

KETCHUM HISTORIC PRESERVATION HANDBOOK

Draft March 31, 2022



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INTRODUCTION

WHY DOES HISTORIC PRESERVATION MATTER?

The process of historic preservation planning provides a myriad of community and public benefits. These public benefits range from providing local decision-makers an avenue to establish preservation goals and prioritize preservation actions, to economic benefits of reinvigorating or stabilizing traditional neighborhoods and reducing environmental impacts through adaptive reuse of existing buildings. While historic preservation planning provides many community benefits, there are also trade-offs, including potential increases in rent and development cost in historic areas, and balancing equitable provision of preservation outcomes across diverse backgrounds.

The American Planning Association defines historic preservation planning as: “the process of creating and implementing a strategy to protect and enhance historic resources”. Historic resources can include sites, buildings, structures, objects, and districts that have either national, state or local historical or cultural significance.

WHERE DID THIS IDEA COME FROM?

PROGRESS BASED ON HISTORY

This historic preservation handbook acts as an evolution and progression of past plans to fulfill the preservation goals that they set forth. In 2005, the City had a reconnaissance survey done by Walsworth and Associates for the identification of historic properties throughout Ketchum to identify where throughout the city they are located. The goal of the survey was to make field determinations on existing sites, buildings, structures, features, and objects with local or interpretive potential or qualify for the NRHP list. The survey was later updated in December of 2020, to determine eligible sites and pair down the list of historic assets recognized by the city. The survey found that since 2005, a total of 15 of the 81 buildings recorded have been lost. That number is equal to almost 20 percent of previously recorded resources. As Ketchum determines new historic preservation goals for the future, preventing additional loss of historic structures is critical.

HOW TO USE THIS DOCUMENT

- ◆ Stay in the Loop! Check out www.ketchumidaho.org/bc-hpc for citywide updates!

This document will walk you through what you need to know about listing a historic property in Ketchum, about the preservation resources available to property owners and much more! It will answer the following questions to help guide you through the historic preservation process.

- What is the Historic Preservation Commission? What do they do?
- Why does Ketchum need a handbook?
- How does the Historic Preservation Commission achieve Ketchum’s historic preservation goals?
- I think my property might be historic. How do I know if it is?
- What does it mean to have a historic property and to list it?
- How does having a listed historic property benefit me?
- How does listing my historic property benefit my community?
- What can I do with my historic property? Should I preserve it, alter/add to it or does it need to be demolished?

HISTORIC PRESERVATION COMMISSION

WHAT IS THE HISTORIC PRESERVATION COMMISSION? WHAT DO THEY DO?

Ketchum's HPC (Historic Preservation Commission), reviews properties for consideration for the Historic Building List! They also oversee historic preservation initiatives for the city and assist in educating the public about the benefits of Ketchum's historic character. It has five members, all appointed by the Mayor and confirmed by a majority vote of the City Council. Meetings are held on the first Tuesday of each month, with Special Meetings held on the third Tuesday of the month, unless otherwise posted. All meetings are open to the public!

- ◆ Contact US! participate@ketchumidaho.org.

CHAIR - Mattie Mead

VICE CHAIR - Wendolyn Holland

COMMISSIONER - Jennifer Cosgrove

COMMISSIONER - Jakub Galczynski

COMMISSIONER - Rick Reynolds

RELEVANT PAST PLANS

WHY DOES KETCHUM NEED A HANDBOOK?

An accessible resource for community members to implement and understand historic preservation methods has been a well-established goal of the city. The 2014 comprehensive plan articulated a regulatory implementation timeline of 3 years for the creation of a historic preservation guidelines document and handbook. As the vision of the comprehensive plan continues to be implemented, the handbook is now coming to life.

- ◆ Comprehensive Plan Vision – “Protect and support our architectural heritage through appropriate historic preservation standards and guidelines.”

