

/Users/thomashowland/Documents/Job Files/2024 Job Files/2423 The Pioneer Saloon/The Pioneer.pln



SITE
VICINITY MAP
PIONEER SALOON
320 N MAIN STREET

PROJECT INFORMATION

SCOPE OF WORK

REPLACE SIDING

ADDRESS AND DESCRIPTION

THE PIONEER SALOON
320 N MAIN STREET
KETCHUM

KETCHUM LOT S 25' OF 2 BLK 4

ZONE: RETAIL CORE

BUILDING CODE SUMMARY

2018 IBC
2018 IECC
CLIMATE ZONE: 6B
BUILDING OCCUPANCY: A-2 ASSEMBLY
CONSTRUCTION TYPE: VB
STORIES: 1
TOTAL AREA: 2484 SF

SHEET INDEX

GENERAL DRAWINGS

- | | |
|-------|----------------------------|
| G-001 | COVER SHEET |
| G-002 | MATERIALS |
| G-003 | 11X17 MATERIALS AND COLORS |
| G-004 | CONSTRUCTION ACTIVITY PLAN |
| G-005 | HISTORICAL PHOTOGRAPHS |

PROJECT TEAM

OWNER: PIONEER SALOON, INC
320 N MAIN ST, KETCHUM, ID
PO BOX 986, KETCHUM, ID 83340
ARCHITECT: HOWLAND ARCHITECTURE STUDIO, INC
THOMAS HOWLAND
208.721.8246
THOMAS@HOWLANDARCHITECTURE.COM
CONTRACTOR: CW POMEROY CONSTRUCTION
CHARLIE POMEROY
208.720.6524
JAHWCWP@GMAIL.COM



PROPOSED FACADE RENOVATION

GENERAL NOTES

Idaho Glulam fabricated the decorative facade framing elements from reclaimed lumber per owner's request. Contractor to confirm measurements and construction prior to installation. Attachment to building per code.

Howland Architecture Studio, Inc has provided renderings and documentation for City Of Ketchum Historic Review and Design Review.

The Contractor shall be responsible for final detailing and coordination with existing building materials.

The Contractor shall visit the site and verify dimensions and conditions prior to commencing work.

The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

The Contractor shall secure and pay for the building permit and other permits necessary for proper execution and completion of the Work. The Contractor shall be responsible for scheduling required permit inspections.

The Contractor shall comply with manufacturer's recommendations for storing building materials.

The Contractor shall be responsible for trash removal and disposal.

The Contractor shall carry liability insurance and workman's compensation insurance. See Construction Activity Plan for additional requirements

FINISH CARPENTRY

Install finish carpentry work plumb, level, true and straight with no distortions. Scribe and cut finish carpentry items to fit adjoining work. Install standing and running trim with the minimum number of joints possible. Cope at returns, miter at corners to produce tight fitting joints. Anchor finish carpentry work securely to supports and substrates, using concealed fasteners and blind nailing where possible. Use fine finishing nails for exposed nailing, countersunk and filled flush with finished surface. Anchor all exterior siding and trim with stainless steel fasteners.

PAINTING

Comply with manufacturers' recommendations for preparation and application. Surfaces must be clean and free of dirt, dust, and oil. Repair holes, crevices, and cracks with appropriate patching compound. Dull glossy surfaces. For new construction sand rough surfaces smooth. Putty nail holes and cracks and caulk door and window trim after surfaces have been primed.

FLASHING AND SHEET METAL

Comply with "Architectural Sheet Metal Manual" by SMACNA, for work required.

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STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED:

01.28.2025 REVIEW SET
06.02.2025 DESIGN REVIEW



THE PIONEER SALOON
320 N MAIN STREET KETCHUM
PIONEER SALOON, INC

PROJECT NO: 2423

MODEL FILE:

The Pioneer.pln

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SHEET TITLE

COVER SHEET

G-001

SHEET 13

OF 52

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SHEET TITLE
MATERIALS

G-002
SHEET 14 OF 52



- NO CHANGE TO EXISTING LIGHTING
- REMOVE EXISTING FAUX BARN WOOD SIDING
- REMOVE PANELING FROM 2002 RENOVATION

STREET VIEW- EXISTING

NOTE: EXISTING WOOD EXTERIOR INSTALLED DURING 2002 RENOVATION



- MAINTAIN ORIGINAL STUCCO AROUND SIGN
- STAIN EXISTING FAUX BARN WOOD A MORE UNIFORM COLOR SIMILAR TO HISTORIC IMAGES
- NEW DECORATIVE FRAMING ELEMENTS FROM RECLAIMED BARN WOOD

