



Historical Preservation Commission - Special Meeting MINUTES

Tuesday, September 28, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER (*time stamp 0:16:27*)

The meeting was called to order by Chairman Mattie Mead at 4:36 PM.

PRESENT

Chairman Mattie Mead
Vice-Chair Wendolyn Holland via teleconference
Commissioner Jakub Galczynski
Commissioner Rick Reynolds

ABSENT

Commissioner Jennifer Cosgrove

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE (*time stamp 0:17:30*)

There were no ex Parte disclosures.

PUBLIC COMMENT

1. Public Comment: 2021.09.08 Boyle
All Commissioners indicated they had read the public comment.

CONSENT CALENDAR—ACTION ITEMS

2. Minutes of September 8, 2021
Motion to approve the Minutes of September 8, 2021.
Motion made by Commissioner Reynolds, Seconded by Vice-Chair Holland.
Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Galczynski, Commissioner Reynolds

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

3. ACTION - 431 N Washington Ave Application for Demolition of a Historic Building. (*time stamp 0:19:09*)
Senior Planner Abby Rivin gave an introduction to the project citing the process for a demolition request.
Associate Planner Adam Crutcher gave a history of the property, historic research of this property, the current poor condition of the property, and the proposed future of the property. Staff recommended approval of the demolition request.
Jack Bunch, property owner, indicated he wanted to preserve Ketchum. He also owns the adjoining property and rents that building to the ERC. They wanted to demolish the structure at 431 N Washington and construct a garden for the use of the ERC. A document handed to the Commissioners, included the history and current condition of the house as well as future plans.

Chair Mead opened the floor to Public Comment.

Perry Boyle, asked about the process for putting buildings on the list.

Being no further comments, Public Comment was closed.

Chair Mead thought due to the condition of the building and the lack of historical significance, he was in favor of approval of the demolition. Commissioners Reynolds and Galczynski agreed. Commissioner Holland pointed out the inaccuracies of the prior survey. She agreed the condition of the house was beyond repair.

Motion to approve the 431 N Washington Ave Application for Demolition of a Historic Building.

Motion made by Chairman Mead, Seconded by Commissioner Reynolds. Voting Yea: Chairman Mead, Vice-Chair Holland, Commissioner Galczynski, Commissioner Reynolds

4. ACTION - 460 N Main St Application for Demolition of a Historic Building. *(time stamp 0:36:30)*

Senior Planner Abby Rivin introduced the project. She gave a history of the past four locations of the Ketchum Post Office, the history of the A-frame building, and current condition of that building. Staff recommended approval of the demolition due to the condition of the building and the inability of the building to be remodeled.

Jordan Fitzgerald of RLB presented the request for the demolition. She reviewed the site, and the significance of the building. She indicated the future building with 2-3 retail spaces, 4 Community housing and 4 market rate units. She reviewed the architectural elements and how they were in keeping with traditional Ketchum architecture. Outdoor seating, arches, and an artistic commemorative feature. The proposed building would have a historical exhibit of the site of the building.

Chair Mead opened the floor to public comment.

Perry Boyle, thought the repairs needed to be quantified before making a decision to demolish. He didn't think the future use of the space was relevant to the decision to demolish.

Being no further comment, the floor was closed.

Vice-Chair Holland wanted to include the age of the building and the location as considerations, While she appreciated a nod to the past, she was concerned about replacing a *historic* structure with a *historical* nod.

Commissioner Reynolds pointed out that the ease of construction of the A-Frame did not make it architecturally significant. In response to the Public Comment, he noted this is a new Commission developing a new process. The interiors of building are beyond the purview of the Commission. He felt the future use of the property was extremely important.

Commissioner Galczynski thought the structural problems of the A-frame were significant. He thought the presentation focused on social importance and thought the plaque to the past was unimportant.

Chair Mead thought this was a challenge due to the history, location, and style of this building. He wanted to see more information on the potential repair of the building.

Commissioner Reynolds thought the property was ripe for demolition.

Motion to approve demolition of the 460 N Main St Building.

Motion made by Commissioner Reynolds, Seconded by Commissioner Galczynski.

Voting Yea: Commissioner Galczynski, Commissioner Reynolds

Voting Nay: Chairman Mead, Vice-Chair Holland

The discussion was continued. Commissioner Reynolds felt it was an insignificant building in very poor condition with a very high price for restoration.

The Commission agreed to continue the discussion to the October 19th meeting to allow for more information and a full Commission.

Commissioner Holland wanted to see other options beside demolition. She felt there were other important factors besides economics, such as the culture of Ketchum.

The Commission struggled with the decision to demolish.

Buffalo Rixon, architect for the applicant, asked to return with more information.

Motion to continue to November 2, 2021

Motion made by Chairman Mead, Seconded by Commissioner Reynolds.

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

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

The October 26th meeting will have a Hearing for all property owners. All property owners would be noticed and would have the opportunity to call in to testify.

ADJOURNMENT

Motion to adjourn at 5:52 PM.

Motion made by Commissioner Reynolds, Seconded by Commissioner Galczynski.

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

Mattie Mead
Chairman Historical Preservation Commission