet style.
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

# **Properties Included on 2020 Updated List**

## Bonning Cabin

531 5<sup>th</sup> St. East (73)

Block 46 Lot 1



Bonning Family



### Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's mining heritage

### History

- Circa 1882
- Bonning Cabin was built in 1882 and used as a bunkhouse for the freighters who worked on the ore wagons. The one-room log cabin was built out of hand-squared logs that were hewn with a broad axe. Wood strips, secured in place by wooden pegs, were used as a rigid filler between the logs while the smaller cracks were filled with soft rags. The original roof was covered with sod.
- Art and Kate Bonning moved the cabin from its original site directly across the street from their home to the southeast side of their home. It was rented by family or employees of Sun Valley until it was moved in 1999. The City of Ketchum provided the current site for the cabin.  
-source: Ketchum Historical Society
- NHRP Eligibility: IE

## Thornton House

560 East Ave. (11)

Block 46 Lot 3



### Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past (a residence of an early Ketchum family)

### History

- Circa 1912
- Like most immigrants who left their homelands for America during the turn of the Century, Mr. Thornton hoped to make a fortune in mining. He purchased this residence and lived here until World War I, when he returned to France to fight alongside his countrymen. He asked his friend, Albert Griffith, one of Ketchum's original pioneers, to watch over his house while he was away and dispose of it if he didn't return. He never came back, and whether he perished in the line of duty or simply decided to live elsewhere, is not known.
- Martyn Mallory, Hailey resident and County Assessor, purchased the house for his wife's parents, the Jim Obenchain's. Mallory, an exemplary photographer, took hundreds of photographs documenting the development of the Wood River Valley in the early part of the twentieth century.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

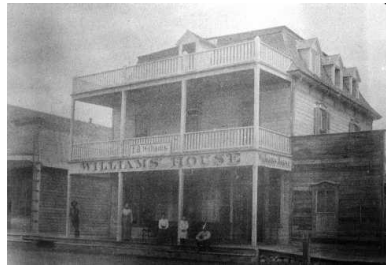
## Ed Williams House

520 East Ave. North (12)  
Block 46 Lot 2



E.B and Lesley Williams

Business owned by E.B. Williams



## Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past (a residence of an early Ketchum family)

## History

- Circa 1884
- When Nellie Easley married one-time postmaster and merchant, E.B. Williams, this home was a wedding gift from her father. The wedding took place at the Easley Stage Stop and Springs where Nellie had been raised, and the wedding reception was held here on East Avenue.
- Ketchum suffered several major fires during its heyday as a boom town, and in 1896 E.B.'s merchandise store on Main Street burned to the ground when a fire broke out in the Palace Hotel next door. As their next venture, the Williams' purchased a former brothel, had it towed several blocks to the site of their store, turned it into the fashionable William's Hotel. In 1904 it too was destroyed by fire and the Williams', hoping to find better luck elsewhere, moved away. Years later an arsonist in Mackay alleged he was paid \$100 by a rival hotelier to torch the establishment.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

## George Castle Complex

591 4<sup>th</sup> St. East (67)

Block 45 Lot 5



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage

### History

- Circa 1930's to 1950's
- Former Motel
- NHRP Eligibility: IE



## George Castle Complex

431 ½ Walnut Ave. (2)

Block 45 Lot 6



### Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's community traditions and/or heritage

### History

- Circa 1930's
- George Castle's original cabin was built in the late 1930's. With \$8 in his pocket he built a one room cabin and added two more rooms as he earned the money. "It was tough going...but I built it alone. Part of the bark was left on the logs, and at night wood worms working under the green bark made a 'tick-tick' noise so irritating that sometimes I got out of bed and picked out a handful of them so I could go to sleep!"

-source: Ketchum Historical Society

- NHRP Eligibility: IE

**Christiana's Restaurant**  
Walnut and Sun Valley Rd  
Block 44 Lot 5



**Criteria: :**

- Representative of Ketchum's community traditions (long standing restaurant)
- Associated with significant events and/or people of the past - Hemmingway

571 2<sup>nd</sup> St. (56)  
Block 43 Lot 5



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1920's-30's
- NHRP Eligibility: IE

## McCoy/Gooding/Miller House

480 East 2nd Street  
Block 22 Lots 7 and 8



George and Jane McCoy ranch house  
one mile south of Ketchum

## Heritage Site Criteria

Age – late 1880s

Character - traditional Ketchum residential

Historical Significance - Governor Frank Gooding's House

## History (source: Ketchum Historical Society)

- Circa 1884
- Jim McCoy was one of ten children born to pioneers, George Washington and Sarah Jane McCoy. George and Sarah met and married in California and moved to Ketchum in 1880. George McCoy purchased a homestead south of town and built the house that still stands on the premises. Bought by the Reigheimer family after WWII, the property is referred to as the Reinheimer Ranch.
- In the 1890's Jim began hauling ore from the mines, and freight in the local area. He continued his operation into the 1920's. He and his wife, Rosie, bought a homestead two miles south of the McCoy Ranch, and started their own operation with a herd of cattle, milk cows, and horses for their freight business. They raised eight children, and when their first-born began school, the family moved into town and spent winters in this house.
- Frank Gooding, senator and two-term Idaho Governor also occupied this home at one time. Frank and his wife arrived by wagon early in 1881 and their daughter, Maude, was reputedly the first baby born in Ketchum. The Gooding brothers-Frank, Fred and Thomas-were involved in logging, and for several years operated the Ketchum Meat market, supplying the mines and the smelter during the boom.
- In the 1940's this residence was purchased by a waiter at Sun Valley, remodeled, and sold again a few years later. The original wood exterior was redone in stucco, presumably to match the alpine look typical of the architecture at Sun Valley Lodge.

**NHRP Eligibility:** Ineligible

## **Lon Price/Esther Fairman House**

180 Leadville Ave. North (22)

Block 22 Lot 4



### **Criteria:**

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past - a residence of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

### **History**

- Circa 1929
- NHRP Eligibility: E; Criterion A, B, C

## St. Mary's Catholic Church

380 Leadville Ave. North (20)

Block 24 Lot 4



### Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1880's
- NHRP Eligibility: IE

## Fagan Property

411 Sun Valley Rd. (63)

Block 24 Lot 1



### Criteria:

- Representative of traditional Ketchum residential architecture

### History

- Circa 1940's
- NHRP Eligibility: IE



## Heritage Block

### Block 4



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).