[KETCHUM COMPREHENSIVE PLAN 2014](#)

OTHER RELEVANT PLANNING DOCUMENTS

- [Building Code](#) – The building code provides regulations for construction within Ketchum.
- [Design Guidelines](#) – The design guidelines guide building form and aesthetic within Ketchum. It provides an overall vision of the look and feel of the community core to best preserve and integrate historic buildings.
- [Historic Preservation Ordinance](#) – The purpose of this ordinance is to promote the educational, cultural, economic and general welfare of the public of the City of Ketchum through the identification, evaluation, designation and protection of buildings, sites, areas, structures and objects which reflect significant elements of the City's, the state's, and the nation's historic, architectural, archaeological and cultural heritage.

ACHIEVING HISTORIC PRESERVATION GOALS

HOW DOES THE HISTORIC PRESERVATION COMMISSION ACHIEVE KETCHUM'S PRESERVATION GOALS?

1. Public Education

Public education is a pivotal piece of any successful historic preservation planning effort. The community is a stakeholder in the process, and helps develop both the preservation goals, as well as the vision for future development of historic resources. Some communities have developed historic preservation handbooks to provide an introduction to historic preservation, detail the tools available for preservation, and walk property owners through the process of developing/redeveloping a historic property. These handbooks also set the foundation for additional educational resources.

2. Ordinances

Historic Preservation Ordinances may also include development incentives - such as relief from landscaping standards or density bonuses - provide financial assistance programs and establish a historic preservation commission responsible for reviewing all designation, alteration, and demolition applications. Historic preservation ordinances may apply protections to individual resources, or if there are multiple resources in an area, to entire districts. In communities that apply protections to individual resources, the historic preservation ordinance typically includes, or is accompanied by, design and maintenance standards for historic resources.

3. Regulatory Relief

The city of Ketchum and the Historic Preservation Commission provide regulatory relief for property owners, including relief from certain building codes, parking requirements

and dimensional standards. These relief measures are incentives for property owners to preserve historic buildings and prioritize their continued impact in Ketchum.

4. Technical and Financial Assistance

Federal and state financial incentives provide property owners with opportunities to preserve, alter or renovate buildings, to keep them functional and contributing to the community. These financial incentives encourage property owners to make beneficial changes that may not otherwise be available to them.

PUBLIC EDUCATION

Public education is a pivotal piece of any successful historic preservation planning effort. The community is a stakeholder in the process, and helps develop both preservation goals, and a vision for future development of historic resources. This handbook serves as a tool for everyone to better understand and engage with preservation initiatives. It provides the incentives and benefits of maintaining historic properties financially and for the overall character of the city of Ketchum.

The historic fabric of Ketchum is made up of the individual buildings that nod to the city's past, while making room for additions and alterations that usher the same buildings into the future. Adapting historic buildings to serve the individual property owners financially while highlighting their impact on the greater community is what this handbook aims to highlight. Explaining how and why alterations and additions should be prioritized over demolition of historic buildings, is an important aspect of public education that gets the community on board with Ketchum's historic preservation goals.

It also highlights you! The community needs to be involved in historic preservation efforts at every turn.

- ◆ [JOIN US](#) on our walking tour of historic properties. See the city and all its unique architecture by foot.

- ◆ [GET INVOLVED](#)
Do you love Ketchum's historic character?
Do you want to see Ketchum's history preserved?
[HERES WHAT YOU CAN DO](#)
Visit our website! Stay updated on the Historic Preservation Commission's latest projects by attending a meeting! Email us with questions at participate@ketchumidaho.org

PERMANENT ORDINANCE

Ketchum's new permanent ordinance builds on the interim ordinance adopted in January of 2021 placing the Historic Preservation Commission composition and responsibilities in existing Chapter

4.08, Historic Preservation Commission. The rest of the language was formatted as a new Chapter in the City of Ketchum Municipal Code Titled Historic Preservation. It helps apply protections, creates new criteria for the listing of historic structures and outlines the roles and responsibilities of the HPCC. The goals of the ordinance are also reflected throughout this document and will be referenced through links, subjects and pages.