STREET VIEW- PROPOSED



RECLAIMED BARN WOOD FOR PROPOSED DECORATIVE FRAMING

CONSTRUCTION ACTIVITY PLAN



THE PIONEER SALOON

SCAFFOLDING TO BE ERECTED ON FACADE OF THE PIONEER SALOON. CONES AND SIGNAGE TO DIRECT PEDESTRIAN TRAFFIC

CONTRACTOR TO USE STREET PARKING IN ACCORDANCE WITH CITY OF KETCHUM PARKING REGULATIONS

- General contractor/permit holder is responsible for all subcontractors and will be held responsible for all aspects of the construction activity permit
- Construction vehicles to limit speed to 15 MPH within one block from construction site
- The job site shall be kept in a clean and orderly condition. Trash and construction debris shall be picked up on the site and surrounding areas on a daily basis, and materials shall be stored in neat, tidy piles
- General contractor/permit holder shall submit a Temporary Use of Right-of-Way (TURP) application for all right-of-way encroachments beyond what is shown on this CAP
- General contractor/permit holder is responsible for on-site snow removal. On-site snow shall not be stored in the right-of-way
- The repair of damage to the right-of-way shall be the responsibility of the general contractor/permit holder
- No contractor/subcontractor parking will occur within time limited parking spaces in rights of way

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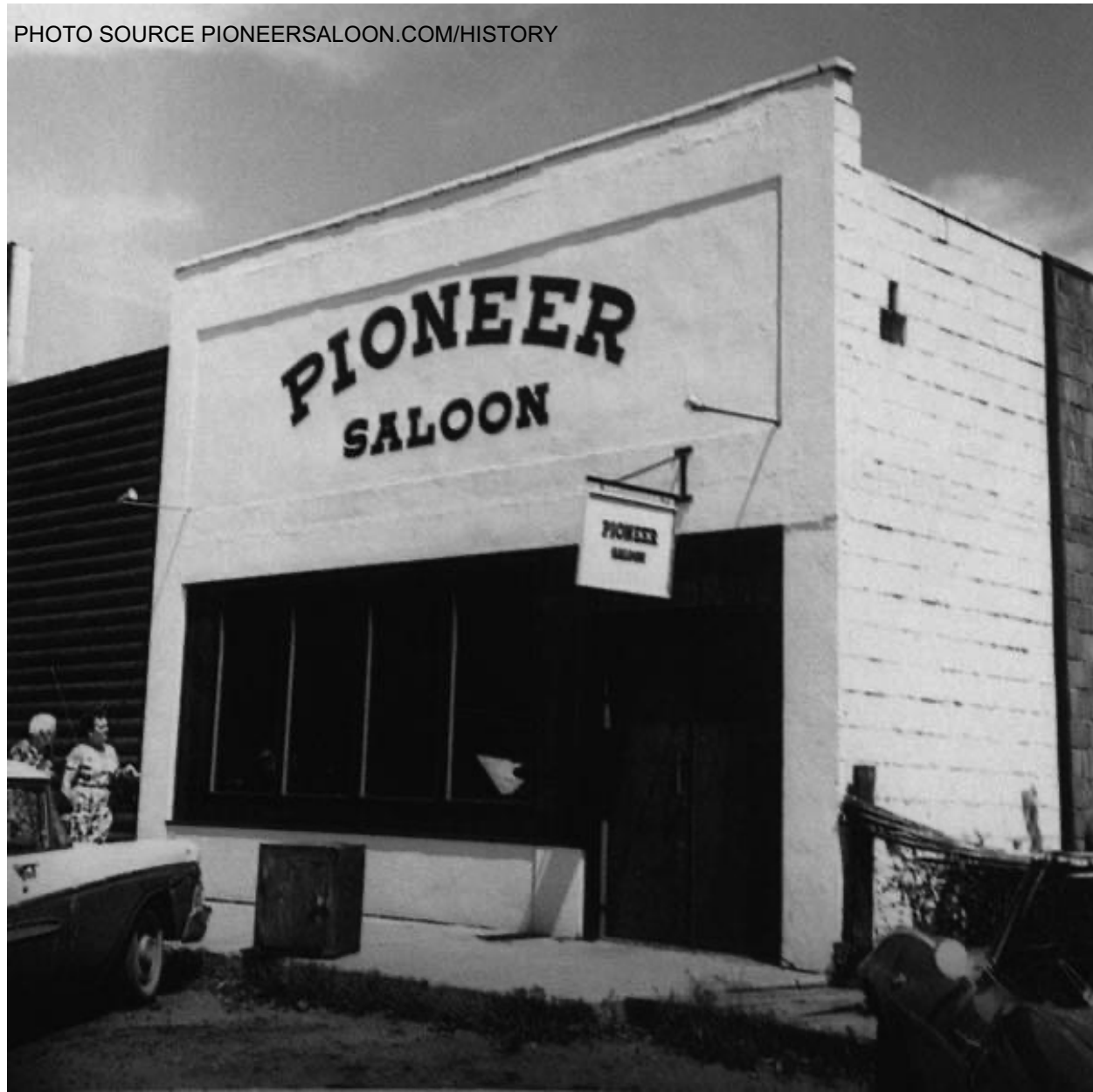