## Mercantile/Clark/Comstock

300 North Main St. (30)

Block 4 Lot 1



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1887
- A.W. Comstock & Walter Clark built the brick structure in 1887 with materials from a local company. Soon after, it was sold to Tom Tague, a successful pack outfitter. It served as the upper valley's prime gathering spot for miners, and later ranchers, who worked in the surrounding hills. Jack Lane, a local rancher bought the building after Tague's death in 1917 and opened Lane Mercantile five years later. From 1967 till present, the building has had several occupants. Currently, Starbuck is continuing the building's retail history.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

## **Pioneer Saloon (The Commerce Club)**

308 North Main St. (29)

Block 4



### **Criteria:**

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past - Hemmingway

### **History**

- Circa 1945
- NHRP Eligibility: IE

## Helm Property

340 North Main St. (28)

Block 4



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage

### History

- Circa 1940's
- NHRP Eligibility: IE

## Former Post Office

460 Main St.

Block 5 Lot 4



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past - Former Post Office

## **Bert Cross Cabin**

271 ½ Leadville Ave. North (18)

Block 3 Lot 6



### **Criteria:**

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### **History**

- Circa 1938
- The cabin served as lodging for early Sun Valley employees and for personnel working at the Lodge during its conversion to a naval hospital during World War II. After the war it was home to artist and ski instructor Bert Cross.
- NHRP Eligibility: IE

**Ketchum Kamp Hotel**  
220 North Main St. (32)  
Block 3



**Criteria:**

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

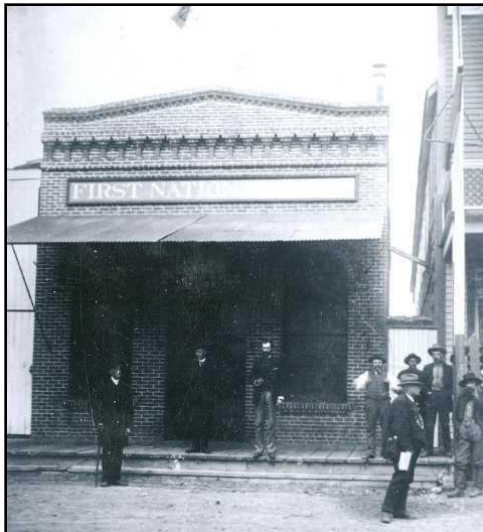
**History**

- Circa 1925
- This entire block stood vacant for many years after the 1904 arson of the Williams Hotel, which spread to destroy all other structures on the block. Elmer Ebbe bought the land from Nellie Easley Williams, cut the timber and built his hotel by himself. The hotel included a salon and dining room furnished with big game trophies and rustic hand-made furniture. The bar featured a dance floor, a large fireplace and French doors.
- Slavey and Dora Werry purchased the property the year Sun Valley Resort opened. They changed the name and built a gambling casino which thrived until Idaho began to enforce its anti-gambling laws in 1948. The remodeled Casino still operates as a bar and reputed to have the second-highest yield, by volume, of any bar in Idaho. Werry family members still own the property.  
-source: Ketchum Historical Society
- NHRP Eligibility: IE

## Lewis Bank/Ketchum Drug Annex

180 North Main St. C (33)

Block 2 Lot 4



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1880's
- Isaac Lewis was drawn here by the mining strikes in the Wood River Valley. He left his banking position in Butte, Montana and headed to Ketchum by wagon with "all necessary tools and equipment for a genuine prospecting and mining outfit." He pitched the first tent in Ketchum on the morning of May 3, 1880 after purchasing 4 lots at \$2 each from a party that was platting the town on a sheet of brown paper. He was indeed active. He invested in real estate, opened the town's first drug store in 1881, helped build the Guyer Hot Springs Resort, purchased the local newspaper the Ketchum Keystone in 1883, and then built this bank using locally made brick. After weathering several bank crises, the national financial panic of 1896 forced him to close his doors.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

## First Telephone Company and Dick Alfs Fly Shop

340 2<sup>nd</sup> St. (59)

Block 2 Lot 8



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's) - Location of first telephone company

### History

- Circa 1930's to 1940's
- NHRP Eligibility: IE



## Dynamite Shed

271 Sun Valley Rd. (61)

Block 17



### Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

### History

- Circa 1880
- This building was constructed of thick stone to store explosives sold by the Gillette & Evans hardware store on Main Street. The store was the chief supplier of mining supplies during Ketchum's mining and smelting boom. After the Silver Crash of 1894, this building passed through numerous hands, occasionally standing vacant or housing a number of small businesses. Glenn and Esther Mueller bought it in 195- and added the second story as their living area. She ran a gift shop downstairs. The Jailhouse beauty shop later occupied the premises and the bars were in keeping with the jail theme.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

## **Battis House**

431 Washington Ave. (45)

Block 36 Lot 3



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1940's
- NHRP Eligibility: IE

## McAtee House

380 1<sup>st</sup> Ave. (47)

Block 37 Lot 5



### Criteria:

- Representative of traditional Ketchum residential architecture, scale proportion and site orientation
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

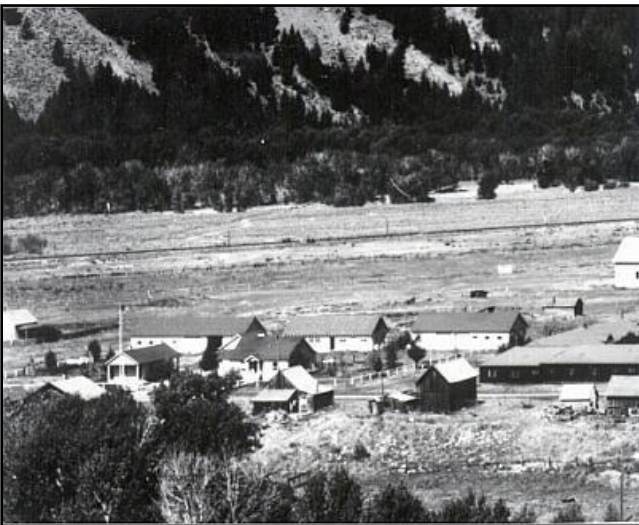
### History

- Circa 1930's
- NHRP Eligibility: IE

## Forest Service Park

Between River St. and 1<sup>st</sup> St. (83)

Block 40



### Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Eligible for the National or State Register of Historic Places.

### History

- Circa 1930-33
- In 1926, Ranger Arthur Berry began to operate the Ketchum Ranger Station out of his home in town. Not satisfied with the arrangement, he purchased several lots from Mrs. Walter Leflang, and Fred Pothier donated the remainder of the land to complete this site. Berry had his crew construct the center warehouse building in 1930.
- In 1933 President Franklin D. Roosevelt formed the Civilian Conservation Corps to provide jobs for young during the Depression. Some 250 CCC workers made up of boys or men from Idaho, established a camp five miles west of Ketchum on Warm Springs Creek on April 5, 1933. The first major project of the local CCC was construction of the ranger station structures, including the two large warehouses and living quarters. Arthur Berry moved his family into the new complex in the fall of 1933. Wayne Sorenson and Marvin Obenchain were two local CCC youths who represented Ketchum.   
-source: Ketchum Historical Society
- NHRP Eligibility: E; Criterion A and C

**Gold Mine Thrift Store  
331 Walnut**



Building constructed in 1957. Good example of mid-century modern architectural style.

