

# MEMORANDUM

**To:** Historic Preservation Commission  
**From:** Adam Crutcher, Associate Planner  
**Subject:** Historic Preservation Commission 2022 Goals  
**Date:** February 1, 2022



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On 1/04/2022 the Historic Preservation Commission discussed its goals for the 2022 year. These goals included expanding the commissions sights to other areas within Ketchum, how historic preservation relates to the 2014 Comprehensive Plan, and a walking tour for existing historical sites/buildings.

## **Neighborhood and Historic Site Maps:**

Staff created maps outlining neighborhoods within Ketchum that were described in the 2005 Walsworth & Flowers Study (Attachments A). The 2014 Comprehensive Plan includes a neighborhood map (Attachment B) which has been attached for comparison. These maps are for the purposes of HPC deliberation as to whether the boundaries correctly identify neighborhoods within the city as well as if the maps will be used in any future projects (neighborhood historic surveys, city website, historic handbook, walking tour, etc.). Staff hopes to discuss certain points including:

- Are boundaries of neighborhoods correct
- What medium will maps be viewed upon (physical vs. digital)
- Does the Community Core Historic Sites map meet the expectations of the HPC (issues of clutter on map and in legend?)
- Any other features which need to be included in maps (Staff will look to add bike path and name of rivers/creeks)

With the HPC wanting to move out to other neighborhoods, staff has provided data from the 2005 Walsworth & Flowers study showing the number of historical properties located within each neighborhood. This was a snapshot of properties in 2005. If the Commission decides to conduct a survey of conditions today, these maps will be used to identify the survey area. In 2005 the Survey identified the following potentially historic properties:

- Mortgage Row: 18 Properties
- Gem Street: 16 Properties
- Gopher Gulch: 10 Properties

- Tourist: 9 properties
- Knob Hill: 10 properties
- Bigwood: 4 properties
- Community Core: 80
- West Ketchum: 24 properties
- Agriculture & Forestry: 2 properties
- Warm Springs: 42 properties
- Light Industrial: 1 property
- Northwood/Adams Gulch: 1 property
- River Run: 4 properties

### **Comprehensive Plan**

The HPC wished to know how historic preservation fits in with the 2014 Comprehensive Plan. Staff has listed sections of the Comprehensive Plan (found [here](#)) which include mentions of historic preservation below:

- Chapter 4: Community Design and Neighborhoods
  - Vision: Protect and support our architectural heritage through appropriate historic preservation standards and guidelines. (Page 23)
- Chapter 4: Community Design and Neighborhoods
  - Policy CD-1.2 Preservation of Historic Buildings and Sites: 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 designation, public improvements, guidelines, and other tools. (Page 26)
- Chapter 7: Mobility
  - Policy M-5.4 Walkability and Sit-ability Improvements: Promote walkability and sit-ability through connected pathways, sidewalks and public seating; art, historical and cultural exhibits and other items of visual interest; and good wayfinding that encourages walking and dwell time in the downtown. (page 43-44)
- Priority Implementation Plan: Create Historic Preservation Guidelines & Handbook (Page 75)
- Walkable Ketchum Wayfinding Key Elements: The 2013 Walkable Ketchum project includes improvements to Downtown and signage (e.g., identify, historic, directional and locational), infrastructure of sidewalks, solar streetlights and street furniture. (Appendix A-42)

## **Walking Tour**

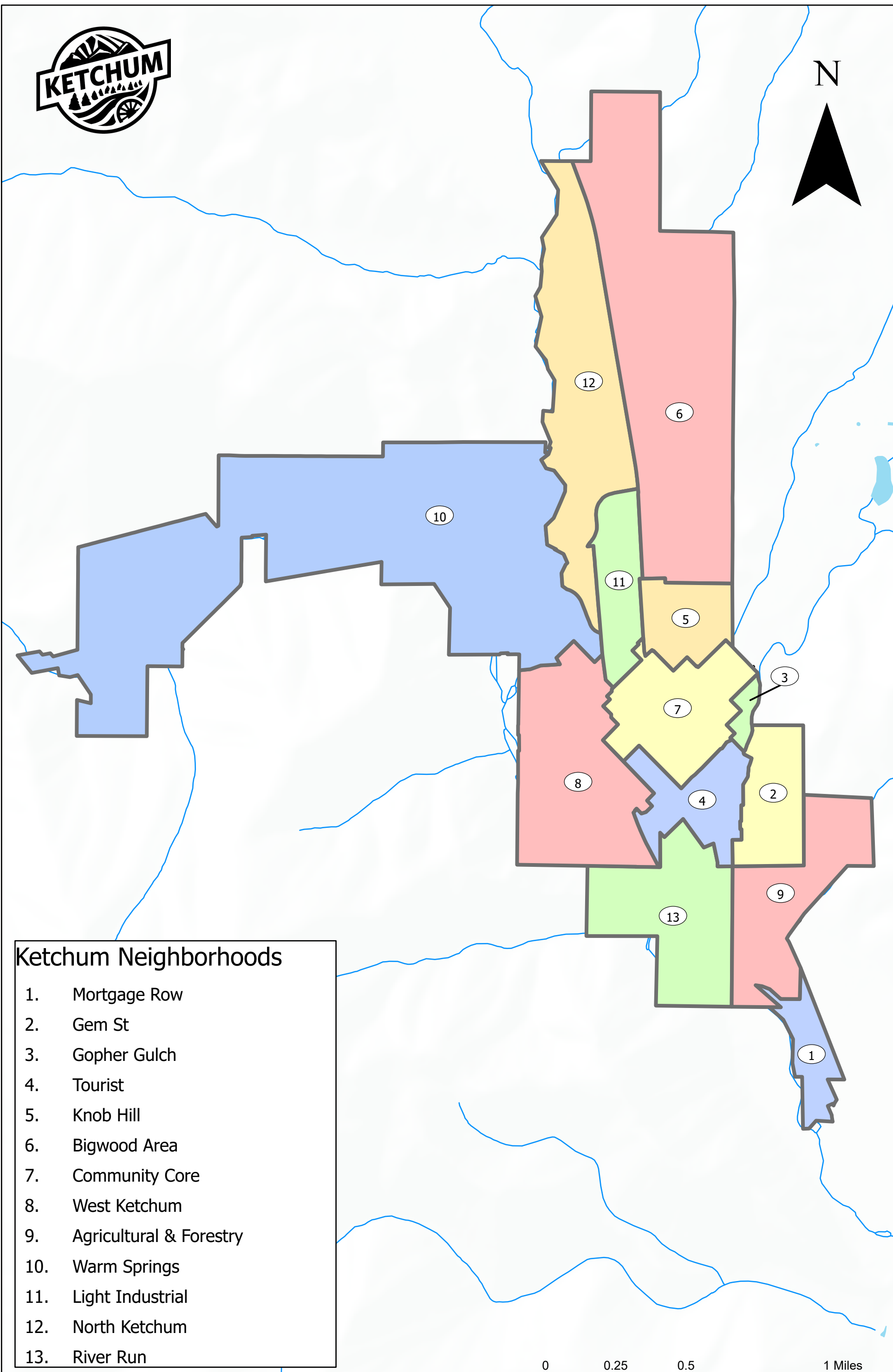
The HPC wished to view existing walking tours in order for the commission to know what's been done and what aspects they would like to add/remove. Staff was able to find one walking tour pamphlet (Attachment C) at the Visitor's Center inside Starbuck's. The HPC hoped to identify in the existing walking tour the selection of buildings, pathways, and other features in order to select areas that worked/needed improvement.