The main goals of the permanent ordinance were to:

1. Establish a Historic Building/Site List and detail criteria to add or remove structures from the list. (SEE NEXT PAGE FOR THE LIST)
2. Create a Demolition or Alteration Request Process details the process to go about applying for a demolition or alteration permit along with criteria for approval.
3. Remedying of Dangerous Building Conditions describes that the building official can ask for repairs if they deem that the structure is in a condition that puts the public health and safety at risk.
4. Outlines Enforcement and Maintenance, which describes how the provisions will be enforced as well as proper standards for maintenance of structures on the Historic Building/Site List.
5. Provides language for Relief From Regulations which describes incentives that allow for relief from certain standards such as building code, parking, and nonconforming structure requirements to encourage restoration, alteration, and additions to historic structures rather than demolition.

HISTORIC BUILDING/SITE LIST

KETCHUMS LOCAL HISTORIC BUILDING LIST

The buildings on the Historic Building/Site List were all chosen based on the criteria that the buildings have to be 50 years old or older, must retain physical integrity of original heritage or culture, and exemplify certain architectural, social/historic, or geographic criteria. The HPC took this list one step further to refine it by developing criteria and cross-referencing list against the original qualifications. The list is growing and changing over time and can include your property!

HISTORIC BUILDING SITE ADDRESS	STREET ADDRESS	DATE
Deering Cabin	831 SW Street East	c. 1882
Thompson House	300 East Avenue North	c. 1912
C. S. Williams House	100 East Avenue North	c. 1914
Jack Frost Motel	881 4th Street East	1940
George Curtis Cabin	411 W. Walnut Avenue	1920s
Wendy's Christmas Restaurant	300 Walnut Avenue	c. 1980
Evans Ranch House	371 2nd Street	c. 1920s
McCoy/Gooding Miller House	480 East 2nd Street	c. 1934
Carl-Peter/Carlson Jensen House	180 Ludville Avenue North	c. 1935
St. Mary's Catholic Church	380 Ludville Avenue North	c. 1936
Pagan Property	411 Sun Valley Road	c. 1940s
Chapman & Clark Mercantile	300 North Main Street	c. 1947
Pioneer Station	348 North Main Street	c. 1948
Hicks Property	340 North Main Street	c. 1948
Pioneer Post Office	400 North Main Street	1949
Best Creek Cabin	271 W. Ludville Avenue North	c. 1938
Kendall Farmstead	220 North Main Street	c. 1935
Leary Barn	180 North Main Street	c. 1935
Pink Telephone Co.	340 Washington St. Street	c. 1936
Chapman Shed	271 Sun Valley Road	c. 1980
Smith House	671 Washington Avenue	c. 1940s
McIntire House	380 1st Avenue	c. 1930s
Pioneer Service Park	Between River and 1st Street	1933
Community Development/Alma Youth Shop	181 Walnut Avenue	1968
Greenback & Ramsey Store (200P Island)	211 North Main Street	1884
House Linda Home/Ely/Barth's Porch	280 East Avenue North	c. 1880

I THINK I OWN A HISTORIC PROPERTY

Do you think that you may own a historic property and want to know if it is eligible for recognition by the city? There are many benefits to owning and maintaining a historic property in Ketchum. It opens up the opportunity for funding sources that benefit your property, relief from certain building codes and regulations, and it means that you can personally contribute to preserving your community's history!

- ◆ The City of Ketchum has defined a historic property as "Any building, structure, area or site that is significant in the history, architecture, archaeology or culture of this community, the state, or the nation."

The first and most important question is...

Is your site/property 50 years old?

YES - Great! Your property meets the first criterion and is considered historic! In order to be listed, see if it meets the additional criteria on the following page.

NO - IT is NOT automatically eligible but CAN be if it is found to be exceptionally important in other significant criteria.

[MY PROPERTY IS OVER 50 YEARS OLD](#)

To be listed on Ketchum's Historic Building List, **your property must be at least 50 years old** AND must answer the following questions...