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SHEET TITLE
CONSTRUCTION ACTIVITY PLAN

G-004
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THE PIONEER SALOON AFTER ITS 2002 FACADE RENOVATION



HISTORY OF THE PIONEER SALOON BUILDING

The Pioneer Saloon—originally known as The Commercial Club—first opened its doors in the 1940s as a gambling casino operated by Otis Hobbs. A few years later, the casino closed, and the building was repurposed by the American Legion as a meeting hall. For a brief period, it also served the community as a dry goods store before eventually becoming the beloved establishment it is today.

Around 1950, the building was revived as a gambling casino by Whitey Hirschman, who gave it the name it still carries today—the Pioneer Saloon. Although gambling was never legal in Idaho, it thrived in Ketchum until 1953, when enforcement of the law brought it to an end. Following that period, Whitey continued to operate the Pioneer as both a bar and a uniquely eclectic antique store, maintaining its vibrant character until the spring of 1965.

In the mid-1960s, the Pioneer underwent a transformation, emerging as a full-service restaurant. The current incarnation of the Pioneer Saloon dates back to 1972—an important milestone that inspired the phrase “Where were you in ‘72?” This sentiment serves as the theme of our annual Pio Days celebration, held each November to honor the Saloon’s enduring legacy and the community that surrounds it.

Over the years, the Pioneer Saloon has seen a number of thoughtful additions and renovations. In 1984, the downstairs dining room was added during a summer-long construction project. In 2002, the building’s front façade was transformed from stucco to its current wooden exterior, and that same year, the back bar was redesigned by Doug Tedrow of Wood River Rustics. In May 2012, the interior was further enhanced with custom woodwork, updated lighting, and the addition of many new artifacts that reflect the Saloon’s rich heritage. Duffy and Sheila Witmer have been the sole owners of the Pioneer Saloon since 1986. Together with their children—Alyson, Chloe, and Dillon—and in collaboration with current General Manager Chris Saxton, they continue to preserve the spirit of this historic landmark while introducing fresh ideas to Ketchum’s vibrant restaurant scene.

SOURCE PIONEERSALOON.COM/HISTORY

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FRONT ELEVATION



EXPOSED PORTION OF S. SIDE ELEVATION



REAR ELEVATION

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SHEET TITLE
COLOR PHOTOGRAPHS

G-006
SHEET 18 OF 52



LEFT: DECORATIVE RECLAIMED LUMBER
FOR COLUMNS AND BEAMS
ABOVE: STAINED SIDING AROUND WINDOWS

- MAINTAIN ORIGINAL STUCCO AROUND SIGN
- STAIN EXISTING FAUX BARN WOOD A MORE
UNIFORM COLOR SIMILAR TO HISTORIC IMAGES
- NEW DECORATIVE FRAMING ELEMENTS
FROM RECLAIMED BARN WOOD
- EXISTING LIGHTING MODIFIED TO MEET DARK SKY REQUIREMENTS
BULBS TO BE FULLY SHIELDED