### Attachments:

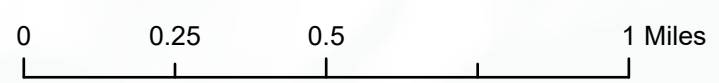
- A. Neighborhood Maps
- B. 2014 Comprehensive Plan
- C. Community Library Historic Walking Tour

Attachment A:  
Neighborhood Maps

# City of Ketchum Neighborhoods



- Ketchum Neighborhoods**
- 1. Mortgage Row
  - 2. Gem St
  - 3. Gopher Gulch
  - 4. Tourist
  - 5. Knob Hill
  - 6. Bigwood Area
  - 7. Community Core
  - 8. West Ketchum
  - 9. Agricultural & Forestry
  - 10. Warm Springs
  - 11. Light Industrial
  - 12. North Ketchum
  - 13. River Run



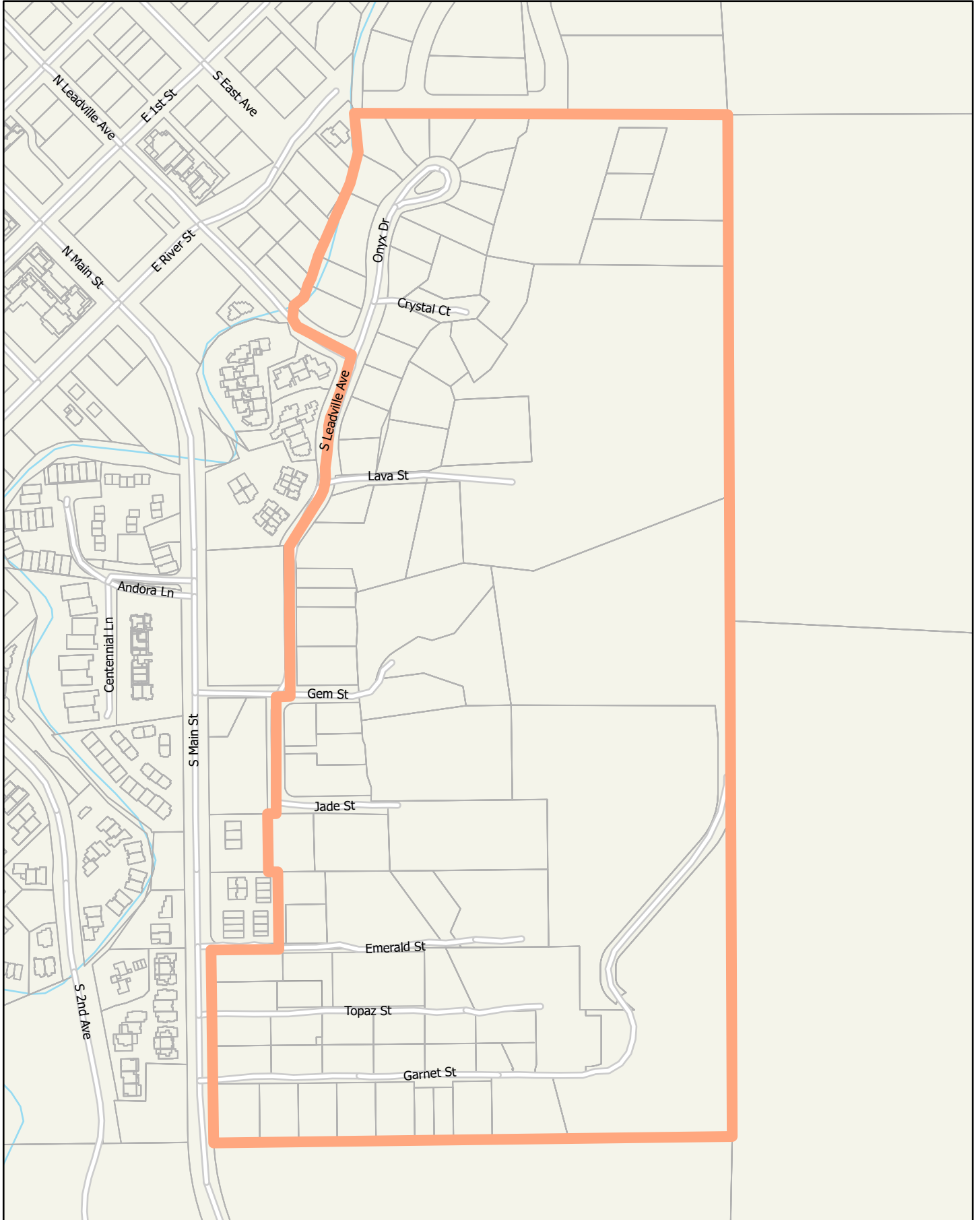
Neighborhoods derived from Walsworth and Flowers Study, 2005

# Mortgage Row Neighborhood



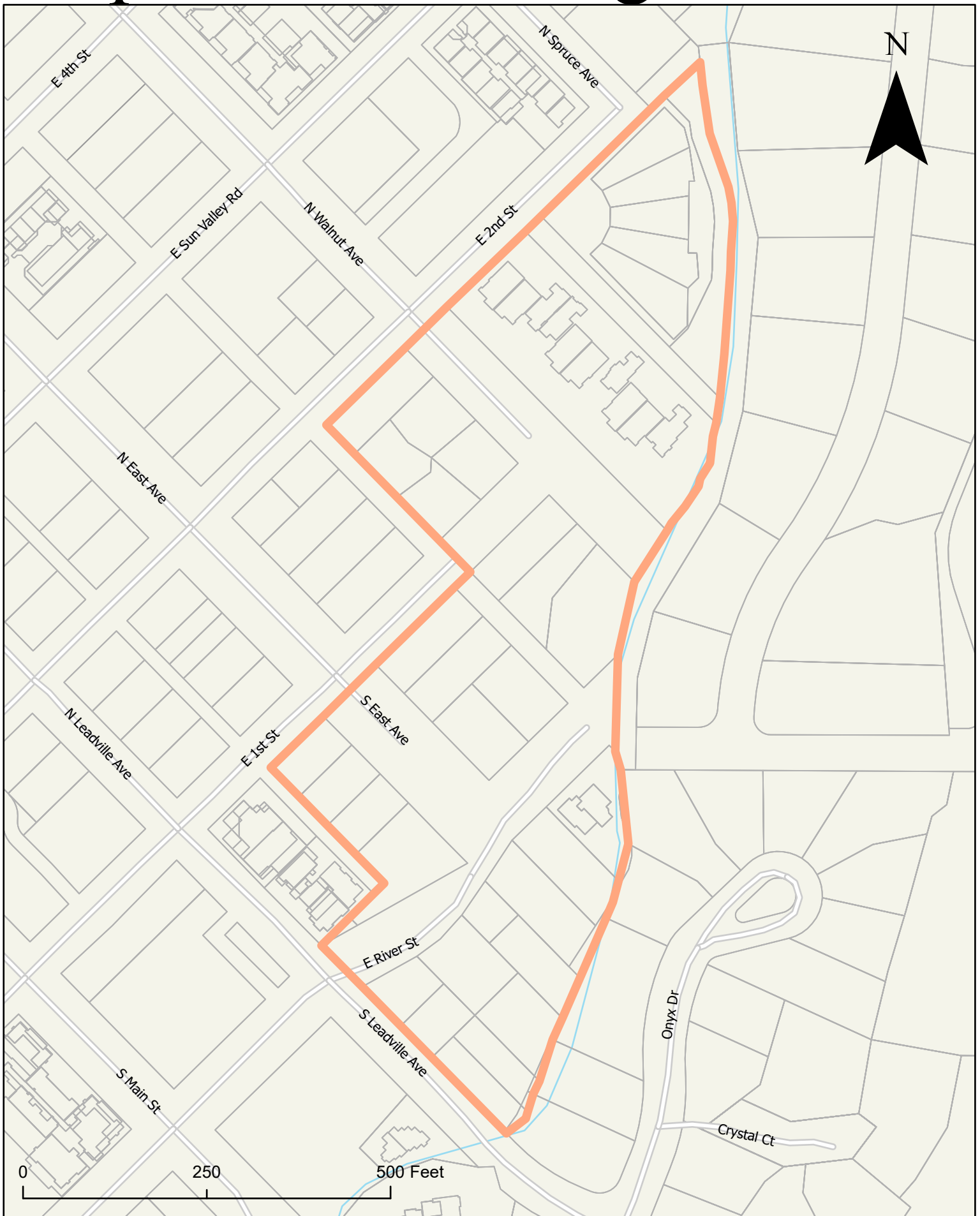
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