Has it retained its physical integrity?

IF it is 50 years old and has retained its physical integrity, then move onto the following pages to see if you meet the rest of Ketchum's criteria (IF your building is not 50 years old but meets some of these criteria, you may still be eligible!)

- ◆ WHAT IS INTEGRITY?
Integrity is the ability for a property to convey its historic significance. Can you tell by looking at it, that it has historic features? Does its location clearly have historic ties? IF yes then it probably has retained its physical integrity!

[The 7 Elements of Historic Integrity](#)

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

DOES IT ALSO MEET AT LEAST ONE OF THE FOLLOWING CRITERIA?

Ketchum (LOCAL) Criteria

Architectural

1. Representative of a historic architectural period or style
2. A recognized builder/architect's building
3. Artistic value/craftsmanship
4. Represents Innovation
5. Part of a grouping/pattern of buildings in Ketchum

Social/Historic

1. Site of historic event
2. Exemplifies place or people-based heritage
3. Associated with a notable person
4. Represents a vital connection to its setting.

Geographic/Natural

1. Enhances sense of community identity
2. Established and familiar visual feature of the community

If your site or property meets one or more of the criteria above, contact the city at participate@ketchumidaho.org to see about being listed!

National Criteria (only applicable for those who want NRHP designation as well)

Events - Associated with events that have made a significant contribution to the broad patterns of our history.

People - That are associated with the lives of persons significant in our past.

Architecture - Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Significance - Have yielded, or may be likely to yield, information important in prehistory or history.

WHAT LOCAL LISTING DOES NOT DO

DIFFERENCE BETWEEN LOCAL AND FEDERAL LISTINGS

Local listing by the city of Ketchum is NOT the same as being federally recognized on the National Register of Historic Places. Being placed on the local list of historic buildings for Ketchum opens up the property to funding sources and opportunities if the property owner chooses to take part in them! Federal listings have different benefits and protections that are offered to the property owner that are explored in the following pages.

FEDERAL BENEFITS TO PRESERVATION

Listing in the National Register has the following results which assist in preserving historic properties:

- Recognition that a property is of significance to the nation, the state, or the community.
- Consideration in the planning for federal or federally assisted projects.
- Eligibility for federal tax benefits.
- Consideration in the decision to issue a surface coal mining permit.
- Qualification for federal assistance for historic preservation, when funds are available.

WHAT LOCAL LISTING DOES NOT DO

- ✗ Automatically list the property on the National Register of Historic Places unless you also apply for it through the State Historic Preservation Office.
- ✗ Restrict the rights of private property owners if you want to change or dispose of their property.
- ✗ Automatically provide funding or loans for the property.
- ✗ Require that your property be rehabilitated after it is listed. Require that your property be restored if it is damaged.
- ✗ Mean that the property has to be open to the public in any way. Guarantee that no matter what, the property will be preserved.

I OWN A HISTORIC PROPERTY

COMMUNITY BENEFITS TO PRESERVATION

Contribute to Ketchum's Historic Character

Be an integral part of preserving and maintaining the historic character of Ketchum. Contribute to historic tourism and the unique architecture that makes Ketchum special.

Lower Greenhouse Gas Emissions

The most sustainable building is the one that's already there! Preserving historic buildings reduces the environmental impacts of demolition and new construction.

Recognition and Internet Presence

List your property on the Society of Architectural Historians website.

Be featured by the Idaho State Historical Society.

HOW CAN I PRESERVE IT? IS THERE FINANCIAL ASSISTANCE AVAILABLE?

The following financial assistance can make it easier to preserve your building. When you make the choice to list your building as historic, you open the site/property to additional funding that is not otherwise provided for property owners. These are great opportunities to take advantage of!

Federal 20% Tax Credit Criteria

1. NRHP Listed or contributing to a "Registered Historic District."
2. The project meets the "substantial rehabilitation test."
3. Rehabilitation work done according to the Secretary of the Interior's Standards for Rehabilitation.
4. Meets an income-producing purpose for at least five years following rehabilitation.

