

Ketchum Historic Preservation Handbook

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~Introductory Letter from Mayor~

Dear Ketchum Residents & Stakeholders,

Date

Major points

- We are so pleased to present to you this Handbook...
- Framing on why it's needed "In response to..."
- We appointed a Commission, they identified the buildings, wrote this handbook
- Vision for the future: I am hopeful that this Handbook will inspire building owners to preserve their historic structures.

[signed,
Mayor Neil Bradshaw]

DRAFT
KETCHUM
HISTORIC PRESERVATION HANDBOOK

Historic Preservation Commission
in coordination with
City of Ketchum

October 2022

Commented [WH1]: How best to describe the authors?

Ketchum Historic Preservation Handbook

Contents

- 1. Why does historic preservation matter for Ketchum [or] Saving Ketchum's Early Buildings
[problem]
- 2. Historic Preservation Commission and Designated Buildings [solution]
- 3. Historic Preservation: Good for Ketchum and Good for Property Owners [benefit]
- 4. Q&A
- 5. Resources

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We should be able to “sort” each of the major points from the original draft into each of these Chapter buckets.

**Why does historic preservation matter for Ketchum?
or
Saving Ketchum's early buildings**

Introduction

Preserving Ketchum's early buildings has been a stated value of several previous city administrations. We at the Historic Preservation Commission (HPC) contend that efforts to save bygone buildings also reflects the will of the people. Our City is rapidly losing historic structures, those fifty years or older. Ketchum's Historic Preservation Commission seeks to stem that tide, honor the buildings that remain, and support property owners in their efforts to save Ketchum's early buildings.

Older Ketchum buildings are a physical manifestation of our past. While Ketchum's origins in 1879 parallel the beginnings of other frontier mining towns in the West, our buildings are unique to this place, initially a mining town carved out of a larger landscape that had been occupied for countless centuries by the Shoshone, Bannock, Paiute, and Nez Perce Tribes. The railroad, which played a big role, enabling a relatively smooth transition of the economic base from mining to sheep ranching, then delivered an industry entirely new and American: the ski resort. Anchoring Sun Valley, the nation's first destination ski resort, Ketchum quickly took on a patina of unpretentious glamor, and in doing so carved out a trajectory different from that of every other mountain town with a similar history in mining and ranching.

Much of Ketchum's charm derives from the architecture of the pioneering days. Without those specific buildings, Ketchum would resemble any other modern Western town. Every business in the Wood River Valley – whether directly or indirectly related to our tourism-based economy – derives financial value from the remaining historic structures.

Among the challenges our community faces now is balancing the desire for historic preservation with the reality of personal property rights. Property owners hold the right to do what they please, within the confines of laws and zoning. Each of us as Ketchum residents and stakeholders gain value from the continued presence of old buildings. Yet preserving historic structures can be costly.

How can we encourage property owners to maintain their historic structures, and also provide advice or financial support?

This Handbook builds on previous efforts for historic preservation.

- In 2005, the City contracted with Walsworth & Associates to identify historic properties within Ketchum and its Area of Impact. [Here's a link to that survey.] The goal of the survey was to make field determinations on existing buildings with local or interpretive potential to qualify for the National Register of Historic Places list.

Commented [WH3]: This is the "problem statement." It should frame the issue before us: we are losing buildings & saving them is important.

Commented [WH4]: Confirm their remit or delete. Do we want to walk readers thru the process of hiring Walsworth? Maybe that doesn't belong in the Handbook. Maybe instead it belongs on the website where folks can click on the Walsworth study? Please discuss.

Commented [WH5]: Is this true?

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- The goal was to make field determinations on existing sites, buildings, structures, features, and objects with local or interpretive potential or qualify for the NRHP list
 - Ketchum's 2014 Comprehensive Plan articulated a regulatory implementation timeline of three years for the creation of a historic preservation guidelines document and handbook. The Plan set out a vision "to protect and support our architectural heritage through appropriate historic preservation standards and guidelines."
 - In 2020, the City hired TAG Associates to determine eligible sites and pare down the list of historic assets recognized by the City.
 - The survey found that 15 of the 81 buildings identified as historic had been lost over the previous decade and a half.

In response to the loss of several historic structures that composed Trail Creek Village, Ketchum City Council passed an Emergency Ordinance in December 2020 that

- Barred the demolition or alteration of any structure of fifty years or older [insert language on the Ordinance]
- The City formally called for feedback on the Emergency Ordinance and ran a survey to measure interest in the preservation of historic structures. [The results of the survey can be found here.] The Emergency Ordinance also reconstituted the Historic Preservation Commission

Commented [WH6]: I think they only did buildings.