# Gem St Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

# Gopher Gulch Neighborhood

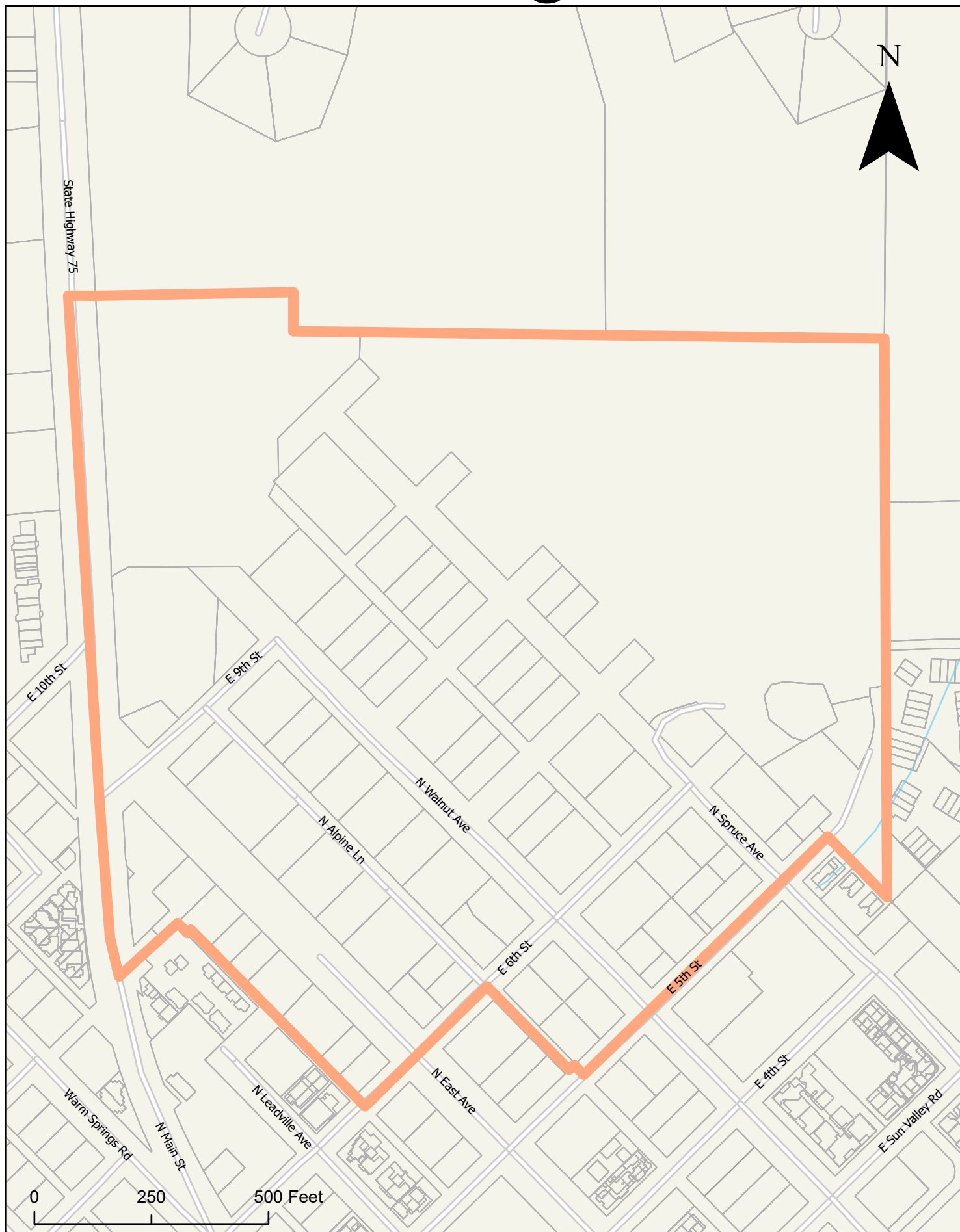


Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County



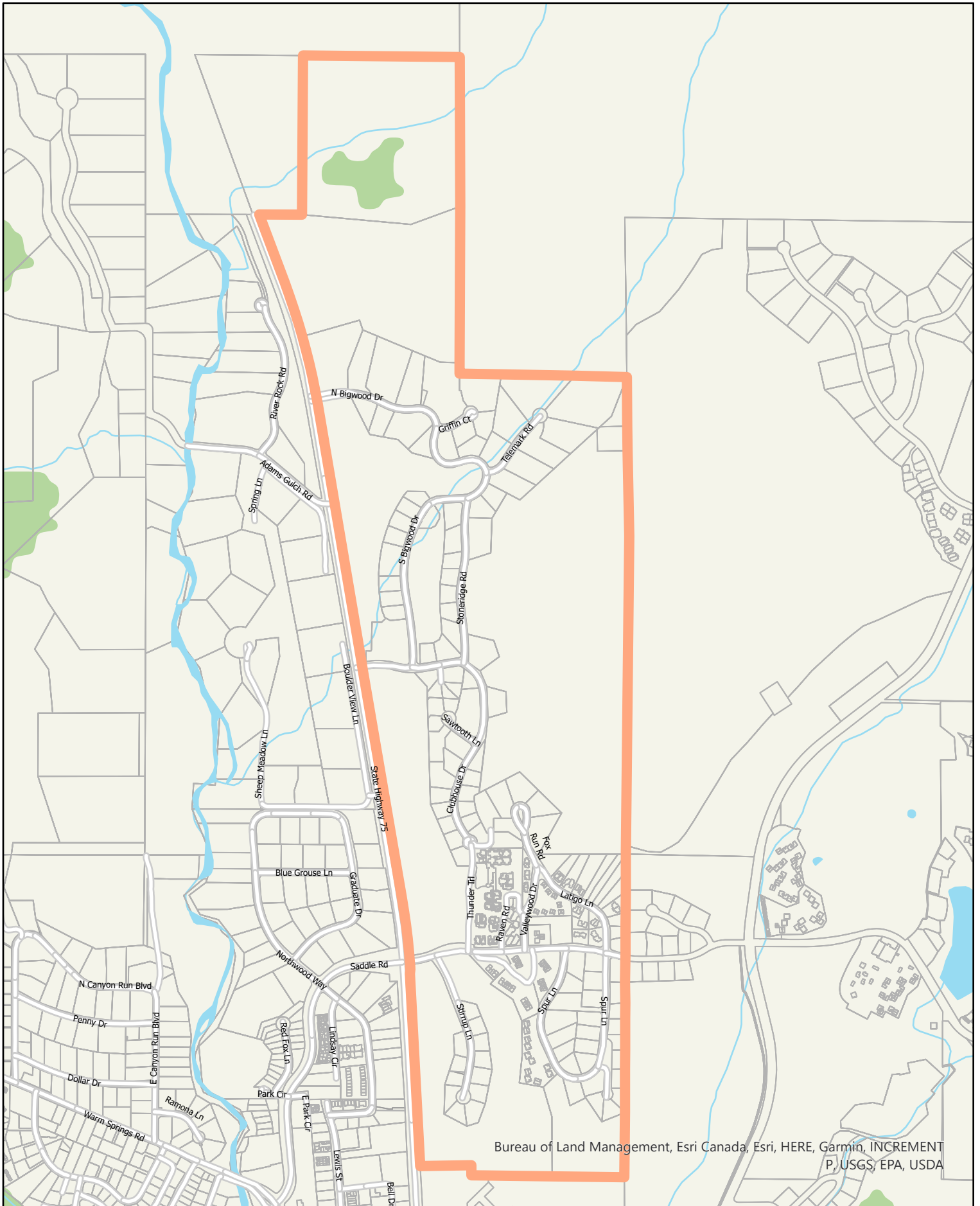


# Knob Hill Neighborhood



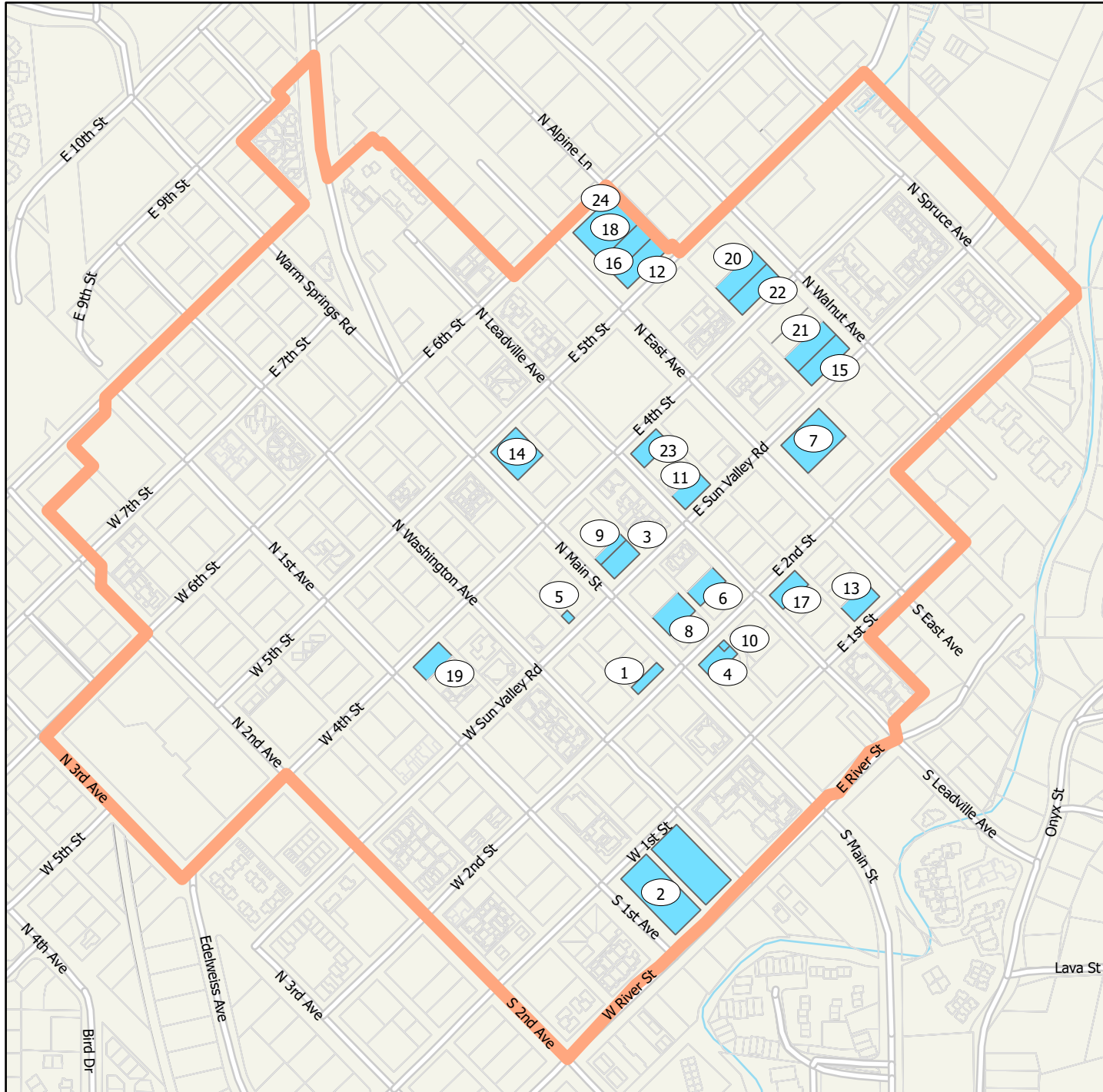
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers Study, GIS data obtained from Blaine County

# Bigwood Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

# Community Core Historic Sites



1. Greenhow & Rumsey Store (Culinary Institute)
2. Forest Service Park
3. Comstock & Clark Mercantile (Enoteca Restaurant)
4. Lewis Bank (Rocky Mountain Hardware)
5. Dynamite Shed (TNT Taproom)
6. Bert Cross Cabin (Vintage Restaurant)
7. Horace Lewis Home (Elephant's Perch)
8. Ketchum Kamp Hotel (Casino)