## Horace Lewis Home

280 East Ave. North (13)

Block 43 Lot 3 and 4



### Criteria:

- Representative of traditional Ketchum residential architecture,
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

### History

- Circa 1880's
- Horace Lewis established the Ketchum Fast Freight Line and built the first wagon road over Trail Creek Summit, called the Ketchum-to-Challis Toll Road.
- Horace built this home in the early 1880's and was the first residence to have indoor plumbing and a modern bathroom.
- Horace married Katherine Barry and when the mining boom ended they moved to Seattle. After Horace died in 1911, Kate returned to spend the remainder of her life in this home. Members of the Lewis family lived here until 1967 when it was sold and converted to commercial use. The right-side rear portion remains much as it was in the early part of the century.

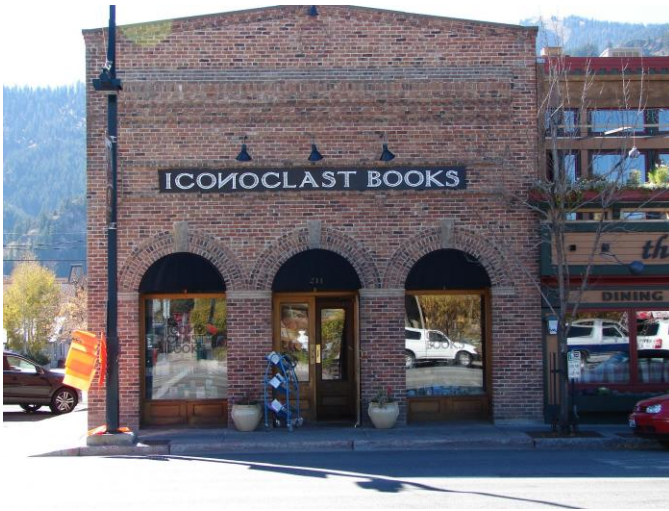
-source: Ketchum Historical Society

- NHRP Eligibility: IE

## Greenhow & Rumsey/Lewis & Lemon/Griffith Store

211 North Main St. (31)

Block 18 Lot 4



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on the National or State Register of Historic Places.

### History

- Circa 1884
- A.W. Comstock started the first store in Ketchum in a tent on this site in 1880. It has been a hub of retail activity ever since. Isaac Lew encouraged the building of this store by Robert Leonard and former Boise U.S. Marshal Joe Pinkham. Locally made brick was used and three layers were placed on the roof for fire protection. After Leonard left, Lewis became Pinkham's partner, but Pinkham proved to be more interested in card games than in groceries.  
-source: Ketchum Historical Society
- NHRP Eligibility: E; Listed

# **Properties Not Included on 2020 Updated List**



## Ketchum Drug

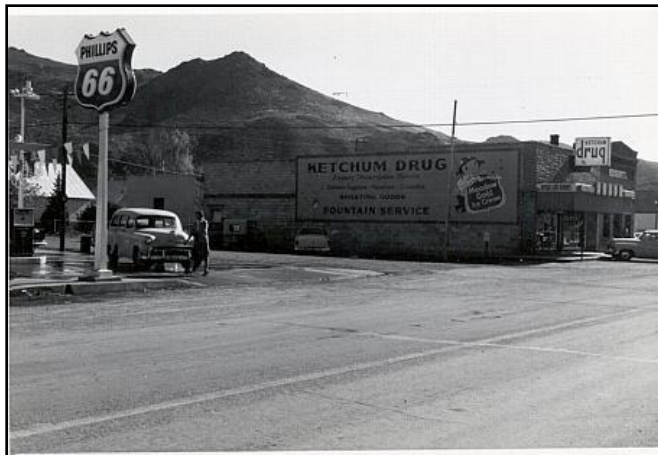
180 North Main St. B

Block 2 Lot 4



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Associated with significant events and/or people of the past – site of old drug store

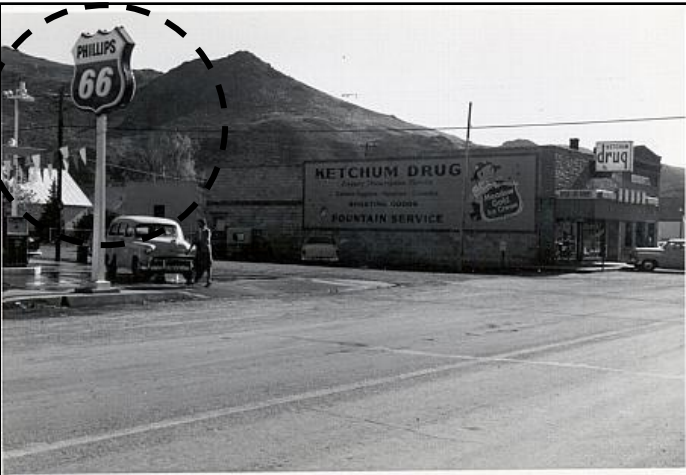


**Rico's**  
200 North Main St.  
Block 3



**Criteria:**

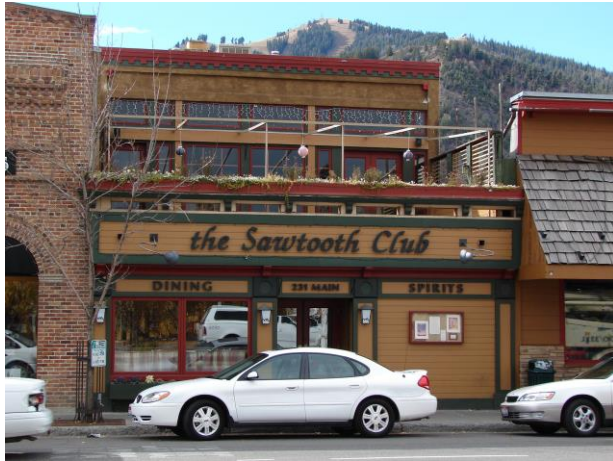
- Representative of traditional Ketchum commercial architecture



## Sawtooth Club

231 N. Main St.

Block 18 Lot 3



### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).