Commented [WH7]: Is this the official title?

Commented [WH8R7]:
We need to cite this properly

Commented [WH9]: Who are TAG? Do they have a website? Why were they hired & not someone local?

Commented [WH10R9]: Let's find the initial SOWs for these engagements so we know exactly what their remits were.

Commented [WH11]: Let's get the data from Adam so we can ask our new graphics folks to depict: loss of buildings over time.

Commented [WH12]: Do we lose the reader if we include these statistics?

Commented [WH13]: I like the idea of calling these specific instances out. Is it too controversial?

Commented [WH14]: Adam - can you help here please?

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Historic Preservation Commission and Designated Buildings

This Handbook represents the next stage in the City's plans to fulfill its long-standing historic preservation goal of preventing the loss of additional historic structures.

In addition to this Handbook, we also bring to your attention several other key documents:

- Building Code
- ~~Design Guidelines~~ [we voted this down, right?]
- Historic Preservation Ordinance. [details - Adam]

Commented [WH15]: Which portions should we include in the Handbook? Or just direct readers to the website? Is the info easy enough to find on the website or will a mere link be obnoxious?

Historic Preservation: Good for Ketchum and Good for Property Owners

[This is the section where we discuss:

- Benefits to the Community
- Benefits to Individuals]

FLOWCHART

I own a building
in Ketchum's
Community Core

This property is
fifty years old or
older

This building is
on the City's list
of covered
buildings

I seek to alter or
demolish this
property

Q&As

What does Ketchum's Historic Preservation Commission do?

What purpose does this Handbook serve?

How might I know if I own a historic property in Ketchum?

How might I list my historic property in Ketchum?

Will the Historic Preservation Commission take away my property rights?

How does owning a listed historic property in Ketchum benefit me?

How does listing an historic property benefit Ketchum as a whole?

What can I do with my Ketchum historic property? Should I preserve it or may I alter or demolish it?

How might I engage with the Historic Preservation Commission?

1. Attend the meetings. They are typically held at 4:30p on the first Tuesday of each month. When a national holiday occurs early in a week (January, July, or September), the date can move to a Wednesday. Additional meetings may occur on the third Tuesday of the month, again typically at 4:30p. Please check the website for City updates: www.ketchumidaho.org/bc-hpc or call **208.726.XXXX**.

2. Send an email to [<participate@ketchumidaho.org>](mailto:participate@ketchumidaho.org)

How can we preserve historic buildings?

Without deliberate preservation, in time buildings are altered beyond recognition. These threats may include remodeling, natural deterioration, and demolition. Educating yourself about preservation best practice and the preservation design process is one of the best ways to start preserving historic buildings. *The Secretary of Interior's Standards for the Treatment of Historic Properties*, are national guidelines for Designers working with historic buildings. Significant historic buildings should consider proper documentation, in the format of a *Historic Structure Report*. For additional resources, don't hesitate to reach out to the Ketchum Historic Preservation Commission.

What will it cost to preserve my building?

Costs are on a per-project basis, considering non-typical historic building assemblies and detailing. A knowledgeable Builder can do an initial property assessment, to identify existing building threats and costs associated. A *Historic Building Assessment Checklist* can be considered. It is highly encouraged to only include rehabilitation and restoration changes, to

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preserve the historic integrity of the building. Prior to changes, properly photograph and document the building. Verifying the proposed alternations with an Architect or Designer specializing in historic architecture, to best consider the various aspects associated with historic building preservation.

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Resources

National Register of Historic Places:

<https://www.nps.gov/subjects/nationalregister/index.htm>

Society of Architectural Historians:

<http://www.sah.org>

Idaho State Historical Society

<https://history.idaho.gov/>

2014 Ketchum Comprehensive Plan

https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_and_building/page/2131/2014_compplan_adopted_cc_2-18-14_final_201403281009599481.pdf

2005 Walsworth Survey

2020 TAG survey

Correction to earlier surveys (The Awkward Two)

Ketchum's Criteria for Historic Preservation, developed [date 2021]

List of 24 Historic Buildings in Ketchum's Community Core

Application to Alter or demolish a Historic Structure

Demolition Permit Application

City updates

www.ketchumidaho.org/bc-hpc

How to weigh in

participate@ketchumidaho.org

2014 Ketchum Comprehensive Plan

The Secretary of Interior's Standards for the Treatment of Historic Properties

Commented [WH16]: Needs to be alphabetized

Commented [WH17]: On a web page, these would be hyperlinked. I suggest we retain the urls for now in this drafting stage.

Commented [WH18]: verify