9. Pioneer Saloon
10. First Telephone Co. (Chapter One Bookstore)
11. Fagan Property (Country Cousin Store)
12. Bonning Cabin
13. McCoy/Gooding/Miller House (Residence)
14. Former Post Office (Former Formula Sports)
15. Michel's Christiania Restaurant
16. E.B Williams House (Ketchum Grill)
17. Alonzo Price/Esther Fairman House
18. Thornton House (Picket Fence)
19. McAtee House (Former Taste of Thai)
20. George Castle Cabin
21. Community Library/Gold Mine Thrift Store
22. Jack Frost Motel (Gold Mine Consign Building)
23. St. Mary's Catholic Church (Mesh Gallery)
24. Louie's/The Church (Picket Fence/Annex)

■ Neighborhood Boundary  
■ Historic Buildings/Sites

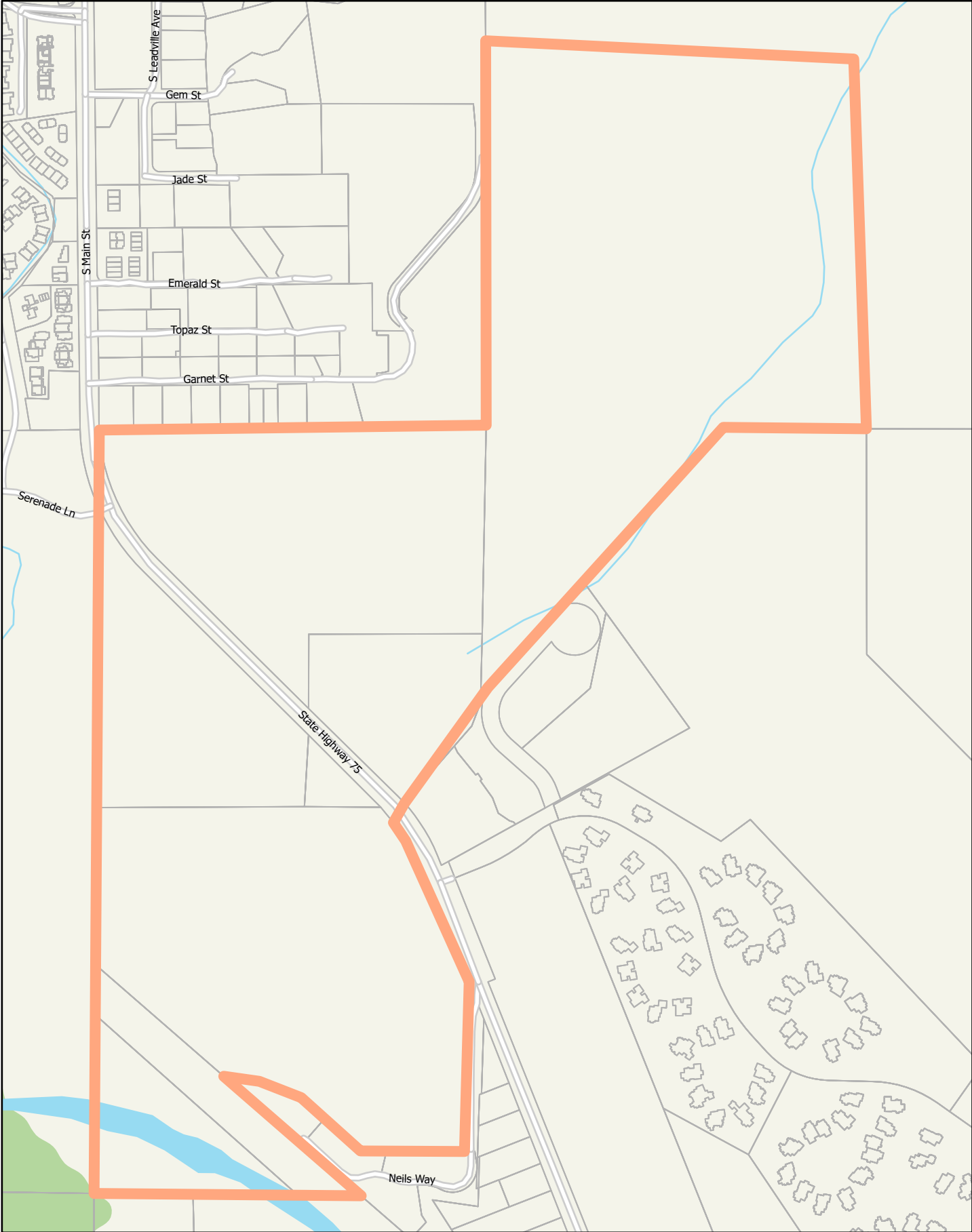
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 0      300      600  
 Feet