**Former Liquor Store**  
250 North Main St. (25)  
Block 3



**Criteria:**

- Representative of traditional Ketchum commercial architecture

**History**

- Circa 1940's
- NHRP Eligibility: IE

## Former Restaurant

260 North Main St. (26)

Block 3



## Criteria

- Representative of traditional Ketchum commercial architecture

## History

- Circa 1940's
- NHRP Eligibility: IE

## Slavey's

Main St. and Sun Valley Rd. (27)

Block 3

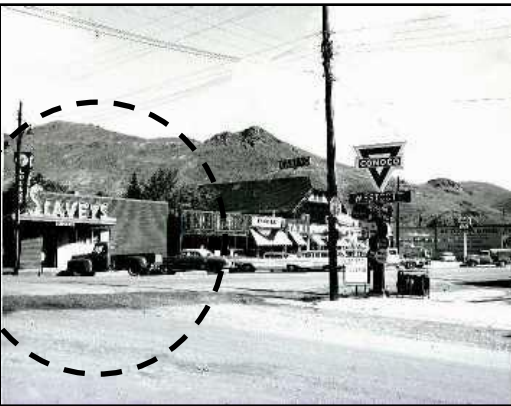


### Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage - formerly Slavey's

### History

- Circa 1930's
- NHRP Eligibility: IE



**Memory Park**  
Main St.  
Block 6 Lot 4



**Criteria:**

- Representative of Ketchum's community traditions and/or heritage - Community Gathering Place

## **Mary Simpson House**

471 Washington Ave. (44)

Block 36 Lot 2



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1940's
- NHRP Eligibility: IE



## **Ikauniek's Salon**

491 Washington Ave. (43)

Block 36 Lot 1



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1940's
- NHRP Eligibility: IE

**Sun Valley Real Estate**  
500 N Washington Ave  
Block 15 Lot 8



**Criteria:**

- Representative of traditional Ketchum residential architecture

## Obenchain House

520 Washington Ave. (34)

Block 15 Lot 5



### Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1930's
- NHRP Eligibility: IE

## Shurtz House Property; Chinese Gardens

680 Washington Ave. (35)

Block 14 Lot 5



### Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1900 to 1935
- NHRP Eligibility: IE

## **Strega**

360 1<sup>st</sup> Ave. (46)

Block 37 Lot 6



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1940's
- NHRP Eligibility: IE

## Clear Creek Property

140 Leadville Ave. North (15)

Block 22 Lots 3 & 2



### Criteria:

- Representative of traditional Ketchum residential architecture

### History

- Circa 1940's
- Temporary housing after World War II.
- NHRP Eligibility: IE

## Rollie Sanger House

200 Leadville Ave. (19)

Block 23 Lot 1



### Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1929
- "Rollie" and Hazel Sanger arrived in Ketchum in 1912, and Rollie opened a blacksmith shop on Main Street. He entered into a partnership with Lon Price and Will Smith in 1920 and built Ketchum's first auto garage next to his blacksmith shop.
- The Sanger's home on Leadville Avenue was the first pre-fabricated home in town, and was ordered from the Alladin Company.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

## **Majors Property**

240 Leadville Ave. North (16)

Block 23 Lot 2



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1940's
- NHRP Eligibility: IE



## Sydney Venable Home (Kneadery)

260 Leadville Ave.

Block 23 Lot 3



### Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1912
- Sidney Venable operated Venable Livery Stable on Main Street, and built his house next to the old Isaac Lewis home, which stood at the corner of Sun Valley Road and Leadville. Frances Venable outlived her husband by many years, and was known as "Mother V" to generations of Ketchum children. She operated her home as a boarding house until after World War II. The front of the building is virtually unchanged, except that the former screened-in porch has become the restaurant main entrance. Interior room partitions have been removed to create the restaurant's large dining space.

**McCann Daech Fenton Realtors**  
271 Leadville Ave. North (21)  
Block 3 Lot 7



### **Criteria:**

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past

### **History**

- Circa 1938
- Home of Albert R. Griffith and Warehouse
- "Bert" was the eldest son of Albert Griffith, the first prospector to come to Ketchum, homestead and remain.
- Bert built this house one block from the Griffith Brother's Grocery and Hardware store on Main Street, which he and his brother owned. Bert's son, Jim, was the town's first native son to make the U.S. Olympic Ski Team.  
-source: Ketchum Historical Society
- NHRP Eligibility: IE

## Tomason House/ Kate Knight's Antiques

491 Leadville Ave North (17)

Block 5 Lot 8



### Criteria:

- Representative of traditional Ketchum residential architecture

### History

- Circa 1915
- NHRP Eligibility: IE

## James Shaw & Obenchain House

111 East Ave. North (60)

Block 22 Lot 8



Obenchain Family and Others



Eugene Flowers, Ethelyn Obenchain, **Marvin Obenchain**, Quincy Obenchain, Unidentified Man, Elma Obenchain, Elfred Obenchain, James Obenchain, Morris Obenchain, Lydia Zemmer Obenchain, Jedith Peterson Obenchain

**Criteria:** Age; Architecture: cross gabled roof; Character: Traditional Ketchum residential; Size and Scale in relation to neighborhood; Historical Significance: Obenchain Family

### History

- Circa 1910
- James Shaw...
- Marvin Obenchain served as the guide and skiing companion of Felix Schaffgotsch from Austria who visited Ketchum as a scout for Union Pacific Chairman Averell Harriman. Following the Count's visit Harriman founded the soon to be world famous Sun Valley Resort.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Joe Giocoechea  
180 East Ave. North (7)  
Block 42 Lot 4



George J. Lewis Sr., George J. Lewis Jr.,  
Crawford Lewis, Unidentified Man



### Criteria:

- Representative of traditional Ketchum residential architecture

### History

- Circa 1940's
- NHRP Eligibility: IE

## **Sanger House**

380 East Ave. North (8)

Block 44 Lot 4



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1884
- NHRP Eligibility: IE

591 East Ave. North (9)  
Block 26 Lot 8



**Criteria:**

- Representative of traditional Ketchum residential architecture

**History**

- Circa 1930's
- NHRP Eligibility: IE

## Siegel Property (Lister's Fally & Troutner Redesign)

231 Walnut Ave. (5)

Block 43



### Criteria:

- Representative of traditional Ketchum residential architecture

### History

- Circa 1930's
- NHRP Eligibility: IE



## George Castle Complex

431 Walnut Ave (1)

Block 45 Lot 6



## Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's logging and ski heritage,

## History

- Circa 1950's
- The building facing Walnut Avenue was built as a duplex in the 1950's by George Castle, and independent prospector and logger who came to Ketchum in the 1930's. The duplex was a renown "crash pad" for skiers who came for sport and stayed to carve out a niche for themselves.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

## Griffith House (Mary Jane Griffith-Conger)

380 Second St. East (54)

Block 2 Lot 8



### Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Eligible for the National or State Register of Historic Places.

### History

- Circa 1929
- "Bert" was the eldest son of Albert Griffith, the first prospector to come to Ketchum, homestead and remain. He dabbled in mining and headed to Alaska to make his fortune. When he ran out of money, he wired his parents for passage home and went to work for the U.S. Forest Service. Bert served a term as County Commissioner and another as State Representative from Blaine County. He built this house one block from the Griffith's Grocery and Hardware Store on Main Street, which he and his brother owned.
- Bert's son, Jim, was the town's first native son to make the U.S. Olympic Ski Team. While practicing in Alta, Utah for the 1952 Olympic Games, Jim died in a tragic ski accident.