Idaho Heritage Trust's Grants

1. Only publicly owned buildings and organizations may apply
2. Consideration is given to projects that lack funding from other sources, or a building that is in imminent jeopardy due to decay, demolition, or deterioration by neglect.
3. Must have community support and participation, significance to the local community, state, or national history, and the sustainability of the organization and building, artifact, or site.
4. Meet the Secretary of the Interior's Standards for the Treatment of Historic Properties

IRS Charitable Deductions

A federal incentive for historic preservation is the charitable deduction provisions of IRS code. In the case of a donation of a facade easement (conservation easement) on a person's historic property to an appropriate recipient such as a unit of government or other non-profit entity, the property owner may qualify for a charitable deduction from their taxes. If an easement is put in place, it puts restrictions on what future owners may do with the exterior of the building for historic preservation purposes. If this results in a reduction of market value with the easement, it is treated as a charitable deduction on the donor's federal taxes (similar to donating a painting to a museum).

CAN I RENOVATE, ALTER, OR ADD TO MY HISTORIC BUILDING?

The City of Ketchum has seen several successful alterations of existing historic buildings over the years. The examples on the following page illustrate three such alterations which capitalized on the character defining features of each building, highlighting them with subtle treatments such as paint colors, awning replacement, and updated or repaired windows, lighting and signage. The Windermere Real Estate office apartment addition is a great example of stepping back height and using different, yet complementary materials to maintain the original facade character.

Appropriate alterations might include but are not limited to:

What can I do to the inside of my building?

- Changes to the building's interior that are not visible from a public street, alley, park, or other public place.
- Changes to internal building systems that will not adversely affect the external appearance of the building.

What can I do to the outside of my building?

- The erection or removal of temporary improvements.
- Adaptive reuse consistent with the Secretary of the Interior's Standards for Rehabilitation and Idaho Code Title 67-4618.
- Additions meeting applicable criteria as approved by the Historic Preservation Commission.

Can I alter my building/site? Will my alteration application get approved?

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 alteration of, or addition to, the structure adversely affect 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 alteration/addition adversely affect the historic significance or architectural distinction of the structure or the Community Core?

Alterations and Addition Examples

<Before/After Images>

LOCAL REGULATORY BENEFITS THAT AID IN RENOVATION

Local listing by the City of Ketchum can also lead to regulatory relief for your property if you choose to alter, renovate, or add to it. This means that historic properties can have certain allowances from the building codes and development standards that apply to other properties. The following list represents a few of those regulatory benefits.

Relief from Building Codes - The proposal of alternative measures to meet restrictive building code requirements is provided for historic buildings.

Relief from Parking Requirements - A parking exemption exists for square footage within a historic building, regardless of use. Applies to projects that retain all or a portion of the historic building.

Relief from Non-Conforming Building Requirements - The ability to match existing dimensional standards if non-conforming and removes limitations on the expansion or alteration of non-conforming structures.

WHAT ABOUT DEMOLITION?

If you own a historic property that has no ability to be repaired or renovated, despite consideration for financial assistance and incentives, demolition may be considered as a last option.

- ◆ A security deposit in the amount of 150% of the estimated cost of improvement to be held!

The HPC may approve, approve with conditions, or deny a Request for Demolition application based on the following criteria:

Can I demolish my building/site? Will my demolition application get approved?

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 of the structure adversely affect 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 adversely affect the historic significance or architectural distinction of the structure or the Community Core?

A NOTE: The Historic Preservation Commission does not approve every application for the demolition of a site or structure. A main goal of the city is to preserve and support the continuation of historic structures within the community. Therefore, demolition should be considered only as a final resort for sites under historic designation.

[ALTER OR DEMOLISH A HISTORIC STRUCTURE APPLICATION](#)

[DEMOLITION PERMIT APPLICATION](#)

LINKS AND REFERENCES