# West Ketchum Neighborhood



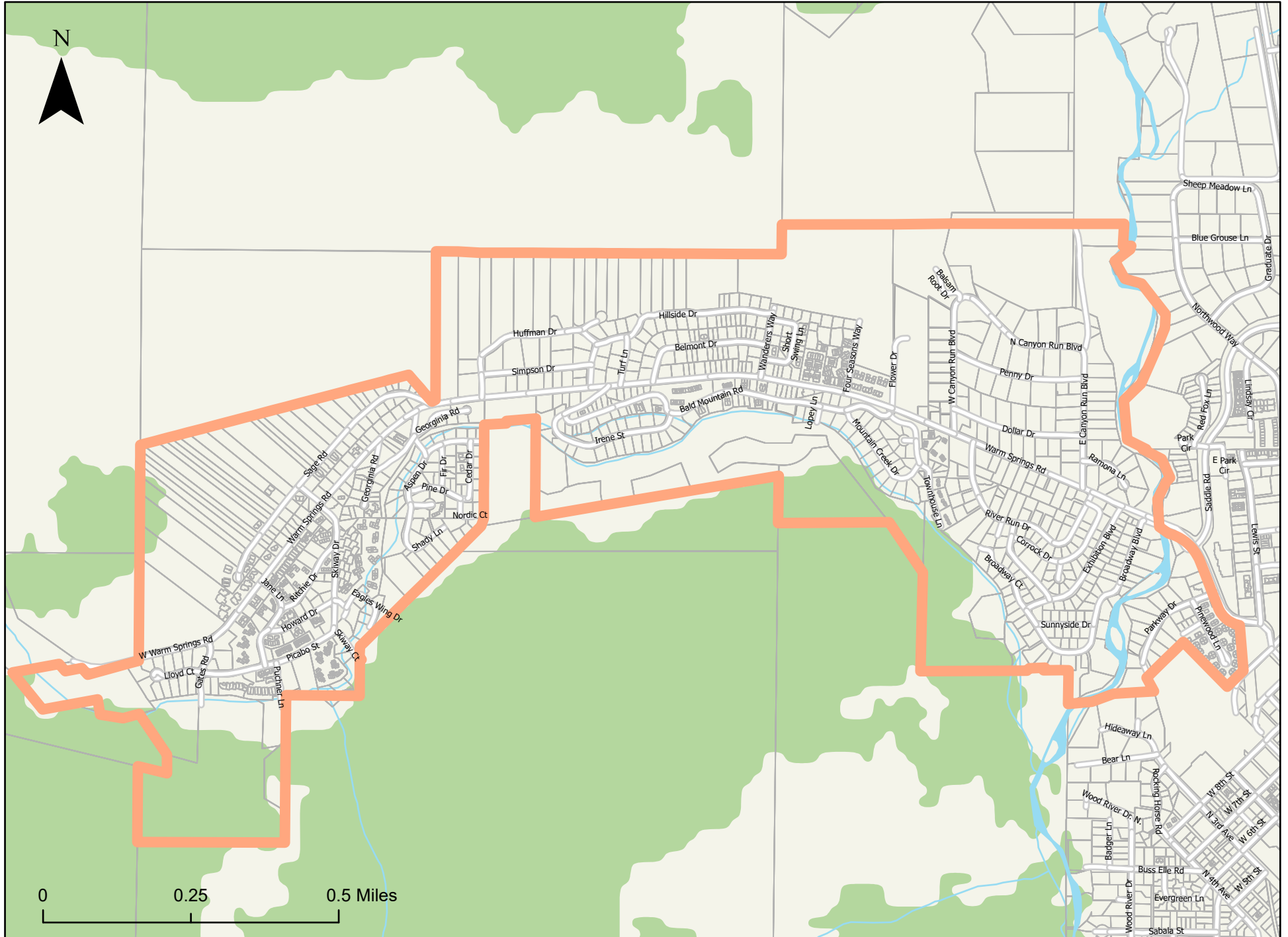
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

# Agricultural & Forestry Neighborhood



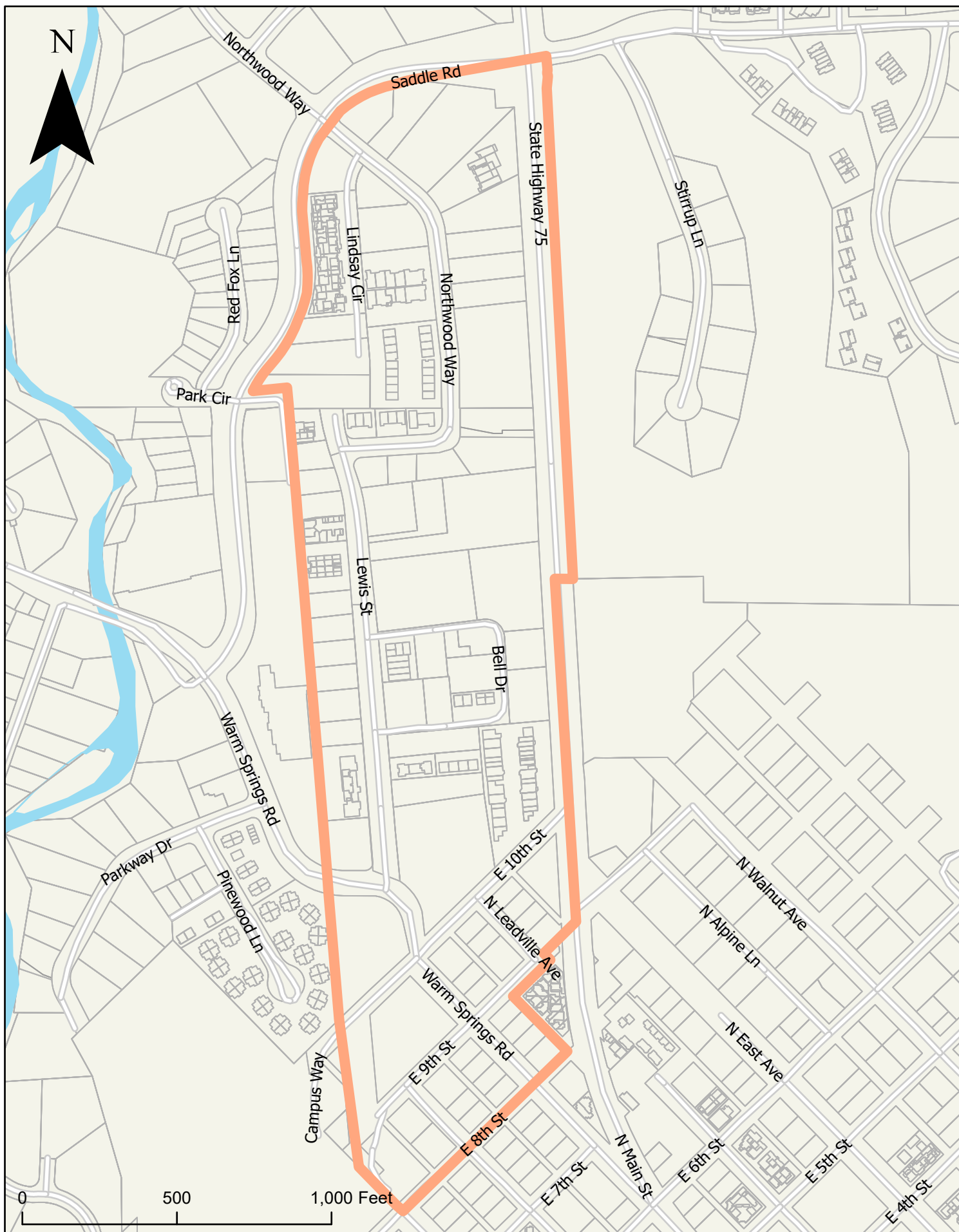
Source: Neighborhood boundary derived from 2005 Flowers & Walsworth study, GIS data obtained from Blaine County

# Warm Springs Neighborhood



Source: Neighborhood boundaries derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

# Light Industrial Neighborhood



Source: Neighborhood boundaries derived from 2005 Walsworth & Flowers study, GIS Data obtained from Blaine County

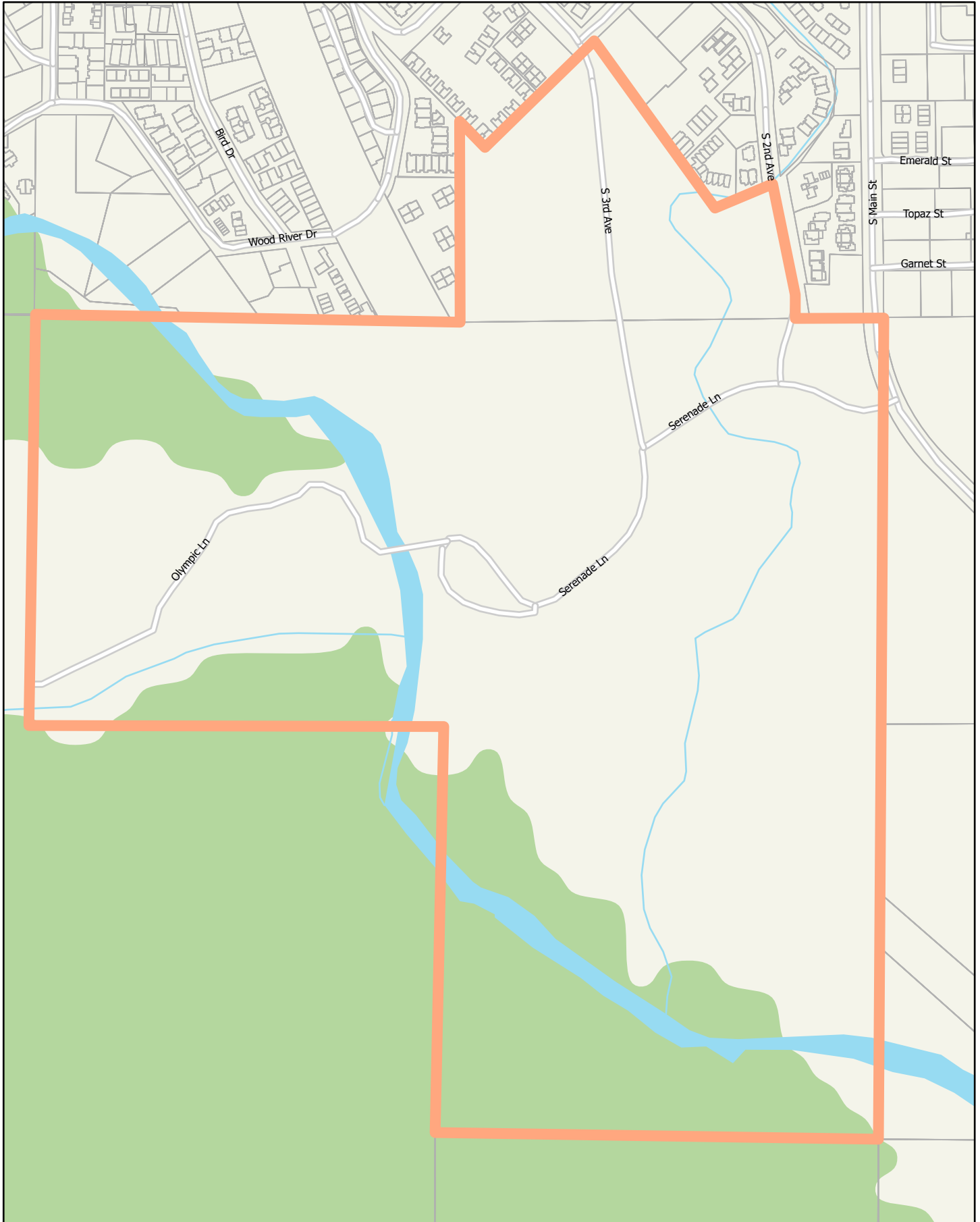


# Northwood Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

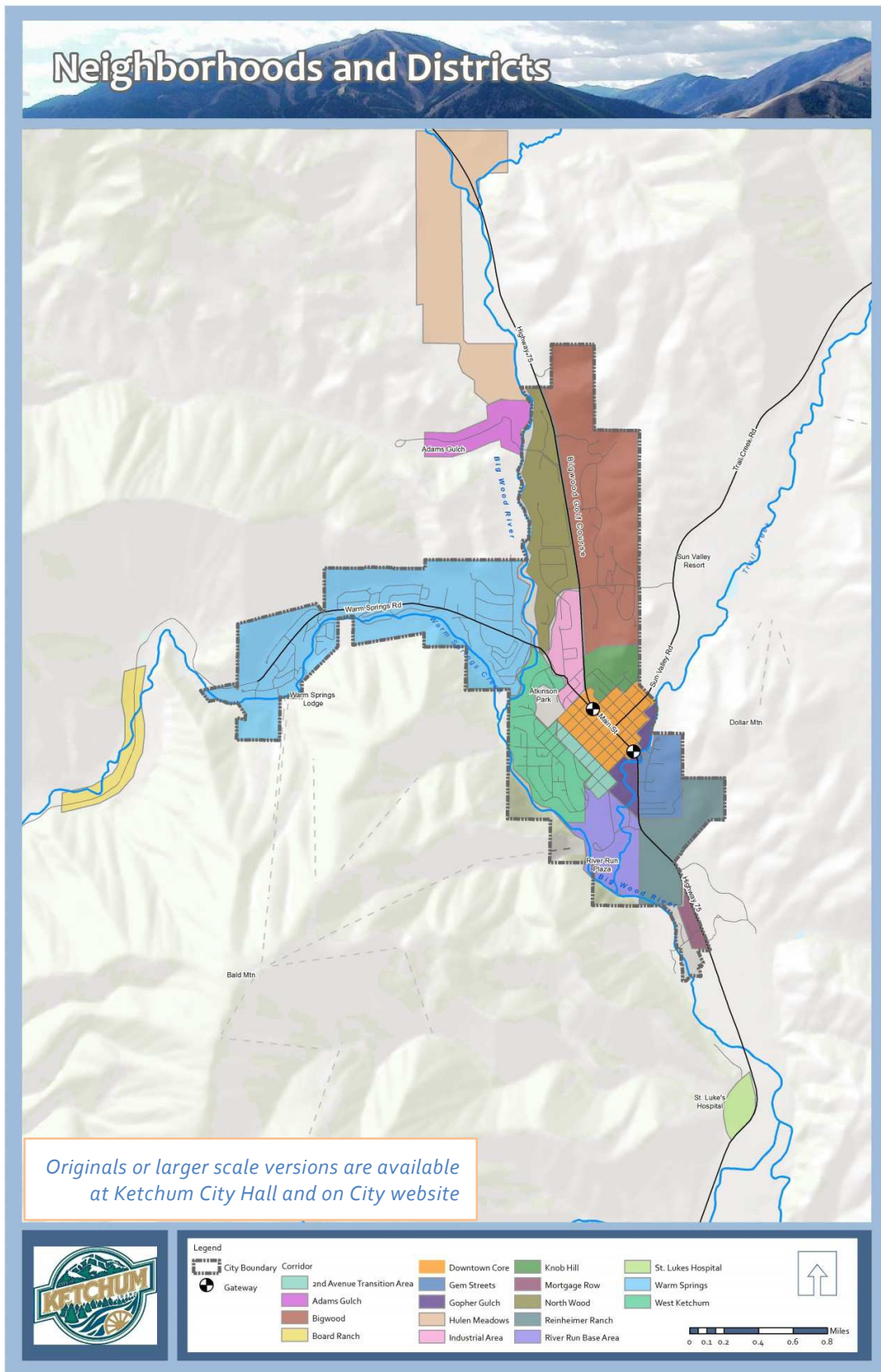
# River Run Neighborhood



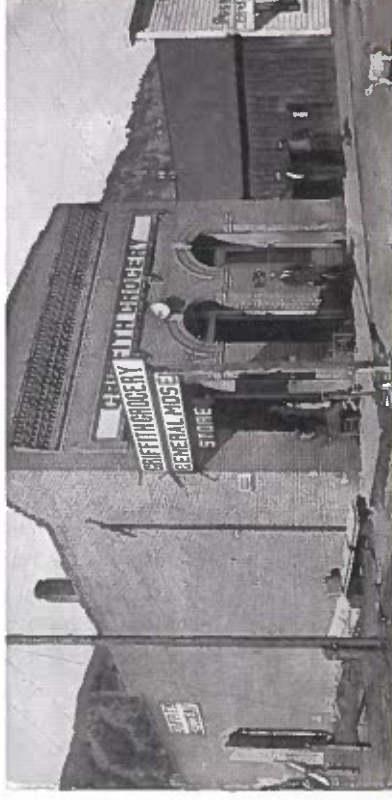
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Attachment B:  
2014 Comprehensive Plan Neighborhood  
Map

KETCHUM'S NEIGHBORHOODS



Attachment C:  
Community Library Historic Walking Tour



# HISTORIC KETCHUM

WALKING TOUR AND MAP



presented by

# THE COMMUNITY LIBRARY

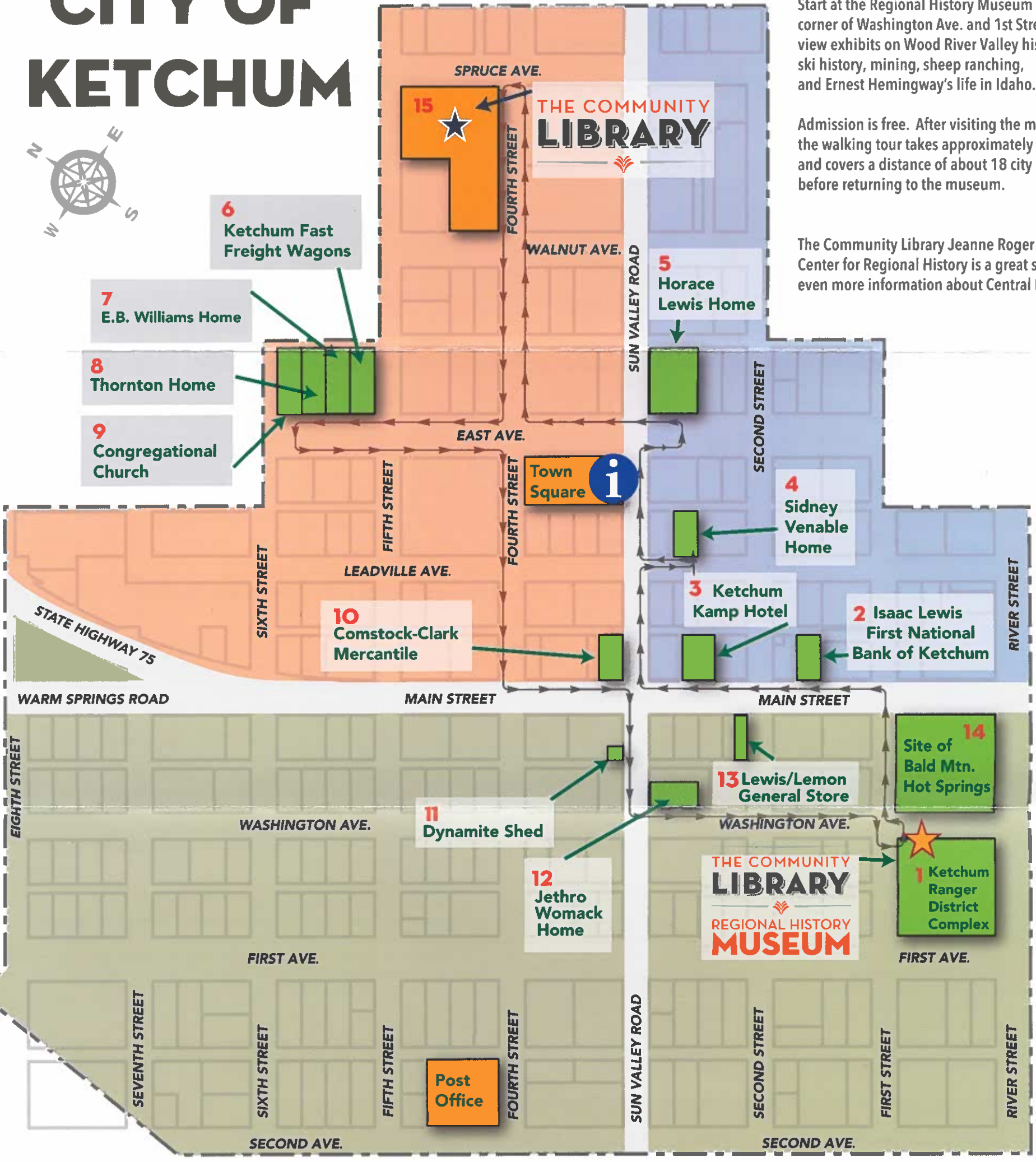


The Community Library brings information, ideas, and individuals together to enhance the cultural life of the community. The Community Library Jeanne Roger Lane Center for Regional History and Regional History Museum promotes a deep community conversation about history and cultural heritage.

# CITY OF KETCHUM



SUN VALLEY ↑



Start at the Regional History Museum at the corner of Washington Ave. and 1st Street to view exhibits on Wood River Valley history, ski history, mining, sheep ranching, and Ernest Hemingway's life in Idaho.

Admission is free. After visiting the museum, the walking tour takes approximately one hour and covers a distance of about 18 city blocks before returning to the museum.

The Community Library Jeanne Roger Lane Center for Regional History is a great source for even more information about Central Idaho.

HAILEY ↓

BALD MOUNTAIN ↓

# WALKING TOUR OF HISTORIC KETCHUM

- 1 Ketchum Ranger District Complex – Sawtooth National Forest**  
**Washington Ave. and First St. 1929-33**  
Ranger Arthur Berry oversaw the construction of the center warehouse building in 1929. Civilian Conservation Corps workers built the two large warehouses and residences in 1933. This block remains unchanged except for the concrete paver walkways. Through a 1980 bond, the city of Ketchum acquired the block as a public park. The Community Library Regional History Museum is housed in the three former warehouse buildings.
- 2 Isaac Lewis First National Bank of Ketchum**  
**160 North Main St. (Rocky Mountain Hardware) circa 1884**  
Isaac Lewis left his banking position in Butte, Montana, and traveled to Ketchum by wagon to prospect for silver and lead ore. He pitched his tent in Ketchum on May 3, 1880, and purchased four lots at \$2 each from the town recorder. Lewis is known as Ketchum's founder. He invested in real estate which included a ranch where the Sun Valley Lodge now stands. He opened the town's first drug store in 1881 then built this bank building in 1884 and established the First National Bank of Ketchum.
- 3 Ketchum Kamp Hotel**  
**220 North Main St. (Casino) 1925**  
This entire block was vacant for many years after the 1904 Williams Hotel fire, which destroyed all neighboring buildings. Elmer Ebbe bought the land from Nellie Williams, cut the timber, and built the hotel by himself. Slavey & Dora Werry purchased the property the same year that Sun Valley Resort opened (1936), changed the name, and operated it as a gambling casino, which thrived until Idaho began enforcing its anti-gambling laws in 1947.
- 4 Sidney Venable Home**  
**260 Leadville Ave. (The Kneadery) circa 1912**  
Sidney Venable operated the Venable Livery Stable on Main St. and built this house for his wife, Frances. Frances outlived her husband by many years and operated her home as a boarding house until after World War II. The front of the building is virtually unchanged, except the former screened-in porch has become the restaurant's main entrance and interior partitions have been removed to create a large dining space.
- 5 Horace Lewis Home**  
**280 East Ave. (Elephant's Perch) circa 1882**  
Horace Lewis, son of Isaac Lewis, established the Ketchum Fast Freight Line and graded the first wagon road over Trail Creek Summit called the Ketchum to Challis Toll Road. He built this home in the early 1880s—the first residence in town to have indoor plumbing and a modern bathroom. He married Katherine Barry, and when the mining boom ended in the 1890s, 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 occupied this home until 1967 when it was sold and converted to commercial use.
- 6 Ketchum Fast Freight Wagons**  
**Corner of East Ave. and Fifth St. 1884**  
A caravan of six huge wagons drawn by mules transported supplies and galena ore between area mines. The 160 mile round trip took two weeks, and the wagon masters stopped overnight in camps established by Horace Lewis. Using 14-20 mules, these wagons traveled an average of 12-16 miles per day and carried as much as 18,000 pounds of ore. Palmer Lewis, the nephew of Horace Lewis, gave these wagons and the Lewis coach to Ketchum and they are the highlight of Ketchum's Wagon Days Parade held on the Saturday of Labor Day Weekend. This building, designed to house the ore wagons was constructed by the city of Ketchum in 1985.
- 7 E.B. Williams Home**  
**520 East Ave. (Ketchum Grill) 1884**  
When Nellie Easley married one-time postmaster and merchant E.B. Williams, this home was a wedding gift from her father. In 1896, E.B.'s merchandise store on Main St. burned to the ground when a fire broke out in the Palace Hotel next door. As his next venture, Williams purchased a former brothel, towed it several blocks to the site of their store, and turned it into the fashionable Williams Hotel. In 1904, it was destroyed by fire, and years later an arsonist in Mackay alleged he was paid \$100 by a rival hotelier to torch the hotel.
- 8 Thornton Home**  
**560 East Ave. (Picket Fence) circa 1912**  
Mr. Thornton immigrated to America from France hoping to make his fortune in mining. He purchased this residence and lived here until the outbreak of World War I when he returned to fight alongside his countrymen. He asked his friend, Albert Griffith, one of Ketchum's 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 died in the War or simply decided to live elsewhere is not known. Although the back portion is an addition, the original house remains largely unaltered.
- 9 Congregational Church**  
**560 East Ave. (The Picket Fence) circa 1884**  
The Rev. George Ritchie became pastor of this Congregational Church in 1884. It has also been used as an espresso coffee house and as an Italia restaurant known as Louie's. The structure was given to the Ketchum/Su Valley Historical Society and moved off site. Faced with overwhelming cost to restore the building, it was sold to the current owner who moved it to present site, completely renovated the building, preserved the original spire, and constructed an addition to the rear.
- 10 The Comstock-Clark Mercantile**  
**300 North Main St. (Enoteca Restaurant)**  
A.W. Comstock built this structure of local brick at the urging of Isaac Lewis and went into business with Walter Clark selling dry goods to area miners. When the building was sold to Jack Lane, it became The Lane Mercantile catering to sheep men and the Basque community. Signs were displayed in English and Basque. Since the 1970s, this building has been a bar, retail store, office space, a coffee shop, and now a restaurant.
- 11 The Dynamite Shed**  
**271 East Sun Valley Road circa 1912**  
This building was constructed of thick stone to store explosives sold by the Gillette and Evans hardware store on Main St. After the silver crash of 1893, this building passed through numerous hands. Glenn and Esther Muelle bought it in 1950 and added the second story as a living area. The building is now a contractor's office.
- 12 Jethro Womack Home**  
**200 East Sun Valley Road (Smoky Mountain Pizza) circa 1912**  
Jethro Womack worked in the mines and his wife ran a restaurant on Main St. In 1949, Ed Scott purchased the home, moved it to this location, and turned it into a ski repair shop. Scott then developed a light-weight aluminum ski pole which revolutionized the ski pole industry, and this building became the first Scott factory and distribution center. Although there have been several interior remodels and additions, the original home retains its basic structure.
- 13 Lewis/Lemon General Store**  
**211 North Main St. circa 1882**  
A.W. Comstock started the first store in Ketchum in a tent on this site in 1880. Isaac Lewis encouraged the building of this structure by Robert Leonard and Joe Pinkham. Locally-made brick was used and three layers were constructed on the roof for fire protection. Leonard left after a year and Isaac Lewis became Pinkham's partner, but Pinkham was more interested in card games than groceries. Lewis said the partnership "was the worst marriage ever made." Lewis's son-in-law, William Lemon, became the store's manager after Pinkham left, and it became the Lewis/Lemon General Store. It sold groceries, clothing, hardware, and construction items. Jennie Griffith, wife of Albert Griffith who was one of Ketchum's founders, bought the building in 1925 for their sons, Albert and Oscar. The Griffith brothers sold the business and building in the late 1930s, but portions of their sign on the south wall are still visible today.
- 14 Site of Bald Mountain Hot Springs**  
**Corner of Main St. and First St. (Limelight Hotel)**  
Ketchum's first settlers discovered mineral hot springs two miles west of town near Warm Springs Creek. In 1881, Guyer Hot Springs was developed by a partnership that included Isaac Lewis and Civil War Veteran Captain Henry Guyer, Jr. Construction of a bar, restaurant, bathhouse, and dance hall began in the spring of 1882 and opened to host Ketchum's July 4th celebration. In the 1920s, Carl Brandt purchased the resort, and in 1929 he moved the operation into town, built a pool surrounded by log cabins, and transported the mineral water to the site using six inch wooden pipes from its source in Warm Springs. In 1988, the combination of wooden and steel pipes continually failed, so the pool was shut down, and years later the log cabins were moved from the site.
- 15 The Community Library Jeanne Roger Lane Center for Regional History**  
**415 Spruce Avenue North**  
The Center for Regional History was established in 1982 as a research and resource center, for the purposes of preservation and providing access to archive & special collections about central Idaho. These materials include books, oral histories, manuscripts, letters, government documents, photographs, ephemera, manuscripts, newspapers, video, and other related materials. The purpose of the center is to engage the public's interest in the history of central Idaho.

Text: Mary Jane Griffith Conger, Tom Ambrose, Jim Jaquet, and Anndel Kininmonth  
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