-source: Ketchum Historical Society

- NHRP Eligibility: E Criterion A, B, C

**Cristina's**  
2<sup>nd</sup> St.  
Block 42



**Criteria:**

- Representative of traditional Ketchum residential architecture

591 2<sup>nd</sup> St. (55)  
Block 43 Lot 7



### **Criteria:**

- Representative of traditional Ketchum residential architecture

### **History**

- Circa 1940's
- NHRP Eligibility: IE

## Womack House & Ed Scott's Ski Shop

200 Sun Valley Rd. (66)

Block 18 Lot 5A



### Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

### History

- Circa 1895
- Mr. Womack worked in the mines, and his wife ran a restaurant on south Main Street. In 1949 Ed Scott purchased the home from Bert Griffith, son early Ketchum settler Albert Griffith. Scott moved the abandoned, weather-beaten home from the alley behind the old Griffith Grocery Store to this location and turned it into a ski-repair shop. He shortly thereafter developed the Scott USA ski pole, which revolutionized the ski industry world-wide. This building was the first factory and distribution center for Scott poles. When Scott sold his company after ten years, the building was also sold. Ed Scott moved on to develop a mountain bike brake shoe, considered one of the best in the business. Since the 1970's the building has housed several retail and restaurant ventures. Although there have been some interior remodels and additions, the original home to the left retains its basic structure.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

## Paul Sugasa House

171 4<sup>th</sup> St. East (68)

Block 36 Lot 4



### Criteria:

- Representative of traditional Ketchum residential architecture

### History

- Circa 1940's
- NHRP Eligibility: IE

## American West Gallery

520 4<sup>th</sup> St. East (69)

Block 44 Lot 4



### Criteria:

- Representative of traditional Ketchum residential architecture

### History

- Circa 1930's
- NHRP Eligibility: IE

## Webster Pottery

291 E. 6th Street (75)  
Block 14 Lot 4



### Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage

### History

- Circa 1940
- NHRP Eligibility: IE



## Les Smith Community Church

711 Warm Springs Road (82)

Block 13 Lot 4



### Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage

### History

- Circa 1945
- NHRP Eligibility: IE

**COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA**

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 1a		Nancy Parry Family Practice /Falandro Property (George Castle Complex)	431 Walnut Ave.		T4N, R18E, S18	1950's	1 story log house with metal roof	Good	Settlement; Medicine; Commerce/Trade	IE
CC 1b		Jenifer's of Australia/Eich Antiques/ Falandro Property (George Castle Complex)	431 ½ Walnut Ave.		T4N, R18E, S18	1930's	1 story log cabin with metal roof	Good	Settlement; Commerce/Trade	IE
CC 2		Maude's / Property (Colonel's Restaurant)	391 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	To be demo for Walnut and 4 <sup>th</sup> Mixed-Use Building	IE
CC 3		Gold Mine (Community Library)	331 Walnut Ave.		T4N, R18E, S18	1957	1 story wood frame & brick building with slanted metal roof	Very good	Commerce/Trade	IE
CC 4		Jiva Salon/Siegel Property (Lister's Fally & Troutner Re-Design)	231 Walnut Ave.		T4N, R18E, S18	1930's	1 story wood frame house with wood shake roof	Good	Settlement; Commerce/Trade	IE
CC 5		Abel (Mary Brooks) Property	160 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Currently a vacant lot	IE
CC 6		SPUR Foundation/Medical Offices /Steve Cook Property (Goicocehea)	180 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE
CC 7	13-16098	Elephant's Perch/Rosso Property (George Lewis Home)	280 East Ave. North		T4N, R18E, S18	1882	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 8		Big Wood Café/Avventura/Wiggins Property (Sanger House)	380 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 9	13-16105	Ketchum Grille/Stone Property (EB Williams House)	520 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 10	13-16120	The Picket Fence/Cahen Property (Thornton House)	560 East Ave. North		T4N, R18E, S18	1912	1.5 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 11		Monkey Business Property	591 East Ave. North		T4N, R18E, S18	1930's	1 story wood frame house with metal roof; detached single car wood frame garage with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 12		Panda Property	515 East Ave. North		T4N, R18E, S18	1940's	2 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 13	13-16097	Sisilli Property (James McCoy/ Fran Gooding House)	111 East Ave. North		T4N, R18E, S18	1884 & 1940's	2 story wood frame & stucco house with metal roof	Poor	Settlement; Commerce/Trade	IE

**COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA**

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 14		Clear Creek Property	140 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 15	13-16113	Sable Property (Alonzo Price/Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C
CC 16	13-16126	Ketchum Realty (Sanger House)	200 Leadville Ave. North		T4N, R18E, S18	1929	1.5 story wood frame house with metal roof	Poor	To be Demo October 2020	IE
CC 17		Majors Property	240 Leadville Ave. North		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 18	13-16128	River Ranch (Tomason House/Kate Knight's Antiques)	491 Leadville Ave. North		T4N, R18E, S18	1915	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 19	13-16139	McCann, Daech, Fenton (MDF) (Albert Griffith Warehouse & Grocery Annex)	271 Leadville Ave. North		T4N, R18E, S18	1900 to 1938	1.5 story wood frame duplex with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 20		Vintage Restaurant/MDF property (Bert Cross Cabin)	271 ½ Leadville Ave. North		T4N, R18E, S18	1925	1 story log cabin with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 21		Argyros/Next Stage Theater (Sun Valley Motors)	120 South Main		T4N, R18E, S18	1940's	2 story masonry structure with metal roof	Poor	Argyros Performing Arts	IE
CC 22	13-1034	Rocky Mt Hardware/Chapter One Bookstore (Isaac Lewis First National Bank)	160-180 North Main		T4N, R18E, S18	1880	2 story brick building with roof top apartment	Poor	Commerce/Trade	IE
CC 24	TIM 115	Main Strip T's (old liquor store)	240 North Main		T14N, R18E, S18	1940's	1 story wood frame building	Poor	Part of Warfield Brewery	IE
CC 23	13-16122 13-16141	The Casino building & cabin in alley (Ketchum Kamp Hotel)	220 North Main		T4N, R18E, S18	1900 1925	2 story wood frame & log building	Poor	Recreation/ Tourism; Commerce/Trade	IE
CC 25	TIM 114	Expressions in Gold (old restaurant)	260 North Main		T4N, R18E, S18	1940's	1 story wood frame building	Poor	Part of Warfield Brewery	IE
CC 26	TIM 113	Warfield/Roosevelt Grille/Werry Family Trust (Ted Werry)	Main Street and Sun Valley Road		T4N, R18E, S18	1930's	2 story brick building	Poor	Commerce/Trade	IE
CC 27	13-1268	Enoteca/Starbucks (Comstock & Clark/Lane Mercantile)	300 North Main Street		T4N, R18E, S18	1887	2 story brick building	Very Good	Commerce/Trade	IE
CC 28	switch	Sturtevant's (Helm Property)	340 North Main		T4N, R18E, S18	1940's	2 story wood frame & stucco building with metal roof	Poor	Commerce/Trade	IE

**COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA**

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 29	TIM 112	Pioneer Saloon/ Duffy Witmer Property (The Commerce Club)	308 North Main		T4N, R18E, S18	1945	1 story wood frame & stucco building	Poor	Commerce/Trade	IE
CC 30	13-13742	SV Culinary/Iconoclast Books (Lewis/Lemon/Greenhow & Rumsey/Griffith Grocery/Golden Rule)	211 North Main	527 LT 4 BK 18	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed
CC 31	13-004288	Limelight Hotel/Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Limelight Hotel	E; Listed
CC 32		The Covey/Daily Automatic (Obenchain House)	520 Washington Ave.		T4N, R17E, S13	1930's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 33	13-16134	Moss Gardens (Shurtz House Property; Chinese Gardens)	680 Washington Ave.		T4N, R17E, S13	1900 to 1935	1 story historic log barn; modern 2 story building & parking lot	Good	Settlement; Commerce/Trade	IE
CC 34		The Community School (Flowers)	706 Washington Ave.		T4N, R17E, S13	1909 to 1939	1.5 story wood frame house with metal roof	Good	Settlement; Culture and Society	IE
CC 35		Taylor Made Pottery	760 Washington Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 36		Obenchain Property	791 Washington Ave.		T4N, R17E, S13	1930's	Complex of buildings; 1 story log house, 1 story log cabin, log garage	Good	Settlement	IE
CC 37		Mullins Property	731 Washington Ave.		T4N, R17E, S13	1930's	1 story log house with metal roof	Good	Settlement	IE
CC 38		Cosgriff Property (McCoy Complex)	631 Washington Ave.		T4N, R17E, S13	1930's	1 story log house; 1.5 story log & board & batten house both with metal roofs	Good	Demolished	IE
CC 39		Rod Tatsuno Property	571 Washington Ave.		T4N, R17E, S13	1947	1 story wood frame house with metal roof	Good	Settlement	IE
CC 40		ERC Property (Mary Simpson House)	531 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 41		Ikaunieks' Salon	491 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 42		Property	461 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 43		Property (Battis House)	431 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/Tourism	E, Criterion A & C
CC 45		Strega	360 1st Ave.		T4N, R18 E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE
CC 46	13-16177	Taste of Thai/Felix's Restaurant (McAtee House)	380 1st Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Tra	IE
CC 47		Property (Pyrah House)	460 1st Ave.		T4N, R17E, S13	1940's	1.5 story wood frame house with metal roof	Good	Settlement	IE
CC 48		Condos/ Property	518 1st Ave.		T4N, R17E, S13	1940's	2 story wood frame & stucco house with metal roof. Tyrolean motifs on outside walls	Poor	To be demo 1st and 4th Mixed-Use Building	IE
CC 49		Wood River Hospice Duplex/? Property	507 1st Ave. 511 1st Ave.		T4N, R17E, S13	1935	1 story wood frame duplex	Good	Settlement	IE
CC 50		Antiquities	331 1st Ave.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement	IE
CC 51	13-16130	Parking Lot/Ziegler Property (Carl Brandt House)	211 First St.		T4N, R17E, S13	1930	1 story wood frame house, wood frame shed, both with metal roofs (moved to property)	Poor	URA Parking Lot	IE
CC 52	13-16150	Property	111 First St. 113 First St.		T4N, R17E, S13	1940's	1 story wood frame house, single car garage with metal roofs	Good	Settlement	IE
CC 53		Property	591 Second St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 54		The Sun Club (Brass Ranch House)	571 Second St.		T4N, R18E, S18	1920's to 1930's	1 story wood frame & stucco house with metal roof	Good	Settlement; Culture and Society	IE
CC 55		Durance Cycle	131 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 56		Ketchum Office Club/ Property	160 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Demolished	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 57		Chapter One/Emerick & Associates /Bobbie Alfs Property (First Telephone Company & Dick Alfs Fly Shop)	340 Second St.		T4N, R18E, S18	1930's to 1940's	2 story wood frame & stucco building with metal roof. Tyrolean motifs on outside walls	Good	Commerce/Trade	IE
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St.		T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/garage all with metal roofs	Excellent	Settlement; Commerce/Trade (shed only)	E; Criterion A, B & C
CC 59	13-16117	Lee-Gilman/Sisilli Property/UPS Store (James Shaw & Obenchain House)	480 Second St.		T4N, R18E, S18	1910	1 story wood frame house, metal shed, metal roofs	Good	Settlement; Commerce/Trade	IE
CC 60		Country Cousin (Fagan)	411 Sun Valley Rd.		T4N, R18E, S18	1940's	2 story log building with metal roof, attached single car garage/apartment	Good	Settlement; Commerce/Trade	IE
CC 61	13-16103	TnT Taproom/Bobby Burns (Dynamite Shed)	271 Sun Valley Rd.		T4N, R18E, S18	1880	2 story wood frame & stucco building with metal roof	Good	Culture and Society; Commerce/Trade	IE
CC 62		Mixed=-Use Building/Vacant/Former Ketchum Flowers (Mary Simpson/The Norge Laundromat)	231 Sun Valley Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with metal roof	Good	<b>231 Sun Valley Rd Mixed-Use Building</b>	IE
CC 63	13-16108	Antiques/T Shirt Shop /Former River Run Auto Parts (Sabala House)	151 Sun Valley Rd.		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 64		Smoky Mt. Pizza (Womack House & Ed Scott's Ski Shop)	200 Sun Valley Rd.		T4N, R18E, S18	1895	1 story wood frame building with metal roof	Poor	Commerce/Trade	IE
CC 65		Gallert and Gold Mine Consign/Burnsie's Bocca/ Falandro Property (George Castle Complex)	591 Fourth St. East		T4N, R18E, S18	1930's to 1950's	1 story log cabin complex with metal roof (former motel)	Good	Recreation/Tourism; Commerce/Trade	IE
CC 66	13-16179	Rippo/Java on Fourth (Paul Sugasa House)	191 Fourth St. East		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 67		MESH Gallery/Room & Board (Our Lady of the Snows Catholic Church)	420 Fourth St. East		T4N, R18E, S18	1885	2 story wood frame building with metal roof	Poor	Culture and Society; Commerce/Trade	IE
CC 68		American West Gallery	520 Fourth St. East		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Good	<b>Bigwood Square</b>	IE

**COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA**

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 69	13-16099	City of Ketchum (Bonning Cabin)	591 Fifth St. East OR Alpine Lane & Fifth St.		T4N, R18E, S18	1880	1 story log cabin with metal roof (moved to property)	Good	Settlement	IE
CC 71		Pioneer West/Resource Salon (Gloria Battis House)	100 Fifth St.		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 70		Property (Obenchain House)	520 ½ Fifth St.		T4N, R17E, S13	1940's	1 story log & wood frame house, metal roof	Good	<b>Silver Creek Outfitters Parking Lot</b>	
CC 72	13-16178	Property (Willie Helmings House & Fix It Shop)	140 Fifth St.		T4N, R17E, S13	1930's	1 story wood frame & stucco house, shed with metal roofs. Tyrolean motifs on outside main residence walls	Good	Settlement	IE
CC 73	13-WS 011	Sawtooth Brewery/Globus Noodles (Leon Bilboa House)	291 Sixth St.		T4N, R17E, S13	1947	1 story wood frame building with wood shingle roof	Good	Settlement; Commerce/Trade	IE
CC 74	13-WS 012	Old Goatd Hardware/Webster Pottery	Sixth St./ Warm Springs Rd.		T4N, R17E, S13	1900	2 story corrugated metal outbuilding renovated into shop/apartment (moved to site)	Poor	Agriculture; Settlement; Commerce/Trade	IE
CC 75		Lefty's Bar & Grill	231 Sixth St.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE
CC 76		Property	111 A Sixth St. 111 B Sixth St.		T4N, R17E, S13	1940's	2 story wood frame duplex with metal roof	Good	Settlement	IE
CC 77		Hall-Brown/ Property	121 Sixth St. (Listed as 111 on house)		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 78		Ketch/ Property (Alice Roundy House)	131 Sixth St.		T4N, R17E, S13	1940's	1 story frame house with metal roof	Good	<b>Ketch Building</b>	IE
CC 79		Peter Mowatt Apartments	120 Sixth St.		T4N, R17E, S13	1940's	Complex of three units all 1 story wood frame with metal roofs	Good	<b>Demolished</b>	IE
CC 80		Property (Davis House)	111 Seventh St.		T4N, R17E, S13	1940's	1 story log house with metal roof	Good	Settlement	IE

**COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA**

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
WS 2		Grumpy's and Laundromat	860 Warm Springs Rd.		T4N, R18E, S18	1938	1 story wood frame house with metal roof; 1 story shed on single car garage with metal roof.	Good	Settlement, Trade	IE
WS 4		Cook Book Restaurant/Mama Inez/Community Church	271 E 7 <sup>th</sup> St		T4N, R18E, S18	1932	1 story wood frame house with metal roof;	Good	Society & Culture; Commerce/Trade	IE
WS 5		Fisher House (Residence)	731 Warm Springs Rd		T4N, R18E, S18	1900	1 story wood frame house with metal roof;	Good	Settlement, Trade	IE
WS 6		Von Hagen Property	771 Warm Springs Rd		T4N, R18E, S18	1900-1947	Small wood frame shed with metal roof	Good	Settlement	IE
WS 7		Sun Summit	791 Warm Springs Rd		T4N, R18E, S18	1900	1 story wood frame house with brick chimney and metal roof	Good	Settlement / Trade	IE

**Properties on 2006 Historic Preservation Commission Recommended Heritage Sites**

		<b>Christiana's Restaurant</b>	<b>Walnut and Sun Valley Road</b>		<b>Block 44 Lot 5</b>					
		Christina's	520 E 2 <sup>nd</sup> St		Block 42					
		Old Gas Station (Ricos)	200 N Main St		Block 3					
		Sawtooth Club	231 N Main St		Block 18 Lot 3					
		<b>Formula Sports</b>	<b>460 N Main St</b>		<b>Bloc 5 Lot 4</b>					
		Girl Friday	440 East Ave N							
		Sister	100 N Leadville Ave							
		Kneadery (Sydney Venable Home)	260 Leadville		Block 23 Lot 3	1912				
		Obenchain House	520 Washington Ave		Bloc 15 Lot 5					
		Sun Valley Outfitters	415 E Sun Valley Rd							





## EXAMPLES OF HIGH INTEGRITY, POOR CONDITION

Some houses have high integrity, even though they are in only moderate, or even poor condition.



This four-square house with Prairie/Arts and Crafts ornamentation has all of its elements in place. Original windows and doors exist. The porch has its steps, brick pillars, and low-pitched gable and decoration. The decorative stone courses are in place, both below the second story windows and along the porch rail. Brick walls and stucco are in good shape.

While the house has been maintained and is basically in good repair, it is not in tip-top condition. A new roof is needed, as well as refreshing the paint. The chimney is starting to lean. Some gutters are hanging loose. A non-historic style of fence at the back corner could be improved.



This elegant house is in terrible condition, having sat vacant for several years. However, it still retains a rather high level of integrity. Many of the original windows with a 6/1 arrangement of panes are there. The porch roof is badly deteriorated, but survives. The brick pillars probably are not original, as they do not match the white pilasters. The three dormers keep their shape. All walls and the chimney are original and straight.



In rather better shape, although run down, is this shingle cottage. The ornamented fascia board on the gable is an original detail. The original fish scale shingles are in good condition, as is the original wood clapboard. One original window has been replaced with a sliding window that is inappropriate to the style of the house. The side entry porch probably was an open porch originally and now is enclosed.

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# Helping People Preserve Historic Places

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*By Megan Borthwick, Preservation Program Manager*

As advocates of preservation, we often hear things like, "why not tear it down – it's in terrible condition?" or "it's practically falling down – how could it be historic?" We sometimes even hear the opposite, such as "they did so many great improvements, why don't you consider it historic anymore?"

The answer is: condition and historic integrity are two different concepts that play a large role in defining what properties are eligible for the historic register and which properties are not eligible.

A property that is eligible for the register of historic places meets a number of criteria. First, the architectural historian or archaeologist evaluates which criteria of significance the property falls under: (A) Historic Pattern or Event, (B) Association with Important Person, (C) Architectural or Engineering, or (D) Potential for



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Guide to the Hawaii  
Historic Register



Information. Then the property's ability to convey this significance, also known as historic integrity, is assessed.

The property's ability to convey its significance—that is, its historic integrity—must be intact in order for the property to be eligible for the Register of Historic Places. This means that the property must retain a majority of the seven aspects of historic integrity:

- Materials
- Design
- Feeling
- Location
- Association
- Workmanship
- Setting

Condition, on the other hand, is an assessment of the physical state of the property and is usually listed as poor, fair, good, or excellent.

Therefore, a historic property that has been well maintained and any work done to the property that followed the Secretary of Interior's Standards for the Treatment of Historic Properties would have high integrity and excellent condition, while a property that had largely been left unchanged and not maintained would have high integrity and poor condition. Additionally, if a historic property had many changes that were not in keeping with the Secretary of Interior Standards, the condition could be excellent, but the integrity may be poor.

Poor condition does not make a historic property ineligible for the register of historic places, but it does threaten the longevity and viability of that property. Stewards of historic properties, which include both landowners and concerned public, must ensure a balance between condition and historic integrity. In order

Upcoming Events

Virtual  
Preservation  
Training  
Seminar:  
Identifying  
Historic  
Properties

Wooden  
Window  
Workshop:  
RESCHEDULED  
for August 5,  
6, & 7, 2021

for a property to remain historic, it must retain historic integrity. Therefore, improvements, alterations, and maintenance that keep the property in good condition must follow the Secretary of Interior Standards to ensure retention of its historic characteristics.



Coco Palms has high integrity but is in bad condition  
(Photo Courtesy Jessica Puff, SHPD)



Ala Moana Shopping Center is in good condition, but has little integrity remaining (Photo Courtesy Hawaiian Dredging)

December 19th, 2014 | Categories: [Ask an Expert](#)

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**CONTACT INFO**

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List of 26 Properties

<b>Name</b>	<b>Address</b>	<b>Date</b>
Bonning Cabin	531 5 <sup>th</sup> Street East	c.1882
Thornton House	560 East Avenue North	c.1912
E.B Williams House	520 East Avenue North	c.1884
Jack Frost Motel	591 4 <sup>th</sup> Street East	1940
George Castle Cabin	431 ½ Walnut Avenue	1930s
Michel's Christiania Restaurant	303 Walnut Avenue	c. 1960
Brass Ranch House	571 2 <sup>nd</sup> Street	c.1920s
McCoy/Gooding/Miller House	480 East 2 <sup>nd</sup> Street	c.1884
Lon Price/Esther Fairman House	180 Leadville Avenue North	c.1929
St. Mary's Catholic Church	380 Leadville Avenue North	c.1880s
Fagan Property	411 Sun Valley Road	c.1940s
Comstock & Clark Mercantile	300 North Main Street	c.1887
Pioneer Saloon	308 North Main Street	c. 1945
Helm Property	340 North Main Street	c.1940s
Former Post Office	460 North Main Street	1969
Bert Cross Cabin	271 ½ Leadville Avenue North	c.1938
Ketchum Kamp Hotel	220 North Main Street	c. 1925
Lewis Bank	180 North Main Street	c.1930s
First Telephone Co.	340 North 2 <sup>nd</sup> Street	c. 1930s
Dynamite Shed	271 Sun Valley Road	c. 1880
Battis house	431 Washington Avenue	c.1940s
McAtee House	380 1 <sup>st</sup> Avenue	c.1930s
Forest Service Park	Between River and 1 <sup>st</sup> Street	1933
Community Library/Gold Mine Thrift Shop	331 Walnut Avenue	1958
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	1884
Horace Lewis Home/Elephant's Perch	280 East Avenue North	c. 1880

### List of 23 Properties

Name	Address	Date
Bonning Cabin	531 5 <sup>th</sup> Street East	c.1882
Thornton House	560 East Avenue North	c.1912
E.B Williams House	520 East Avenue North	c.1884
Jack Frost Motel	591 4 <sup>th</sup> Street East	1940
George Castle Cabin	431 ½ Walnut Avenue	1930s
Michel's Christiania Restaurant	303 Walnut Avenue	c. 1960
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Helm Property	340 North Main Street	c.1940s
Bert Cross Cabin	271 ½ Leadville Avenue North	c.1938
Ketchum Kamp Hotel	220 North Main Street	c. 1925
Lewis Bank	180 North Main Street	c.1930s
First Telephone Co.	340 North 2 <sup>nd</sup> Street	c. 1930s
Dynamite Shed	271 Sun Valley Road	c. 1880
McAtee House	380 1 <sup>st</sup> Avenue	c.1930s
Forest Service Park	Between River and 1 <sup>st</sup> Street	1933
Community Library/Gold Mine Thrift Shop	331 Walnut Avenue	1958
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	1884
Horace Lewis Home/Elephant's Perch	280 East Avenue North	c. 1880

Removed from TAG List:

Brass Ranch House	571 2 <sup>nd</sup> Street	c.1920s
Battis House	431 Washington Ave	c1940s

Reason for Removal: While both properties retain their historic integrity related to materials and features, there are other similar residential structures outside of the community core that better represent Ketchum's traditional single family residential architecture. These structures are not the last remaining examples of residential structures in this architectural style.

Former Post Office	460 North Main Street	1969
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Reason for Removal: This property is currently exempt from the emergency and interim ordinance because of a pending development application.

### List of 7 Properties

Name	Address	Date
Bonning Cabin	531 5 <sup>th</sup> Street East	c.1882
Michel's Christiania Restaurant	303 Walnut Avenue	c. 1960
Comstock & Clark Mercantile	300 North Main Street	c.1887
Lewis Bank	180 North Main Street	c.1930s
Forest Service Park	Between River and 1 <sup>st</sup> Street	1933
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	1884
Horace Lewis Home/Elephant's Perch	280 East Avenue North	c. 1880

Removed from TAG List:

Brass Ranch House	571 2 <sup>nd</sup> Street	c.1920s
Battis House	431 Washington Ave	c1940s

Reason for Removal: While both properties retain their historic integrity related to materials and features, there are other similar residential structures outside of the community core that better represent Ketchum's traditional single family residential architecture. These structures are not the last remaining examples of residential structures in this architectural style.

Former Post Office	460 North Main Street	1969
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Reason for Removal: This property is currently exempt from the emergency and interim ordinance because of a pending development application.

Thornton House	560 East Avenue North	c.1912
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Reason for Removal:

E.B Williams House	520 East Avenue North	c.1884
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Reason for Removal:

Jack Frost Motel	591 4 <sup>th</sup> Street East	1940
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Reason for Removal:

George Castle Cabin	431 ½ Walnut Avenue	1930s
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Reason for Removal:

McCoy/Gooding/Miller House	480 East 2 <sup>nd</sup> Street	c.1884
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Reason for Removal:

Lon Price/Esther Fairman House	180 Leadville Avenue North	c.1929
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Reason for Removal:

St. Mary's Catholic Church	380 Leadville Avenue North	c.1880s
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Reason for removal:



Fagan Property	411 Sun Valley Road	c.1940s
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Reason for Removal:

Pioneer Saloon	308 North Main Street	c. 1945
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Reason for Removal:

Helm Property	340 North Main Street	c.1940s
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Reason for Removal:

Bert Cross Cabin	271 ½ Leadville Avenue North	c.1938
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Reason for Removal:

Ketchum Kamp Hotel	220 North Main Street	c. 1925
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Reason for Removal:

First Telephone Co.	340 North 2 <sup>nd</sup> Street	c. 1930s
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Reason for Removal:

Dynamite Shed	271 Sun Valley Road	c. 1880
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Reason for Removal:

McAtee House	380 1 <sup>st</sup> Avenue	c.1930s
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Reason for Removal:

Community Library/Gold Mine Thrift Shop	331 Walnut Avenue	1958
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Reason for Removal: