ARCHAEOLOGICAL AND HISTORIC SURVEY REPORT

2005 KETCHUM RECONNAISSANCE SURVEY
BLAINE COUNTY, IDAHO

Prepared for:
Planning and Zoning Department & Historic Preservation Commission
City of Ketchum
P.O. Box 2315
Ketchum, Idaho

Administered Under a Grant from
The Certified Local Government Program & Idaho State Historic Preservation Office
210 Main Street
Boise, Idaho 83701

Prepared by:
Claudia Taylor Walsworth, M.A.
Walsworth and Associates
Cultural Resource Consultants
P.O. Box 1248
Ketchum, Idaho 83340
(208) 726-1722

With Assistance from Jeanne Flowers and Richard B. Meyer

AUGUST 2005
SUMMARY

Project Title: 2005 Ketchum Reconnaissance Survey

Author: Claudia Taylor Walsworth, M.A.
Walsworth and Associates
Cultural Resource Consultants
P.O. Box 1248
Ketchum, Idaho 83340
(208) 726-1722
ctwalsworth@cox.net

Investigation Type: Windshield or Reconnaissance (Class II)

Project Locations: City of Ketchum and adjacent areas of impact

Legal Descriptions:

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 North</td>
<td>18 East</td>
<td>18, 19, 30</td>
</tr>
<tr>
<td>4 North</td>
<td>17 East</td>
<td>11, 12, 13</td>
</tr>
</tbody>
</table>

Quadrangles: 1967 Sun Valley; 1967 Griffin Butte, Idaho 7.5’

Survey Date(s): May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

Total No. Sites: 241

NRHP Eligible Sites: 37
A. KEY INFORMATION

1. Project Name: 2005 Ketchum Reconnaissance Survey
2. Report No.: TBA
3. Associated Agencies: Idaho SHPO, City of Ketchum for CLG Grant
4. Author of Report: Claudia Taylor Walsworth, M.A.
5. Date of Report: August 2005
6. County: Blaine
7. Legal Description: Township 4 North, Range 17 East, Sections 11, 12, 13; Township 4 North, Range 18 East, Sections 18, 19, 30 of the Boise Base Meridian.

B. PROJECT DESCRIPTION

The City of Ketchum retained Walsworth and Associates to conduct a windshield or reconnaissance survey of the city of Ketchum as part of the Idaho State Historic Preservation Office’s (SHPO) Certified Local Government (CLG) Program. Limited survey information exists on historic properties within the City of Ketchum. The goal of the reconnaissance survey was to make field determinations on existing sites, buildings, structures, features, and objects that were built within the past 50 years that are either potentially eligible to the National Register of Historic Places (NRHP), have local historical significance or interpretive potential. The survey focused on historic commercial, residential, industrial, agricultural, and recreational properties built or used between 1880 and 1956.

A secondary goal of the survey was to identify historic properties recorded during the 1990 CLG Reconnaissance Survey that have been moved, obliterated or are slated for demolition. As part of the inventory process, historic properties within the City of Ketchum’s Impact Zones were also included such as McHanville, Adams Gulch, Warm Springs Ranch, and western portions of Sun Valley Road. At the request of the Idaho SHPO, Walsworth and Associates also gathered information on properties potentially eligible to the NRHP in the near future, from 2006 to 2010.

The products from the 2005 reconnaissance survey will be used to identify historic areas for thematic or multiple properties documentation (MPD), to identify historic properties for future NRHP nominations, and to recommend other properties for preservation goals or public educational forums. It has been suggested at recent meetings of the Ketchum Historic Preservation Commission (KHPC) that data generated from the 2005 reconnaissance survey will be used to plan and develop incentive programs to garner support for historic preservation. Currently in the discussion phase are a revised demolition ordinance to allow public input and expand an existing transfer of development rights (TDR) to allow owners of historic buildings to sell off development rights to the property by allowing the buyer to construct taller structures elsewhere within the City’s community core district.
C. STATEMENT OF OBJECTIVES FOR SURVEY

1. Research Design

As part of the CLG program, a windshield or reconnaissance survey of historic properties including sites, buildings, features, and objects will be performed during the early summer of 2005. The survey will become a planning tool for local historic preservation efforts and data generated from the survey will be used to assist in developing strategies for achieving historic preservation goals within the community.

The survey is planned in accordance with standards for conducting local surveys using the National Park Service (NPS) and Idaho State Historic Preservation Office (SHPO) guidelines. Historic properties will be assessed in terms of their national significance using National Register of Historic Places (NRHP) criteria established for eligibility. The criteria used in general terms are: (A) properties that are associated with events that have made a significant contribution to the broad patterns of history; (B) properties that are associated with the lives of person’s significant to our past; (C) properties that embody distinctive characteristics of a type, period, or exhibit methods of construction, or represent the work of a master, possesses high artistic values, or represent a significant and distinguished entity whose components may lack individual merit; and (D) properties that have the potential to yield or are likely to yield information important to our Nation’s prehistory or history.

In addition, the survey addresses properties that meet the age criteria and have local relevance to the community’s historical development. In broad terms, the survey will improve the existing body of knowledge pertaining to history of Ketchum and will provide an overview of the chronology, patterns of settlement, and areas of commercial, industrial, agricultural, and recreational development in Ketchum from the period 1880 to 1956. Data generated from the survey will also exemplify what properties represent each era of development including Ketchum as an early 1880’s mining camp, as a 1900 to 1930 rural village, or a mid 1930’s to early 1960’s recreational resort/tourist destination.

The research goals are as follows:

- Search for historical properties related to community development including settlement, agricultural, industry, recreation, and commerce/trade
- Identify historical sites, buildings, structures, features, and objects that relate to the above themes
• Document historical properties by noting location, setting, landscape features, or streetscape; past/current use; past/current ownership; architectural style, method of construction, size, significant elements, landscape features, and changes to property over time

• Evaluate historical properties for the NRHP

• Compare potentially eligible properties to others in similar setting, theme, architecture, method of construction, or other factors that portray a historic district, a conservation area, or historic design review sector

• Determine historical community boundaries including well established neighborhoods, business districts, industrial use areas, or agricultural zones

• Assess the groupings of historical properties in terms of potential NRHP multiple property documentation or thematic nominations

The goal of the reconnaissance survey is to review all available material pertaining to Ketchum history and land use planning areas prior to field investigations. Areas likely to contain historical properties will be inventoried based on prior knowledge of the area, primary and secondary sources of information, and previous cultural resource work experience in area.

The next phase of the survey is to identify historical sites, buildings, structures, features, and objects within designated land use planning or geographic areas and to assess their physical characteristics in terms of criteria used for the NRHP. Once the historical properties are assessed, they will be documented for location, setting, and landscape features; past and current use; past and current ownership; and architectural style, method of construction, size, and any particular changes to the property that have altered the original architectural or historical integrity over time.

Determining what properties are potentially eligible to the NRHP is based on a closer inspection of the property on foot by viewing architectural style, building materials, method of construction, workmanship, and other pertinent architectural elements. Once sites have been identified eligible to the NRHP, they will be photographed using black and white film and processed accordingly.
If certain properties exhibit a particular pattern in terms of location or setting or have an affiliation with others based on similar architectural characteristics, design, or method of construction the properties will be evaluated in terms of potential multiple property documentations. Thematic groupings or properties that fall within a continuous/discontinuous area will also be considered. For example, some sites may be linked together by a particular historic context or theme such as recreational resorts and tourist destinations that fall within a certain geographical setting. If such properties exist, they may be assessed individually and/or collectively for the NRHP. Once historic boundaries have been identified, the goal is to locate as many properties in that area that may portray a loose or formal historic district, a conservation area, or section of community where design review applications may serve useful to foster historic preservation goals. Part of the boundary concept is useful when defining areas where existing historical residential neighborhoods exist, commercial or trade centers occur, where industrial and agricultural sites overlap, or where recreational properties and tourist service oriented sites are found. Streetscapes and rural historic landscapes will also prove useful when viewing sites in relation to their setting and while evaluating their criteria in terms of the NRHP.

The research design guides the survey methodology. An essential question to ask is does Ketchum have areas that are linked by a particular social or economic trend or historic context theme? If so, where are these properties situated, how are they related, and do they contribute to a local historic district or thematic group or do they have broader ramifications in terms of regional or national patterns important to history? Once research questions have been stated and research goals have been defined, the field investigation begins. It is expected that numerous age related or historic properties are located in Ketchum. One can expect that about 50 historic or age related properties exist and that only about two dozen of these are potentially eligible to the NRHP.

2. Methodology

Prior to conducting the survey, the team completed a background check of pertinent historical and architectural literature relating to the study area. Based on pre-field research, the team divided Ketchum into sections based on land use planning or geographic areas to efficiently manage the survey. The following units were developed:
1. McHanville, located 1.5 miles south of Ketchum in the City’s Area of Impact

2. The Mortgage Row Planning Area

3. The Gem Street Neighborhood which is near the southern entrance to Ketchum

4. Gopher Gulch, a historic residential neighborhood adjacent to the community core

5. Tourist Zone which includes several areas surrounding the core

6. Knob Hill, a quiet residential neighborhood north of the business district

7. Recreational Use and Bigwood Area north of Ketchum’s core

8. Community Core which is basically all the streets that run parallel or perpendicular to Main Street for several blocks in each direction

9. West Ketchum which includes the area west of the Wood River Trails System or bike path between River Street, the north end of Third Avenue to the Big Wood River, the Beaver Slough and Badger Lane summer home area, and portions of the Second Avenue Transition Area

10. The Agricultural and Forestry land use planning area which essentially is the protected open space that forms the entrance to Ketchum at the Reinheimer Ranch

11. Warm Springs, which includes the Base of Bald Mountain from Saddle Road near Broadway Bridge to the Warm Springs Ski Lifts and from Gates Road west a short distance to the Cimino property

12. Light Industrial Area which includes areas surrounding Saddle and Warm Springs Roads

13. North Ketchum including North Wood, Beaver Springs Subdivision off Saddle Road, and Adams Gulch which is in the City’s Impact Zone

14. River Run Area at the base of Bald Mountain near West Ketchum

15. The west end of Sun Valley Road near Spruce Street in the City’s Area of Impact
The survey involved a team of two people, Walsworth and Flowers with assistance from architect Richard Meyer as needed. The team’s previous knowledge and experience in recording and photographing historic properties in Ketchum and involvement in local historic preservation efforts over the past 15 years was an asset to the inventory.

The vehicular survey involved completing a systematic inventory of each street in Ketchum beginning in the south and gradually moving north. While the streets and roads of Ketchum were driven, the team took notes and initially photographed in digital form. In cases where historic properties were considered potentially eligible to the NRHP, a closer inspection was made on foot to view various elements of the structure to determine if the property indeed had historic or architectural merit. At that time, black and white photographs were taken. Other times, in situations where outbuildings, features, structures, or objects were obscured from the street or changes to the historical buildings over time had masked features or elements, the team took a closer look on foot. The team also paid close attention to changes in historic street or road patterns to determine if historical boundaries were intact or had been obliterated.

In summary, the basic purpose of the survey was to get an overview of the presence or absence of age related or NRHP eligible properties, the distribution and types of historically significant or age related local properties, and to define if these sites fall within a well established neighborhood, commercial core, or overlap zone. The goals of the survey were to collect useful data for the City to produce a planning document that defines where historically significant properties exist both in terms of the NRHP and what is vital to the community’s heritage and future vision. Data generated from the survey will be used to prepare forthcoming NRHP nominations, to plan for public education and interpretation programs, and to develop incentives through enhanced local preservation legislation by revising ordinances and producing historic overlay or design review districts for planning and zoning analysis.

D. LOCATION AND GENERAL ENVIRONMENTAL SETTING

1. Location (Figures 1 & 2):

The project is located in the City of Ketchum in northern Blaine County, which is part of South Central Idaho. Ketchum, which spans both sides of State Highway 75 that is nationally, recognized Scenic Byway, is a resort community that is a major employment center for Blaine County. Ketchum’s population is estimated to be around 3,000 which consist of about 16% of the county’s population that includes permanent and part time home owners but does not include short term visitors. At times during peak periods, the combined resort communities of Ketchum and Sun Valley have over 10,000 people
Figure 1. Project Location Map
Source: City of Ketchum
Figure 2. Survey Location Map
Township 4 North, Range 17 and 18 East of the Boise Base Meridian
Source: 1967 Sun Valley and 1967 Griffin Butte, Idaho 7.5' USGS Quadrangles
2. Setting:

Ketchum is located within a transitional zone between the Northern Rocky Mountains and the Northern Great Basin. Situated in a high elevation river valley, Ketchum lies at approximately 5800 feet above sea level. The town is surrounded by high, rugged mountains including the Smoky and Dollarhide Mountains to the west and the Boulder and Pioneer ranges to the north and east. The arid climate is influenced by the surrounding topography. Precipitation varies between 20 and 40 inches annually. Temperatures range from 82 degrees Fahrenheit in mid summer to 1 degree Fahrenheit in mid winter.

The geology of south central Idaho is complex and beyond the scope of this report. In broad terms, Ketchum contains sedimentary and igneous rocks in addition to products from glacial and stream channel erosion that are very old. Broadly characterized, the sedimentary rocks consist of two main types; the Wood River Formation from the Pennsylvanian and Permian geologic time periods and the Milligen Formation from the Mississippian and Devonian age which are all about 250 million years old. Intensive volcanic activity during the Eocene period brought widespread igneous materials known as the Challis Volcanics into the sedimentary parent rocks which occurred about three million years ago. Glacial deposits and stream channel fluctuation that have occurred over the past 1.8 million years to 10,000 years ago have resulted in soils types that are found on the floodplains of the Big Wood River and its many tributaries including alluvial fans, glacial outwash, and landslide areas. In short, it is the geological landscape that gives the Wood River Valley surrounding Ketchum its unique and scenic qualities.

Soils in the general region belong to two main groups. The Little Wood-Balaam-Adamson group consists of very deep, well drained and somewhat excessively drained soils that form in alluvium on slopes that range from 0 to 4%. On the other hand, soils from the Picabo-Harpur-Bickett group are very deep, poorly drains soils that formed in alluvium on slope from 0 to 2%. Historically, the Wood River Valley was predominately sagebrush steppe and upland communities of mixed conifer forests adjacent to wetland/riparian communities along the floodplain. The Big Wood River and its tributaries provide ideal habitat for a variety of large and small mammals, migratory birds and water fowl on both a year round or seasonal basis. The region is also a productive fishery and populations of both native and hatchery produced rainbow, brown, and brook trout occur.
E. PRE-FIELD RESEARCH

1. Sources of Information Checked:

Files containing archaeological and architectural inventory reports, records, maps, and NRHP nominations were reviewed by Walsworth at the Idaho State Historic Preservation Office in Boise as part of the background project research. Walsworth and Flowers conducted research at the Regional History Department of the Community Library in Ketchum for historic photographs and manuscripts related to local history. The team interviewed local residents for architectural or historical information. Property records at the Assessor’s Office in the Blaine County Courthouse at Hailey were re-examined by Walsworth. Historic plat maps, government land office, homestead entry maps, water rights records, and land patents were also consulted.

2. Summary of Previous Studies in General Ketchum Project Area

To date, 26 cultural resource surveys have been performed in the Ketchum project vicinity. Most inventories were associated with projects related to Section 106 Compliance of the National Historic Preservation Act of 1966 as amended conducted by federal or state governmental agencies or professional consultants hired by those agencies. Previous surveys and results within the current study area are summarized in Table 1. Other pertinent studies that have not been given Idaho SHPO or other agency survey numbers are detailed in the reference section of this report.

F. PREHISTORIC AND HISTORIC LAND USE

1. Native American Context

Native American occupation in the Ketchum area including South Central Idaho is part of the Great Basin Culture Area. The geographic location of Idaho represents a transitional zone between several major cultural areas including the Columbia Plateau and Great Plains. Various Indigenous people have occupied the general study area over the past 16,000 years. The prehistoric period for the Snake River Plains generally spans from about 16,000 years ago to A.D. 1700. The early period is referred to as the Paleo Indian and covers the Clovis, Folsom, and Plano phases and spans to about 9,000 years before the present. Typically people living during this era had a life style focused on big game hunting in an environment that was much wetter than it is today.
Table 1. Previous Surveys and Results within Ketchum Study Area (KSA)

<table>
<thead>
<tr>
<th>SHPO OR Agency Report No.</th>
<th>Date</th>
<th>Author/Agency</th>
<th>Title</th>
<th>Results for KSA</th>
<th>Relation to Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>STP 0070(100)</td>
<td>2004</td>
<td>Walsworth</td>
<td>A Cultural Resource Survey of the Warm Springs Pedestrian Connection</td>
<td>12 historic sites referenced in Attachment 2</td>
<td>Within</td>
</tr>
<tr>
<td></td>
<td>2004/7</td>
<td>Walsworth</td>
<td>Elkhorn Golf Course Improvement Project</td>
<td>Negative</td>
<td>Within</td>
</tr>
<tr>
<td></td>
<td>2004/655</td>
<td>Roberts (Leary)</td>
<td>SH-73 Timmerman to Ketchum Site Eligibility Report</td>
<td>18 historic sites referenced in Attachment 2</td>
<td>Within</td>
</tr>
<tr>
<td>STP 2815(100)</td>
<td>2002</td>
<td>Walsworth</td>
<td>A Cultural Resource Survey of the Proposed Warm Springs Bike Route and Sidewalk</td>
<td>4 historic sites are referenced in Attachment 2</td>
<td>Within</td>
</tr>
<tr>
<td></td>
<td>2003/282</td>
<td>Golder &amp; Associates</td>
<td>Communities At Risk, Fuels Reduction Program</td>
<td>Negative</td>
<td>Within</td>
</tr>
<tr>
<td>STP 2390(129)</td>
<td>1999</td>
<td>Walsworth</td>
<td>A Cultural Resource Survey of the Proposed Ketchum Streetscape Project, Phase 2</td>
<td>40 historic sites referenced in Attachment 2</td>
<td>Within</td>
</tr>
<tr>
<td></td>
<td>1995/974</td>
<td>1995</td>
<td>Henrikson/BLM</td>
<td>Simpson Road Access R/W</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1995/698</td>
<td>1995</td>
<td>Coulter &amp; Clark/SNF</td>
<td>Ketchum Trails</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1996/140</td>
<td>1995</td>
<td>Petersen/ITD</td>
<td>Ketchum Connection Trail-Hemingway School Area</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1993/737</td>
<td>1993b</td>
<td>Woods &amp; Woods</td>
<td>A Cultural Resource Survey of the Properties to be Improved at the River Run Ski Lift Complex</td>
<td>Negative</td>
</tr>
<tr>
<td>Historic Survey # 94-25</td>
<td>1993a</td>
<td>Walsworth</td>
<td>Trail Creek Timber Trestle Bridge: An Interpretive Perspective</td>
<td>13-16161</td>
<td>Within</td>
</tr>
<tr>
<td></td>
<td>1993/796</td>
<td>1993b</td>
<td>Walsworth</td>
<td>Bald Mt. Cultural Resource Inventory Phase I</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1991/874</td>
<td>1991</td>
<td>Petersen/ITD</td>
<td>SH-75 Southbound Passing Lane South of Ketchum</td>
<td>Negative</td>
</tr>
<tr>
<td>Historic Survey # 164</td>
<td>1990</td>
<td>Walsworth &amp; Gillett/City of Ketchum</td>
<td>Reconnaissance Survey of Ketchum</td>
<td>40 historic sites referenced in Attachment 2</td>
<td>Within</td>
</tr>
<tr>
<td></td>
<td>1990/352</td>
<td>1990a</td>
<td>Gaston/ITD</td>
<td>Passing Lanes, Hailey to Ketchum</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1990/351</td>
<td>1990b</td>
<td>Gaston/ITD</td>
<td>Elkhorn Road Intersection</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1989/3531</td>
<td>1989b</td>
<td>Petersen/ITD</td>
<td>Elkhorn Road Intersection Improvement</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1989/353</td>
<td>1989</td>
<td>Gallagher/SNF</td>
<td>CRI, Warm Springs Ski Lift</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>1989/2146</td>
<td>1988</td>
<td>Gaston/ITD</td>
<td>PSR, North Ketchum</td>
<td>Negative</td>
</tr>
<tr>
<td></td>
<td>No Number</td>
<td>1983</td>
<td>Herbst/ISHPO</td>
<td>Idaho Bridge Inventory</td>
<td>13-4913</td>
</tr>
</tbody>
</table>

Please Note: SNF= Sawtooth National Forest; ITD=Idaho Transportation Department; and ISHPO= Idaho State Historic Preservation Office.
The Paleo Indian period is firmly represented in the archaeological record of the Snake River region. Two key sites from this period are located only about 60 miles south of Ketchum; Kelvin’s Cave (10 LN 93) is a collapsed lava tube located southwest of Shoshone that was given a tentative date of about 16,300 years ago based on radiocarbon data from extinct camel, horse, and musk ox found in association with non-diagnostic artifacts. The deeply stratified layers of cultural deposits at Kelvin’s Cave date from the Late Pleistocene (ca. 15,000 years ago) to the historic period. Not far from Kelvin’s Cave is Wilson Butte Cave (10 JE 6), also located south of Shoshone in Jerome County. Wilson Butte Cave conversely is a lava blister (above ground) that contained deep deposits of five distinct layers that cover at least 15,000 years of prehistory. Also present in the cave were extinct species of camel, horse, and ground sloth. Associated with some of the cultural layers were several stone tools a modified bone that dated to 14,500 years before the present. Although no distinct diagnostic projectile points were recovered from the site, early point types such as lanceolates and Plano points were recovered from Stratum C.

The Camas Prairie, which is only about 40 miles southwest of Ketchum, was where a world famous Paleo Indian site known as the Simon Clovis Cache (10 CM 7) was found. In 1961, while a farmer was scraping a field next to a road, a cache of ancient Clovis points were discovered. Dating 11,500 years old, the Simon site represents one of the earliest examples of Clovis technology in the world.

From about 9,000 years ago to AD 500 is the Archaic Tradition. In general, people who lived during this time had a life way centered on seasonal foraging and small game hunting within a range of resource areas. Ethnographic records indicate that bands of Shoshone occupied the Snake River region during the Archaic. The project area is within the ancestral homeland of the Shoshone. Some scientists believe the Shoshone migrated into the Northern Great Basin from other areas. Historically the Shoshone, who are of the Uto-Aztecan linguistic stock, inhabited portions of California, Idaho, Nevada, Utah, Montana, and Wyoming. A majority of Shoshone settled along the Salmon and Snake River regions in Idaho were referred to as the Northern Shoshone. During late historic times when some of the Northern Shoshone who were forced onto formal reservations, they merged with the Bannock Indians, who are related to the Northern Paiute Indians of Oregon, California, and Nevada either through tribal affiliation or marital associations.

Ketchum lies within an important travel corridor that links the Snake River Plains with the Sawtooth and Salmon River Mountains of central Idaho. Intermittently used by humans over the past 10,000 years. The Northern Shoshone Indians, particularly the Mountain Sheep Eaters or Tukudeka occupied portions of the Wood River region including Ketchum sporadically for the past 5,000 years.
Archaeological evidence from the Elkhorn Springs site near Sun Valley located three miles east of Ketchum, was occupied by indigenous people from 10,000 to 6,000 years ago. The presence of a seasonal upland game camp near the foothills of Dollar Mountain contained an assortment of stone and bone tools as well as earth ovens that were used to heat treat native stone, process game animals, and prepare edible or medicinal plants and roots for human consumption. About a dozen prehistoric archaeological sites have been documented near Elkhorn Springs site in recent years however because archaeological investigations have been curtailed by private property issues and modern residential and commercial developments, scientific examination of these sites have been limited.

2. Euro American Context

One of the first Euro Americans to discover Ketchum was Alexander Ross of the Hudson’s Bay Company of fur trappers and explorers. In 1824, Ross and a small group made an expedition into the Wood River Valley from Trail Creek Summit to trap beavers. According to journals, the Ross group camped in what is now part of West Ketchum near the base of Bald Mountain at River Run where Trail Creek merges with the Big Wood River.

Euro American settlement into Central Idaho’s Wood River Valley did not begin until after mining discoveries at Boise Basin and Rocky Bar occurring during the 1860’s and early 1870’s. Some ore deposits were found near Hailey and Bellevue during the time period however a series of Indian wars prevented further investigation by outsiders. With the close of the Indian wars including the Sheepeater Campaign of 1878 and the Bannock War of 1879, Euro American immigration into central Idaho including Ketchum resumed. Miners motivated by the news of rich silver and ore deposits from 1879 to 1880 spurred a small group of miners from Montana to Ketchum. The first to arrive was David Ketchum, who was a part time muleskinner, packer, and miner. After locating a silver lode near the junction of the Big Wood River at Warm Springs Creek and some lead ore elsewhere, reportedly near Galena, he built a cabin a hot springs to store supplies for the winter of 1879. According to some, the site was the Guyer Hot Springs about three miles west of Ketchum along Warm Springs Creek.

The following year, Albert Griffith, Isaac Lewis, William Greenhow, and Jim Kellogg also of Montana, discovered Ketchum while exploring the area for gold, silver, and lead deposits along the upper stretches of the Big Wood River Valley near Galena into Elkhorn Valley. The discovery made at Elkhorn is what prompted the group to stay. After pitching a tent city in a grove of cottonwood trees along Trail Creek in the fall of 1879, the beginnings of Ketchum as a mining hamlet grew to several hundred fortune hunters by 1880. The result was an increase in the usual service industries such as freight companies, trade outlets, houses of ill repute, and wash houses.
It is not known how many Chinese inhabited Ketchum during this period. Chinese populations fluctuated with the anti sentiment of the era; census records indicate that around 1880 there were about 150 Asian immigrants in Blaine County. Early maps show China Towns often occurred in areas where mining districts operated. In terms of Ketchum, Asian immigrants reportedly lived in the Gopher Gulch Area and west of that along River Street where the Red Light District was. Typical of Western Frontier communities, China Towns often merged with female boarding houses which are indicated on an 1888 Sanborn Fire Insurance map of Ketchum. From the reported association of female boarding houses to Chinese neighborhoods, it can be assumed that Asian folks in Ketchum may have lived along the southeast corner of Main and Fifth Streets and on the west side of Washington Avenue between Third and Fourth Streets. It is equally possible that Chinese people may have been had small dwellings underground or in alleys that parallel Main Streets as depicted on other Sanborn maps viewed for Hailey and Bellevue areas. As with the rest of Idaho, Ketchum’s Chinese populations often did menial labor others did not want. For example, they operated laundries, cooked in restaurants, cleaned boarding houses, and grew produce gardens to feed miners, stock ranchers, and local families. Some worked for other businessmen such as Isaac Lewis who actually was part owners of a Chinese laundry in Ketchum. It is not known just how many were in Ketchum at the time.

A post office was established in Ketchum in 1880. In 1881 after Isaac Lewis staked out four lots for himself, began surveying and laying out additional lots in a grid pattern that emerged into an official plat map. Lewis is credited with opening the first assay office in the Wood River Valley and building several of the brick buildings along Main Street, some of which remain standing today. Lewis, who is often termed the father of Ketchum was part owner of the Elkhorn Mine and also owned a large sheep ranch east of Ketchum which later became known as the Brass Ranch and Sun Valley.

By 1900, Ketchum, which began as a city of canvas structures, evolved into a series of wood frame and brick buildings. Jim Kellogg ran one of dozen saloons and Isaac Lewis ran one of two banks. Other commercial businesses included two hotels, six livery stables, and a weekly newspaper. The first ore shipment that left Ketchum was from the Elkhorn Mine owned by Lewis, Griffith and several others via a wagon road to Kelton, Utah. With the establishment of mining districts surrounding Ketchum the need to process ore became inevitable. One of the most important developments in the early mining industry affecting Ketchum’s development was the construction of the Philadelphia Smelter near the confluence of Warm Springs Creek at the Big Wood River between 1880 and 1882. A ditch that began several miles upstream of Warm Springs Creek brought water to the smelter. Later, a large wooden flume was constructed upstream on the south side of the creek that was used to divert wood from the steep slopes of Bald Mountain to the coal kilns located by the smelter. According to an 1882 Government Land Office Map, the flume ran along the south slope of Warm Springs Creek along the base of Bald Mountain. Another major involvement at the smelter was
the newly invented electric lights, including one of three that Thomas Edison invented. These lights were inaugurated at the smelter when it began operation in 1882.

An industry that thrived during the later part of the nineteenth century in Ketchum was the resort and tourism business. Three miles west of Ketchum on Warm Springs Creek was the Guyer Hot Springs Resort which opened its doors to guests in 1881. Owned and operated by Henry Guyer, the land was claimed by Guyer through the Hailey Land Office in 1880. People from as far away as New York City came to stay in the luxurious hotel and restaurant which boasted an indoor bathhouse, an outdoor plunge, croquet lawns, and tennis courts.

Transportation to and from Ketchum during the early 1880’s was via the Hailey to Ketchum wagon road that later evolved into the Sawtooth Park Highway and State Highway 75. Lack of adequate transportation between the smelter and points south spurred the construction of the Oregon Short Line Railroad to a terminus in Ketchum by 1884. The railroad was used to transport ore, building supplies, and even sheep to places to and from the Wood River Valley. With the budding sheep industry, which developed during the same time frame as mining, Ketchum became known as one of the largest sheep and lamb shipping stations second to Sydney, Australia, in the world.

Early ranches emerged from homesteads filed by immigrants through the various federal land grant programs. Some of the first in Ketchum were the Farnlun and Price Ranches at Warm Springs and the Farnlun and McCoy Ranches near the Weyakin Subdivision south of Ketchum. Sheep and cattle ranching became an important economic stable of the county. Domestic sheep were imported to the area when the railroad reached Ketchum. Soon after the decline of the mining industry, sheep ranching became one of Ketchum’s most important industries. The Lewis and Brass families ran sheep on land that is now During the first half of the twentieth century, the Lane family owned and operated one of the larges sheep farms in the Upper Wood River Valley and was the proprietors of the Lane Mercantile in down town Ketchum on Main Street.

As with most rural frontier communities in the American West, ranching, farming, and the timber industry grew during the later part of the nineteenth century in Ketchum. The timber industry benefited from the dense forests surrounding Ketchum including Bald Mountain. Between the need for timber to fuel the smelter and the need for lumber to build houses, logging on Baldy, as it was nicknamed, began in the 1880’s and continued to the early 1900’s. The logging history of Ketchum is well represented on Bald Mountain as indicated by the numerous logging roads, skid trails, and abandoned portable saw mill sites that the author recorded in 1993 and 1994.
By 1890 Ketchum’s mining industry declined and in 1893 the Philadelphia Smelter closed its doors permanently. The mining industry waxed and waned into the next century, but the livestock and resort/tourism industry continued to grow. As agricultural activity continued to thrive, the tourism trade benefited by people such as Carl Brandt who saw the possibilities for transporting hot mineral water to a bath house in Ketchum. By 1929, water piped through a wooden flume from the Guyer Hot Springs to Ketchum resulted in the establishment of Ketchum’s first tourist attraction which became known as the Bald Mountain Hot Springs.

The tourism industry continued to evolve quickly from the late 1920’s to the mid 1940’s after the discovery of the 9,000 foot Bald Mountain in Ketchum and the 3,000 acre Brass Sheep Ranch in Sun Valley by Averill Harriman who was chairman of the board of the Union Pacific Railroad. With his assistant from Austria, Count Felix Schaffsgotch, the development of the Sun Valley Resort prior to 1936 led to the creation of a world class destination recreation resort that brought the tourism trade to Ketchum. Proctor Mountain, which is near Sun Valley about two miles east of Ketchum was the site of the first chair lift in the United States. Other ski areas include Dollar Mountain at Sun Valley, and the place some call Kinderhorn on Penny Mountain at Ketchum. Today the City of Ketchum is considered a world class destination resort that thrives on the recreation and travel industry and caters to visitors and second home owners on a year round basis.

Another influence on Ketchum’s growth was the presence of the United States Forest Service particularly the creation of the Sawtooth National Forest in 1905. In 1933, the Sawtooth National Forest operated an administrative site for the Ketchum Ranger District that was built by the Civilian Conservation Corps (CCC) in Ketchum during the early 1930’s. The Warm Springs Camp of the CCC were responsible for building many of the roads near Ketchum as well as the first ski runs and trails on Bald Mountain. The Forest Service Park, which is the former administration site, is now owned by the City of Ketchum and represents one of the few lasting legacies in northern Blaine County reflecting the CCC era.

3. Historic Neighborhoods and Early Settlement Areas

3a. McHanville

The small community of McHanville, which is located about 1.5 miles south of Ketchum alongside State Highway 75 near the St. Luke’s Medical Center, was one of the early tourists way stations developed during the late 1930’s and early 1940’s. Named after Ellis V. McHan, who was a prominent Idaho business man and Idaho State House of Representative politician on the Resources and Conservation Committee from 1971 to 1976, McHanville consisted of a grocery store and service station that catered to tourists and seasonal residents living near the mouth of Cold Springs Canyon. Known
over the years as McHan’s Corner or McHan’s Curves, the community was comprised of several duplexes, single family dwellings, and summer homes. Sun Valley Resort employees, who worked at the resort, lived there. McHan, who with his family operated the Mobile Oil Gas Station and grocery store from 1936 to 1969, provided essential supplies and services to the community. Additionally, McHan also distributed gas and home heating oil to residents from Ketchum to Salmon on a year round basis. McHan’s Corner or McHanville had two trailer parks, an antique store, an automotive repair shop, and other industrial related businesses that have operated over the past 50 years.

The Knight Cabin at McHanville, served as a secret central intelligence telecommunications station to outside forces in Europe during World War II. Shortly after the war broke out, a number of German and Austrian ski instructors working for Sun Valley were arrested by the FBI and asked to leave the county in connection with the hidden radio operation in the cabin. In later years, the site continued to be a key communications station for Blaine County law enforcement under cover activity.

3b. Mortgage Row

On the south end of Ketchum near the historic Farnlun and McCoy ranches is the Mortgage Row neighborhood, which consists of a mixture of commercial and residential structures. Mortgage Row was one of the first residential areas developed in Ketchum during the late 1930’s to mid 1940’s and contains a number of structures that portray quality examples of early twentieth century residential architecture.

Mortgage Row represented early affordable housing to the working class citizens of the Ketchum-Sun Valley area. Carl Pothier, who owned and operated a sawmill in Warm Springs canyon, developed the small settlement and built many of the houses with wood from the mill. Some of the homes in Mortgage Row were built for families who had a connection to the Union Pacific Railroad or Sun Valley Company under the leadership of Chairman Averill Harriman. Many of the homes built during that era in Mortgage Row are similar in architectural style and construction. What binds some of the homes together are the rectangular houses that have additions that are covered by metal sheeting with projecting eaves and cornice fascia. Exterior walls are often clad with half round logs with overlapping corners.

A number of homes built in the neighborhood also shared common features; chimneys that were constructed of red stone. It is possible that mason Dan Ruffinen who quarried “Cherry Creek Rock” from the Galena area, about twenty miles north of Ketchum constructed these fireplaces, but this information needs to be verified. Although a majority of the houses have been remodeled since their original construction, several properties maintain some original design characteristics as well as historical architectural integrity.
3c. Farnlun and McCoy/Reinheimer Ranches

The Farnlun Ranch, which is no longer in Ketchum City limits, is part of the Weyakin Subdivision east of State Highway 75 under the jurisdiction of the City of Sun Valley. The setting and history of the property is relevant to Ketchum history because it provides a glimpse into the past. The ranch is still intact with mature trees and areas of open space surrounding the historical buildings and features. Oscar Smith Farnlun developed the ranch during the period 1883 to the late 1930’s. Water rights for the ditch date back to 1883, which services both the Farnlun and Reinheimer Ranches. Several of the buildings were built with the help of Farnlun’s nephew Carl Pothier who owned and operated a sawmill near Ketchum. The property, which was not the subject of this field investigation, retains historic integrity and portrays a quality example of late nineteenth and early twentieth century rural folk architecture in Idaho.

Over 120 acres in size, the current day Reinheimer Ranch which is located near the southern entrance to the City of Ketchum, is a protected conservation easement area that was set aside by the Idaho Park Foundation through the Reinheimer Family Trust for the life time of Merle Bowcutt, who leases the land to raise and graze cattle. The Reinheimers, who came to the Ketchum-Sun Valley area from New York City in 1941 to ski, purchased the ranch the original owners, the McCoy family of Ketchum. The McCoys homesteaded the property during the late 1880’s after moving to the location from West Ketchum. Most of the structures that remain on site today were built by the McCoys during the early 1900’s. The property consists of the main Queen Anne style house, which is the only one of its kind in the area, a large two story barn, several outbuildings, alfalfa fields, series of modern irrigation laterals, and a historic 1883 earthen canal. The entire complex is a quality example of early 1900’s farmstead.

3d. Gem Street Neighborhood

Similar Mortgage Row, the Gem Street Neighborhood, which is located near the south end of Main Street on the east side of SH 75 in Ketchum, is a quality example of an early 1930’s to mid 1940’s residential community that was built by working class families who had a tie to the Union Pacific Railroad or Sun Valley Company. Many of the homes that were built on streets named after Idaho gemstones exhibit similar historic or architectural characteristics that reflect the surrounding pastoral heritage and the early resort development of Sun Valley. A majority of homes in the neighborhood were built using indigenous logs cut from local forests or milled lumber from local sawmills. A number of the homes contain cherry stone chimneys similar to the ones built at Mortgage Row and may be associated with Dan Ruffinen. Early builders of homes in the Gem Street Neighborhood were Carl Pothier, who was previously mentioned and Denny Pace, a retired long time resident of Ketchum.
3e. Knob Hill

The Knob Hill neighborhood consists of a mixture of older and newer homes that were built above the Ketchum core business district after Sun Valley resort was established. Some of the homes in the neighborhood date to the 1930’s, however a majority were built from the 1940’s to the 1960’s. Prior to its development as a residential neighborhood, Knob Hill was the site of a late nineteenth century brick kiln, which furnished building materials for some of the commercial buildings including banks and mercantile stores on Main Street.

In terms of the later time period, several homes from the 1950’s era were designed by the renowned Idaho architect and inventor, Arthur Troutner, who co-founded the Trus-Joist Corporation. Troutner, whose pioneering work in the wood technology field, often designed homes in the Boise, Ketchum, and Stanley area to reflect and meld into the surrounding landscape. Using a profound combination of steel, wood, and Oakley stone quarried from property he co-owned with his brother, Troutner’s style often made use of the elements of water, wood and stone fashioned into circular, rectangular, or triangular patterns. Much of Troutner’s work reflects the style of his mentor Frank Lloyd Wright and relate to the natural world surrounding home sites.

3f. West Ketchum

West Ketchum, which was originally part of the McCoy homestead during 1880’s, was initially settled by families who tried to raise stock animals and sustenance gardens. When homesteaders moved out because of lack of sunlight, the area later became a summer home area. Much of West Ketchum that developed during the early 1930’s to 1940’s was owned by Ned Foster and referred to as “Fosterville.” Soon after the advent of Sun Valley Resort by Averill Harriman, summer homes and tourists cabins such as the Wood River Motel were built in places such as the Pines, which is now a Planned Unit Development. Although most of the cabins and houses from that era have been torn down or remodeled beyond recognition, a hand full remain that retain some qualities and historic landscape features from the era of summer home development.

3g. Warm Springs

The area surrounding the present day Warm Springs Ranch was originally settled by a man named Horatio Stewart, who was a manager of the Philadelphia Smelter. Stewart claimed land in the west portion of the present day Warm Springs Ranch in 1881 and by 1887 had proved upon the land. To the east of Stewarts Ranch was known as Smelter Ranch that later became part of the Warm Springs Subdivision during the 1940’s. In 1898, Stewart leased his property near Warm Springs to August Farnlun who the following year bought the property from Stewart. In the 1900’s David Alonzo Price
became the resident agent for the smelter and Idaho Mining and Smelting Company and purchased the Smelter Ranch. Both the Farnlun and Price properties were used to feed and graze stock. The Farnluns also raised some crops including potatoes. When the Farnluns deeded over portions of the ranch to the State of Idaho for a game preserve in 1925, they moved to some of their ranching operations over to land what is now known as the Weyakin Subdivision and portions of the Reinheimer Ranch south of Ketchum.

In 1947, the Farnlun and Price families sold the property to some outside investor who had three other partners including one from Ketchum; Owen Simpson who owned and operated the Sawtooth Club. It is reported that Simpson actually won the property in a poker game and the land located between the river and both sides of Warm Springs Creek was part of his winnings. It was at this location that Simpson developed the Warm Springs Ranch which became a tourist destination and resort during the early 1950’s with a small rodeo ground, horse back riding facility, trout fishing pond, and later a small golf course and tennis courts.

3h. Adams Gulch

The history of Adams Gulch is closely tied to Native American seasonal occupation followed by permanent Euro American settlement. Mine prospecting, logging, and sawmill operations occurred in Adams Gulch from the 1880’s to the 1930’s. Abijah Adams was the first owner and builder of a sawmill at the confluence of Adams and Eve’s gulches, for it was named. Equipment for the sawmill was brought from Kelton, Utah via freight wagons driven by oxen in the 1880’s. The mill site contained several houses, a boarding house, and a bunkhouse for about ten to fifteen timber men, five of which lived year round. Abijah Adams was succeeded by Hobert C. Beamer who ran the mill for several years.

Logging was done out Adams Gulch, mostly from a large burn that extended into Warm Springs Creek. Some of the crew logged with horses and sleds in the winter and with wagons in the summer. In those days there was no bridge across the Wood River at the mouth of Adams Gulch, except for a plank bridge erected in the summer. Access to the canyon was from Warm Springs Creek or from the Griffith Bridge to the north (at the site of the present Hulen Meadows Bridge).

One of the experienced sawyers who worked for both Adams and Beamer was Thornton Wesley Flowers who had migrated from West Virginia with his parents and siblings to Bellevue in 1882. They homesteaded on Poverty Flats and had three sons: Arthur, George, and Eugene, and two daughters: Bessie and Mary. In 1908 Thornton Flowers bought the sawmill from Beamer, and he moved it from the first location to a site at the mouth of Adams Gulch in 1909. There he took out a dry land homestead and built a home for his family and they settled there permanently. In 1909 the sawmill
included a shingle mill and a planer. It could produce anything needed for building a home, including house logs, lumber, and shingles. Many early homes in Ketchum were constructed with lumber from the mill. These included the Dollarhide House, a Ketchum landmark which met its demise in a fire in the 1980’s, and the Lewis, Fairman, Parks and Venable homes. Many of the forms used to construct the Sun Valley Lodge were milled there.

On January 26, 1911, Mr. Flowers and his son Arthur were killed in an avalanche approximately three miles up Adams Gulch where they were logging. Eugene and George were also present and ran to safety, but Thornton and Arthur were unable to escape. With this tragedy, the young brothers were forced to assume the responsibility of the business and to support the family. Eugene was eighteen years old, and George was fourteen. The young men ran the sawmill and also did some ranching, raising hay in the summer to feed cattle in the winter. The cattle pastured on Forest Service land in Adams Gulch in the summer and the first Forest Service headquarters in the Ketchum area was in Adams Gulch, built in the early 1900’s. As a young man, Eugene took out an additional homestead between Adams Gulch and Warm Springs.

F. EXPECTED LAND USE SENSITIVITY

It is expected that historic properties that relate to the early settlement period will be found during the survey that portray all phases of development in Ketchum as mining camp, a rural hamlet, and a world class resort. It is possible that mining cabins, adits, trails, and tailings may be discovered in areas outside the community core. Sites associated with agricultural development such as outbuildings, fences, irrigation canals, and hay fields are also expected to be found. Properties affiliated with the timber industry such as abandoned equipment, logging trails, or former sawmills may be discovered. In terms of transportation, sites associated with early wagon roads, railroads including railroad sidings or former grades will be located. As for the recreation, resort, and tourism industry, properties that convey the early time frames will be noted such as resort cabins, tourist motels, or areas that were used for outdoor recreational sports such as ski runs. Table 2 depicts general Historic Context Themes expected in the Ketchum project vicinity.
Table 2. Historic Context Themes Expected in General Ketchum Project Area

<table>
<thead>
<tr>
<th>Context Theme</th>
<th>Time Period</th>
<th>Site Types</th>
<th>Expected Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paleo Indian</td>
<td>10,000 to 6,000 BC</td>
<td>Trails, open camps, habitation sites, quarries, resource procurement stations, processing sites, fishing areas, religious sites, traditional properties</td>
<td>Valley floor, ridge tops, rock outcrops, near water or the confluence of streams</td>
</tr>
<tr>
<td>Archaic</td>
<td>6,000 BC to AD 500</td>
<td>Same as above</td>
<td>Same as above</td>
</tr>
<tr>
<td>Late Prehistoric</td>
<td>AD 500 to AD 1700</td>
<td>Same as above</td>
<td>Same as above</td>
</tr>
<tr>
<td>Proto Historic and Early Statehood (Native and Euro American)</td>
<td>AD 1700 to 1904</td>
<td>Exploration and transportation routes, trails, wagon roads and rail roads; resource procurement and processing areas; seasonal or permanent habitation areas including isolated cabins and town sites; religious sites and traditional properties; mining and ranching activity areas; water systems development; health resorts and tourist destinations; buildings associated with commerce &amp; trade</td>
<td>Flat valley floor with some rolling hills, near water or the confluence of streams; mineral outcrops</td>
</tr>
<tr>
<td>Beginning New Century to Pre-Modern Era</td>
<td>1904 to 1960</td>
<td>Transportation routes including roads, trails, and rails; mining and ranching activity &amp; settlement areas; water systems developments; schools; health resorts and tourist destinations; buildings associated with commerce &amp; trade</td>
<td>Same as above</td>
</tr>
<tr>
<td>Modern Period</td>
<td>1960 to the present</td>
<td>Transportation routes including roads, trails, and rails; mining and ranching activity areas; water systems developments; schools; health resorts and tourist detonations; mining and ranching activity areas; buildings associated with commerce &amp; trade</td>
<td>Same as above</td>
</tr>
</tbody>
</table>

G. FIELD METHODS

Before surveying, the team obtained planning maps from the City and defined areas to survey based archaeological, architectural, and historical information. The two month long investigation involved both a vehicular and pedestrian survey. Beginning in the south, Ketchum’s commercial, residential, industrial, agricultural, and recreational areas were inventoried in a systematic fashion. One street at a time from either the south or east side followed by the north or west side in a consecutive manner was inventoried. All properties that appeared old or historic or had sound evidence to support its historic time frame, were given a temporary site numbers, briefly recorded using street address, and color digitally photographed.
At the request of the City and KHPC, the team recorded all properties that were potentially eligible to the NRHP as well as those deemed important to local history or ones that met the age criteria.

1. **Areas examined and type of coverage:** The entire City of Ketchum and several areas of impact were inventoried using both a vehicular and/or pedestrian reconnaissance level of investigation. Approximately 85% of the town was inventoried during the 2005 survey.

2. **Ground surface conditions:** In most situations, the ground surface conditions were good but not necessarily relevant to the focus of this brief scouting inventory of predominately standing structures or above the ground features.

3. **Areas not examined and reasons why:** The base of Bald Mountain at River Run and Warm Springs were not inventoried to the fullest extent as it was either too densely forested or the team couldn’t gain access or drive into the areas.

4. **Names of Field Personal:** Claudia Taylor Walsworth and Jeanne Flowers. Richard B. Meyer assisted on an as needed basis.

5. **Survey Dates:** May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

6. **Problems Encountered/Privacy Concerns:**

Some private land owners were not willing to let the team near or close to their property to view or take photographs. In some situations, negative attitudes on the part of the private land owner forced the team to abandon plans to further document or photograph ed places of historical interest. As a courtesy, the team telephoned private land owners or talked to them in person to gain access to photo vantage points on private property. Some owners expressed a deep concern about how data from the survey will be used in the future, for example there were concerns about tax increases due to the survey or limitations on property rights. Others stated they do not want their privacy intruded upon by onlookers citing the Hemingway House Tour controversy as an example. Other home owners have specifically asked that photographs not be used in any publications including walking tour brochures. The team wants to emphasize to the City and SHPO that release forms were not obtained from private land owners to use photographs or specific data generated from the survey in a public forum and that any photos from the survey which the City of Ketchum or SHPO might be interested in using for publication must be approved by the home/land owner(s) prior to use.
7. Future Use of Survey Data: The contents of this report should not be used for re-publication without permission of the City of Ketchum or Idaho SHPO. Proper citations should be used when referencing the contents of the report for research purposes or for use in publications, such as walking tour brochures or other informational material. It is suggested that photographs from the survey may not be reproduced or used for publication without the permission of both the City of Ketchum, the Idaho SHPO, and the homeowner/property owner.

H. RESULTS

In Ketchum and the outlying areas of impact surveyed for this project, the team identified 240 properties that either meets the age criteria of potential eligibility to the NRHP. Of the 240 properties, 37 were identified as potentially eligible or listed to the NRHP. In term of the historic properties previously identified during the 1990 CLG sponsored City of Ketchum Reconnaissance Survey, eight have been destroyed, two have been moved, and eight are about to become demolished. For a complete list of these properties, please refer to the attachment section of this report.

1. McHanville

McHanville represents two phases of Ketchum’s development period; 1880’s to the mid 1900’s. The community, which is located on the west side of SH 75 1.5 miles south of Ketchum is within a key impact zone for land use planning purposes. Containing an assortment of early tourist resorts, summer homes, and buildings that cater to commerce and trade, the area has been reconfigured over the past several decades into a mixture of contemporary residential and industrial structures. Here, eighteen properties that meet either the age or NRHP criteria were identified. Six are either listed or deemed eligible to the NRHP. Three NRHP eligible linear properties under Criterion A are segments of the 1879 Hailey to Ketchum toll road (MC 1/13-16171/10 BN 306); the 1870’s Ketchum to Stanley Stock Driveway (MC 3/13-16170/10 BN 905); and the former Oregon Short Line Railroad grade (MC 4/13-16172/10 BN 498). The Cold Springs Pegram Truss Railroad Bridge (13-4913), which was listed to the NRHP under Criteria B and C in 1997, is currently part of the former railroad grade that is now used as the Wood River Trails system and bike path. The bridge, which was constructed in 1994 and rebuilt in 1917, is one of four remaining in Idaho that was designed by renowned engineer George H. Pegram.
Two other properties that were previously identified during the 2003 ITD survey and determined ineligible to the NRHP were re-evaluated during this inventory and considered eligible under Criterion B for their association with Ellis V. McHan who was an early Idaho businessman and political figure. They are the Dean Tire Company Garage and Auto Repair Building (MC 12/13-16221) and the Dean Tire Annex (MC 13/13-16223). The first building is an automotive repair shop that was part of an early tourist way station (Figure 3). It is constructed of cinderblock, concrete and lava rock and has a flat roof covered with tar paper. The second building is a Craftsman style building with wood clapboard and shingle siding. The cross-gabled roof has metal sheeting, projecting eaves, and exposed rafters.

![Dean Tire Company Garage and Auto Repair Building](image)

Figure 3. Dean Tire Company which was known as McHan’s Corner Grocery Store and Service Station in 1946. Digital Image MC 12 # 39, view northwest.
2. Mortgage Row

Mortgage Row, which is a planning area near Ketchum, was one of the first residential neighborhoods built during the mid 1900’s by working class families. Many of the homes in Mortgage Row were constructed by Carl Pothier from local timber products produced at a sawmill in Warm Springs Canyon. Although many of the houses have been remodeled since their construction in the 1940’s, several contain architectural or historical qualities that portray distinctive or representative examples from this era of Ketchum’s settlement period.

In total, eighteen properties were identified during this investigation, seven of which were determined potentially eligible to the NRHP. Of the seven potentially eligible properties, two are linear sites previously discussed; the OSLRR railroad (13-16172) and the Ketchum to Stanley Stock Drive (13-16170). Four of the seven potentially eligible properties were first recorded in 2003 by the ITD team of archaeologists and include (1) Reitinger Property (MR 1/13-16258); the William B. Wright (WBW) Property (MR 7/1316255), the Fuller Property (MR 9/13-16253), and the Mills Property (MR 14/13-16248). All four properties were determined eligible under Criteria A and C because they represent good examples of the period of development, have an association with an important event in time, and provide a quality example of a type of design and method of construction for the period of distinction.

Since 2003, the main house and cabin at the Reitinger property have been destroyed or moved. The only remaining structure is a small shed without a foundation. It has a front and back gable covered roof with corrugated sheeting and the exterior walls are clad with board and batten siding.

The WBW property consists of two buildings; a historical residence and a chicken coop. The house has a side-gable roof covered with pressed metal sheeting and the exterior walls are clad with half-round horizontal logs with overlapping corner. The dilapidated chicken coop has a plank-shed roof, partially covered with asphalt sheeting. The exterior walls are horizontal planks with openings and some chicken wire.

The Fuller property consists of a two story main house, single car garage, and a pump house that was built by John Saballa during the 1940’s (Figure 4). The exterior walls of the buildings are clad with half-round horizontal logs with overlapping corners and the roofs are covered with wood shingles and have exposed rafters under the projecting eaves.
Figure 4. Fuller House at 90 Meadow Circle was a typical house built at Mortgage Row in 1948. Digital Image MR 13 # 13, view northwest.

The Mills property consists of a two story main house, a modern garage, and a horse stable that has been turned into a dog kennel. Exterior walls of the main house are clad in half round horizontal logs with overlapping corners. The side gable roof has projecting eaves with cornice fascia and covered with metal sheeting.

The seventh site, which is the archaeological remains of the Elkhorn Tram terminus, was once part of an aerial tramway that spanned from a railroad siding at Mortgage Row to the Triumph and North Star Mines, approximately five miles east ups the East Fork Canyon. Remnants of the tram structure were noted in the Ketchum to Stanley Stock Drive (MC 3/MR 18/13-16170/10 BN 905) and along both sides of the Big Wood River near Mortgage Row (Figure 5a & b). The property was determined potentially eligible to the NRHP under Criterion A for its association with the formation of the Warm Springs Mining District in 1880’s and under Criterion D for its ability to yield important information regarding transportation technology related to mining at the turn of the century.
Figure 5a. View of the Ketchum to Stanley Stock Drive and remains of the Elkhorn Tram near Mortgage Row, view north.

5b. Historical image of the Elkhorn Tram Terminus from the Mortgage Row area siding, view north. Courtesy Regional History Department of the Community Library, Ketchum.
3. Gem Street Neighborhood

Sixteen properties in the Gem Street Neighborhood were observed during the current investigation. Of the sixteen properties, five were considered potentially eligible to the NRHP under Criteria A, B, or C. One of the properties is a linear site that spans approximately three miles from the point of diversion (POD) near the Community School at Sun Valley to the Farnlun, McCoy, and Reinheimer Ranches near Ketchum. The earthen canal (GM 5/TIM 163) was originally recorded in 2003 by ITD archaeologists and previously determined ineligible to the NRHP because it “lacked the distinct features and overall historical importance of larger irrigation features.” The author, who followed the canal from its POD to various points of usage in Ketchum, disagrees with the previous determination because of its age and association. The canal was constructed by hand by Oscar Farnlun and others in 1883 and it is associated with two NRHP eligible properties; the Farnlun Ranch (13-16110) and the McCoy / Reinheimer Ranch (13-16101).

In historic times, the canal provided a method for transporting water to the alfalfa fields and family gardens at both ranches. Today, the canal provides water to the agricultural fields at the Reinheimer Ranch and is part of an intact rural historic landscape.

Another potentially eligible property related to the agricultural heritage of Ketchum is the Matthes Barn/Chicken Coop (GEM 16) that is located above the Reinheimer Canal on Lava Street. Although an exact date for the building has not been determined, it appears to relate to the period 1900 to 1940. The structure retains much of its historical and architectural integrity and is one of only a few outbuildings remaining in Ketchum from the early agricultural period.

The other four potentially eligible to the NRHP properties in the Gem Street Neighborhood are the Demetre House (GEM 11), the Haemmerle House (GEM 12), and the Bellinger House (GEM 14/12-16235). The Demetre House, which was built in 1930, is a two story structure with exterior walls clad in wood and stucco. The side-gabled roof has a dormer with sidewalls of wood frame lumber and covered with metal sheeting. The detached new single car garage is compatible with the house and has exterior walls clad in stucco and wood frame lumber and has a front-gabled roof covered with metal sheeting. Landscaping includes lava rock walls and a lava rock line canal that runs through the property, which is the historic Reinheimer ditch (GEM 5). Overall the property retains its original integrity and unique architectural design elements therefore it was determined eligible to the NRHP under Criterion C.
The Haemmerle property consists of a one story chalet-style house with a detached two story two car chalet style garage (Figure 6). The buildings have wood and stucco cladding and front-gabled roofs covered with wooden shakes. The garage has overhanging eaves and a large roof dormer with side walls. On the outside windows and walls, wooden shudders and decorative paintings adorn both buildings that have a Tyrolean or Bavarian theme. On the garage is the German Coat of Arms that adorns the west facing wall. Such paintings are referred to as “Luftmalerei” and were often used on alpine houses in parts of Western Europe and in many of the ski resorts in the Intermountain West. The late Florian Haemmerle, who was a German ski instructor for Sun Valley, designed and built the house and painted the murals. Haemmerle was a renowned local artisan who painted many of the chalet buildings in Ketchum and Sun Valley including the historic Challenger Inn. The property is determined eligible to the NRHP under Criterion B for its association with Haemmerle and under Criterion C for its distinct architectural style and historical integrity.

Figure 6. Florian Haemmerle built this house in 1951 and did all the outside Tyrolean paintings also known as “Luftmalerei.” Digital Image GG 11 # 24, view northwest.
The Bellinger property consists of a historic house and modern garage. Built in 1948, the house has a side-gable roof with projecting eaves that are covered with corrugated metal. Exterior walls are clad with half-round horizontal logs with overlapping corners. Because of its architectural distinction and historic integrity, the house was determined eligible to the NRHP under Criterion C during the 2003 ITD survey.

4. Gopher Gulch

Ten historic buildings were documented in Gopher Gulch, an area along River Street in east Ketchum. Of the ten properties, only one was determined eligible to the NRHP. The McConville/Mueller property (GG 4/13-16100) was built in 1880 and appears to be the oldest remaining private residence in Ketchum. The property is known as the Jesse Hughes House or the Joe Hunter Freight Station (Figure 7). According to one source, Hughes was a saloon keeper that moved to Ketchum from Galena after mining declined. The house was originally a small un-insulated cabin and below the property was a corral that was built for Hugh’s son-in-law Joe Hunter who ran a freight company from Ketchum to Stanley Basin. The 1.5 story house has exterior walls clad in wood shingles and a front-gable roof with metal sheeting. In the back yard are two sheds with metal roofs have exterior wood frame cladding. A chicken coop with exterior walls in wood planks and wire has a metal roof. The property’s association with the first settlement period of Ketchum qualifies it to the NRHP under Criterion A. Because the buildings retain their architectural distinction and historical integrity, they have been determined eligible under Criterion C.

5. Tourist Zone

In the Tourist Zone, ten historic or age criteria properties were identified during the inventory. Of the ten properties, two have been previously determined eligible to the NRHP by ITD archaeologist during the 2003 survey.

The Ketchum Korral (TZ 1/13-16234) consists of a historic tourist hotel complex with four duplex units, six continuous modern motel units, a large office, and a modern outbuilding or garage (Figure 8). The office building has exterior walls clad with horizontal logs with log end boards and dovetail overlapping corners. The side-gable roof is covered with pressed metal sheeting and has projecting eaves and cornice fascia alone. The duplex hotel units are similar to the office except there are vertical log paneling in each of the roof gables. It is in the north unit of this building that Ernest Hemingway stayed. Because the Ketchum Korral is associated with the development of Ketchum as a tourist destination and represents a quality example of the 1940’s era tourist lodges, it was considered eligible to the NRHP under Criteria A and C. For its association with Hemingway, the property was determined eligible under Criterion B.
Figure 7. The Hughes-Pyle Cabin located on River Street in Gopher Gulch was built in 1881. Digital Image GG 4 #5 looking Northeast.

The second site that was determined eligible in 2003 was the Gulch property (TZ 9/13-16235). The building’s roof is cross-gable with exposed rafters under projecting eaves and is covered with wood shingles. The exterior walls are clad with half-round horizontal logs with overlapping corners. The property was determined eligible for its architectural distinction and historic integrity under Criterion C in 2003. However since that time it has been noted that new elements have been added to the building such as a stone chimney, windows, and doors so the Idaho SHPO may want to re-evaluate the structure in terms of the NRHP.
6. Knob Hill

Ten properties were identified in the Knob Hill neighborhood, which is located north of the community core on the east side of SH 75. Of the ten sites that were documented, three appear to be eligible to the NRHP under Criteria B and C. A fourth property may become eligible in the near future also under the same criteria.

The Dumke Property (KH 6), which is located on Spruce Avenue, was designed and constructed in 1955 by Arthur Troutner for the Arnolds and later sold to the Goldbergs. The Arnolds were Sun Valley icons and friends of Ernest Hemingway. It is a split level house with an attached two car garage. The exterior walls are wood frame and Oakley stone cladding and the low pitched roof is covered in wood shingles (Figure 9). For its association with renowned designer and inventor, Arthur Troutner, the property has been determined eligible to the NRHP under Criterion B. The house has undergone some architectural changes over time however the most of its original design elements are intact and newer materials are compatible with the original construction therefore it is considered eligible under Criterion C.
The Caputo Property (KH 8) located on Walnut Avenue North is a two story chalet style house with an attached two car garage that was built in 1953. The exterior walls are clad with wood frame and stucco and have been painted with Tyrolean or Bavarian motifs known as “luftmalerei.” “Luftmalerei” is a German word that has no English translation and is a style of adornment that was derived from a word in the Italian language used in the 1700’s that basically meant oil paintings. The front-gabled roof is moderately sloped and covered with wood shingles. The property has been determined eligible to the NRHP under Criterion B for its association with Florian Haemmerle and under Criterion C for its distinct architectural style and historical integrity.

Another Troutner house in the Knob Hill area of Ketchum is the Wirth Property also located on Walnut Avenue North (KH 9). Built in 1955, the multi-level structure’s exterior walls are clad in wood clapboard and Oakley stone. The shed roof is covered with metal sheeting. Although there have been some architectural changes to the house over the past two decades, the property retains enough architectural integrity and historical merit for its association with Troutner, particularly in the outside Oakley stone walls. Therefore, it has been determined eligible to the NRHP under Criteria B and C.
7. Recreational Use/Bigwood Area

The Recreational Use District within Ketchum pertains to areas that are protected to enhance the visual, scenic, and natural view corridor within the City and represent buffer areas that have some recreational benefit to the general public. Land use areas within this district include the Big Wood Golf Course and single family and low density residential areas or subdivisions north of Ketchum’s core community business district on the east side of State Highway 75.

Most of the buildings in the planning area are modern. Four historic or age related properties were found and one was determined eligible to the NRHP. Penny Mountain, which many locals refer to as Kinderhorn, consists of the archaeological remains of the historic down hill ski rope tow structure, including abandoned equipment (Figure 10a & b). The site was used intermittently from the late 1930’s to the early 1960’s as an affordable alternative to Dollar and Bald Mountain for winter sports activities for children. The property was determined eligible to the NRHP under Criterion A for its association with the development of Sun Valley Resort and under Criterion D for its potential to yield information about the early ski industry in Blaine County.

Figure 10a. Jeanne Flowers who as young teenager enjoyed skiing Kinderhorn on Penny Mountain in 1958.
8. Community Core

The Community Core contains an assortment of commercial and residential buildings that either meet the age or NRHP criteria. In all, 79 properties were identified and photographed during the current investigation. Of the 79 properties, two are presently listed to the NRHP; the Iconoclast Bookstore which was the Lewis-Lemon Grocery Store also known as the Greenhow and Rumsey Store (CC 29/13-13742) and the Bald Mountain Hot Springs (CC 30/13-0004288).
The Lewis-Lemon Store was constructed in 1884 but some records document 1897. The building, which is a two story brick structure made from materials manufactured at the Knob Hill kiln, contains a full basement and was the hub of retail activity for many years. As a wholesale and retail outlet the building catered to the working class citizens. Later the building housed the post office, a variety store, and a pool hall. In 1925, Jennie Griffith, the wife of Ketchum founder Albert Griffith, purchased the building for their sons Albert and Oscar. The Griffiths sold the building in the late 1930’s however their sign remains on the south wall of the building today. The site was listed to the NRHP in 1983.

The Bald Mountain Hot Springs, which was built in 1929 as a rustic tourist cabin complex and outdoor hot spring plunge by owner Carl Brandt and designed by Tourtellotte and Hummel. The property was listed to the NRHP in 1982 under Criteria B and C. Since 2002, the property has undergone major changes that have ultimately compromised its original architectural design and historical integrity. The main lodge and outdoor pool have been demolished and some cabins have been moved elsewhere. The remaining structures include several rental cabins surrounding the block and vacant land that was recently landscaped (Figure 11). The property no longer retains its historical or architectural value and may no longer qualify for the NRHP.

Figure 11. The remains of the Bald Mountain Hot Springs, view northwest. Digital Image CC 30 # 48.
The Andy Sable property, which is located on Leadville Avenue and known as the Alonzo Price/Esther Fairman home (CC 15/13-16113), is a 1.5 story private residence with a detached single car garage/apartment that was built in 1929 (Figure 12). The exterior walls of both buildings are clad in clapboard siding and the front-gable roof is covered with metal sheeting and has overhanging rafters and eaves. Architectural elements such as windows and doors are historically correct, and intact landscaping features reflect the 1920's settlement period. As such, the property has been determined eligible to the NRHP under both Criteria A and C. The site has also been determined eligible to the NRHP under Criterion B for its association with the Price family who came to Ketchum in 1885 and were one of the first homesteaders. Alonzo Price was the son of William Price who was the manager of the Philadelphia Smelter in 1882. The house remained in the Price family until recently when Esther Price Fairman passed away.

Figure 12. The historic Alonzo Price and Esther Fairman House on Leadville Avenue was built in 1929. Digital Image CC 15 #b 19, view northeast.
The Griffith/Conger Compound (CC 57/13-16125) which is located at the corner of Second Street and Leadville Avenue was built in 1929. The complex, which retains all of its original historical and architectural integrity, consists of a two story house with full basement, a two story two car garage/apartment building, and a metal outbuilding that joins the alley between Main Street and Leadville Avenue. The main house and garage/apartment building have exterior walls clad with clapboard siding and front-gable roofs with overhanging eaves and covered in metal sheeting. All of the characteristics of the buildings including mature trees and landscaping, portray a typical 1920’s Ketchum residence. As such, the property has been determined eligible to the NRHP under Criteria A and C. In terms of Criterion B, the site is also eligible for its association with the Albert Griffith family. A miner, entrepreneur, businessman, Albert was one of the founding fathers of Ketchum.

The Forest Service Park (CC 33/13-16132/10 BN 120), which is the former Ketchum Ranger District administrative site of the Sawtooth National Forest (SNF), is now owned by the City of Ketchum. Originally the property was used during the 1880’s by Bob Koeniger, a German immigrant who used the land to grow hops and barley for his brewery located across the block on River Street. In 1905, the SNF was established and the first ranger station that was built at Adan’s Gulch in 1909. By and 1929 a need for a district headquarters in Ketchum was soon realized by Ranger Arthur Berry so he constructed the first warehouse on the premise using local wood products from Flower’s Mill in Adams Gulch. The rest of the warehouses, pump house, garage, and residential dwellings were constructed in 1933 by the Civilian Conservation Corps (CCC) crews who were based at a camp out Warm Springs canyon west of Ketchum. The complex retains its original architectural and historical integrity with the exception of two covered entries that were added during the 1990’s that are compatible with the era of the buildings (Figure 13). The property has been determined eligible to the NRHP under Criterion A for its association with the New Deal Era of the Roosevelt Administration and CCC. It is also eligible under Criterion C for its distinctive architectural and historical qualities and for its unique setting.

9. West Ketchum

Twenty four properties were identified in the survey area that met either the age or NRHP criteria, one of which was previously identified at McHanville and Mortgage Row which is the OSLRR grade (WK 24/MC 4/MR 16/13-1612/10 BN 498) previously discussed. The other property is a subdivision that at one time was known as “Fosterville.” Three structures at the complex are considered eligible to the NRHP under Criteria A an C. It is possible that one or more buildings near the Davies property may meet the age or eligibility criteria, but the team was not able to gain access to the private property.
Figure 13. Two of the historic warehouses at the Forest Service Park on Washington Avenue. Digital Image CC 44 # 65, view northeast.

The Davies property, which is referred to as the Rocking Ranch No. 2 Subdivision is a secluded and gated property consisting of five lots and two parcels surrounding a cul-de-sac in West Ketchum along the eastern edge of the Big Wood River. The property boasts two large modern log houses and four undeveloped lots. Three historic dwellings were noted on Lots 3 and 4 and Parcel 2. The small early 1900 cabin has been moved to the site and has exterior walls are clad in wood shingles. The roof is front-gabled covered with wood shingles. The second dwelling is an 1880’s homestead cabin, similar to the Bonning Cabin (CC 68/13-16099) located on Lot 3. A rustic rectangular one story shelter, the exterior walls are clad in horizontal hand-hewn round logs with saddle notching that were once chinked with mud. Rags were noted stuffed in portions of the cabin near the roof line. The front-gable roof with overhanging eaves once had a sod covering but has been re-roofed using plywood sheeting and tar paper. Associated with this building is an abandoned outhouse with exterior walls clad in half-round logs and a shed roof covered in plywood.
Also located on Lot 3 is a 1930’s vintage summer home cabin from the Fosterville era (Figure 14). The one story cabin has a stone foundation and exterior walls are clad with half-round horizontal logs chinked with mud and patterned with vertical split log siding. The front-gable roof has extending eaves and is covered with wood shingles. Several hand made wooden bird houses adorn the outside walls on all sides. An earth covered root cellar with a trap door is located adjacent to the two cabins on Lot 4 was noted as were several rock lined walkways, a stone wall, and an abandoned and overgrown irrigation ditch. The property is considered eligible to the NRHP under Criterion A for its association with the initial settlement period of Ketchum. Under Criterion C, the property is eligible because it retains its original rural historical setting, has integrity, and represents a unique example of Ketchum nineteenth and early twentieth century architecture.

![A summer cabin from the Fosterville Era in West Ketchum, view northwest. Digital Image WK 16 # 16.](image-url)
10. Agriculture and Forestry

In this land use area, properties are within what is termed open space or part of rural historic landscape. The Reinheimer Ranch (AF 1/13-16101), which is located at the south entrance to Ketchum represents an excellent example of a late nineteenth century and early twentieth century farmstead (Figure 15a). Situated on both sides of SH 75, the pastoral complex contains a large park-like expanse of alfalfa fields overgrown in some places by wild timothy hay. Nine buildings including the original McCoy house and several and an irrigation feature (GEM 5) portray a once historic now modern working cattle ranch (Figure 15b).

Figure 15a. View southeast of the working Reinheimer Ranch barn, outbuildings, and alfalfa fields. Digital Image AF 1 # 5.
The main residence, which is on the east side of the highway, is a two story Queen-Anne style house with some modern elements such as new windows. Built in 1920, exterior walls are clad in wood clapboard and the roof is side-gabled with overhanging eaves covered with asphalt shingles. The front covered porch has a decorative support system below a small ornamental balcony and front-gabled roof dormer with side walls. A large two story barn is situated on the west side of the highway and has a twelve-sided window on its north elevation that was salvaged from a church. Because the house retains much of its historical and architectural integrity and the remaining outbuildings and features which include and an 1883 irrigation canal represent a quality example of turn-of-the-century agricultural property, typical of the frontier West. As such, is considered eligible to the NRHP under Criteria A and C.

Figure 15b. Reinheimer Canal also known as Bowcut’s Ditch was built in 1883. Digital Image GEM 5 # 36, view north.
11. Warm Springs

Warm Springs Road in Ketchum, which runs from the junction at SH 75 and North Main Street west three miles toward the Warm Springs ski lifts on Bald Mountain, was inventoried. The land adjacent to Gates Road was also included because it lies within an area of immediate impact. In all, 47 age or NRHP related properties were identified during this investigation which included various land use areas such as limited residential and light industrial. Of the 47 properties documented, four are considered eligible to the NRHP while two may qualify at a future date.

The first eligible property lies in the impact zone west of Gates Road which is the site of the 1881 Guyer Hot Springs Hotel (WS 21/13-001875/10 BN 495). The archaeological remains of one of Idaho’s first recreational resorts consist of an abandoned flume, foundations, and structural features above the source of hot water on land that is now owned by local entrepreneur James Cimino (Figure 16a & b). The site is considered eligible to the NRHP under Criterion A for its association with the early recreational and resort industry of Idaho and under Criterion D for its potential to contribute important information about late nineteenth century recreational development in Central Idaho.

The second eligible property is the Puchner Residence located on the Warm Springs hillside of Bald Mountain. Now owned by Sun Valley Company, the house was designed by Arthur Troutner and built in 1953. Because the property has all original architectural elements and its historical integrity is intact, it has been determined eligible to the NRHP under Criterion C. In terms of Criterion B, it is eligible for its association with Troutner.

The site of the 1881 Philadelphia Smelter (WS 37/13-000787/10 BN 496) is now obscured by modern houses and new landscaping but archaeological remains are still evident along Exhibition Boulevard (Figure 17a & b). Here, the stone wall that once sat below the largest structure on the 400 acres site near the confluence of Warm Springs Creek and the Big Wood River still stands. Also noted were artifacts strewn about the hillside such as brick fragments, slag, and wooden debris. The property has been determined eligible to the NRHP under three criteria. Under Criterion A, the property is eligible for its association with the onset of the mining industry in Ketchum where the first electric lights in Idaho were turned on. In terms of Criterion C, the property is eligible because the exact walls provide a glimpse into the structure’s unique design qualities. As for Criterion D, the site is eligible for its potential to yield important information about mining technology in Idaho and as well as the Intermountain West.
Figure 16a. View of flume and hot water source at the Guyer Hot Springs, view west. Digital Image WS 2 # 3.

Figure 16b. Historical image of the same feature in 1886 courtesy Idaho State Historical Society.
Figure 17a. View of east facing wall along Exhibition Boulevard looking west. Digital Image WS 37 # 20.

Figure 17b. Philadelphia Smelter and Oregon Short Line Railroad courtesy Regional History Department of the Community Library, Ketchum.
A third property determined eligible to the NRHP in Warm Springs Canyon is the Henry J. “Bob” Topping/Ernest Hemingway House (WS 39/13-00094). Around 1958, Hemingway purchased the house from Topping for a small sum of $50,000 and lived there with his fourth wife Mary for two years until his death in 1961. The Nature Conservancy (TNC) now owns the property which is located near the end of a long private road called Canyon Run Boulevard. Access to the site is limited because of adjacent neighbors concern for privacy; therefore the team obtained permission to enter the site from the TNC prior to photographing the site.

The compound consists of a large residential dwelling, a cinder block shed, an abandoned driveway, and a thirteen acre nature conservancy along the Big Wood River that is one of the largest undeveloped parcels in Ketchum. In 1950, the three story house was built for Topping who was heir to a large fortune and at the time part owner of the New York Yankees baseball team with his brother Dan. The house was designed and constructed using concrete walls poured into rough wood forms painted brown to mimic the texture and appearance of rough wood. This same style was used to construct the Sun Valley Lodge in 1936 that was designed by the team of Gilbert, Stanley, Underwood and Company of Los Angeles. It has not been verified if the same architects were used for the Topping/Hemingway House.

The three story house originally had a driveway and front door facing south but Mary changed the driveway and main entrance after Hemingway shot himself in the front porch entry. Most of the home is the same as it was left aside from new doors and windows observed on the east facing wall of the house (Figure 19). In terms Criterion B, the property is eligible for its association with both Topping and Hemingway. Because new elements do not detract from the architectural character of the house and with most of its historical character intact, the property is also considered eligible under Criterion C.

12. Light Industrial

Modern developments in the Light Industrial planning area of Ketchum over the past fifty years have obliterated most of the historic sites including sheep shipping corrals and 1883 Oregon Short Line Railroad Depot. The former railroad grade (LI 2; MC 4; MR 17/13-16172/10 BN 498) which is located near the junction of Saddle and Warm Springs Road, has been discussed in the previous Results Section H1 of this report.

A second property located in the Light Industrial area, which is the former Louie’s Restaurant and 1884 Congregational Church located on city owned property on Lewis Street, has lost its historical setting and architectural integrity therefore does not meet the criteria for eligibility to the NRHP.
Figure 18. View of Hemingway House and east facing wall. Note former front entrance is upstairs and the driveway has been covered over with grass. Digital Image WS 39 # 26, view northwest.

13. Northwood/Adams Gulch

Equally true of Northwood, the area has lost its entire historical or architectural heritage in terms of the built environment. No historic sites, buildings, features, or objects of interest were identified in this survey area during the current investigation. Adams Gulch, on the other hand, has one relevant site that meets both the age and NRHP criteria; the Flowers Mill Homestead (LR2-1/13-16116). The property, which is located on Adams Gulch Road in an impact zone of the City, contains an assortment of abandoned sawmill equipment and structures related to the early 1900’s.
The original ranch house, a frame building with clapboard siding, was built in about 1909. It was sold to Ollie and Evelyn Miller and moved to Ketchum in 1941 and still stands on Seventh St. and Washington Ave., where it houses a pre-school. Ollie Miller’s daughter, Virginia, married Morris Obenchain, Jr. George and Gene continued to operate the sawmill until George’s death in 1968. Thereafter the sawmill was sold and dismantled. The steam boiler and engine from the first mill still reside on the site, along with various items of antique farm machinery.

Parts of the ranch were sold in the fifties and seventies. Two residential homes are on the property today; one is the Jeanne Flowers house and the second is the George Flowers residence built in 1939 which retains all of its historical and architectural distinctiveness. The historic 1.5 story house has lower exterior walls clad in horizontal round logs and the upper portion patterned with vertical split log siding (Figure 19a & b). The front-gabled roof with overhanging eaves is covered with metal sheeting and a covered entry porch is located on the south wall. The detached single car garage retains similar characteristics as the house but on a smaller scale.

Figure 19a. View northwest of the George Flowers residence built in 1939.
In 1985 the Adams Gulch section was subdivided and sold. The sheds were not on the Flowers property, so the family lost control over them when the Bigwood property was subdivided. They were demolished in 2001. In 1998 Jeanne Flowers, Gene and Pearl’s daughter remodeled the old log house where she was raised and currently resides there on a year round basis.

There are two outbuildings on the lot on which the George Flowers home is located. They are a one story chicken coop of half-round log construction, with butt and pass corners and a wood frame-gazebo or garden house, with vertical wood siding and gingerbread tri, which was part of a movie filmed in Sun Valley in 19327 called “I Met Him in Paris,” starring Claudette Colbert. The garden house was moved to the Flowers property by George and Gene Flowers after the filming of the movie.

The Flowers property is eligible under Criterion A for its association with the advent of the early sawmills industry in northern Blaine County and under Criterion C, for its distinctive characteristics and historical integrity representative of the early 1900 agricultural and settlement landscape of Ketchum.

14. River Run

River Run located at the base of the Bald Mountain ski area was not inventoried for this vehicular reconnaissance survey because of access issues and time constraints. It is mentioned in this report because it is in the City’s impact zone and has several sites related to the historic development of Ketchum. Four age related or historic sites are located here, two of which are determined eligible to the NRHP. One of the non eligible properties is the Trail Creek Timber Trestle Bridge (RR 1/ 13-16161/10 BN 439) that was
built in 1883 and at the time it was documented was the only known bridge of its type in Idaho. Unfortunately, the bridge was rebuilt in 1997 as part of the Wood River Trails system and lost all of its original historical and architectural integrity. The two eligible properties are the Oregon Short Line Railroad Grade (RR 3, MC 4, MR 16, and WS 4/13-16172/10 BN 498) which has already been discussed and Bald Mountain (13-16095; Figure 20). Today on Bald Mountain, there over 80 previously identified cultural resource sites on Bald Mountain that include historic ski runs built by the CCC during the mid 1930’s. As a large historic landscape, the property has been determined eligible to the NRHP under Criterion A for its association with the discovery and development of Sun Valley Resort by Chairman of the Board of the Union Pacific Railroad, Averill Harriman.

15. Sun Valley Road

The Sun Valley Road impact area near the eastern edge of the City was not inventoried because of time constraints. Two historic properties here meet either the age or NRHP criteria. The Sun Valley Barn (SV 1), which was built in 1890 by Isaac Lewis and later used by the Brass family on the large expansive sheep ranch that became Sun Valley (Figure 21). The structure is an excellent example of the late nineteenth century agricultural development of Ketchum. It retains its distinctive architectural
characteristics and maintains historical integrity and has been determined eligible to the NRHP under both Criteria A and C.

The second property is mentioned because of its architectural style using the combination of stone, wood, and glass. The A frame building which was designed by architect Nat Adams in 1958 was recently remodeled but retains most of its unique design characteristics. St. Thomas Episcopal Church (SV 2) on Sun Valley Road and Spruce Avenue may become eligible under Criterion C in the near future.

I. CONCLUSIONS AND RECOMMENDATIONS

In all, 241 historic or age related sites were identified during the reconnaissance survey, 40 of which were previously identified during the 1990 CLG Reconnaissance Survey. Of the 241 sites, 38 are potentially eligible to the NRHP, including four historic properties that are located in different areas of Ketchum; the historic Ketchum to Stanley Stock Driveway, the Oregon Short Line Railroad grade, the Farnlun/McCoy/Reinheimer Canal, and ski runs on Bald Mountain.

In terms of the research design, the team expected to find about 50 properties that met the age criteria for local significance and about approximately a dozen that met the NRHP criteria for national significance. Because a systematic approach was taken to conduct field investigations rather than an intuitive based survey that was used during the 1990 investigations, more historic resources were found.
Historic properties documented during this investigation may have the potential to contribute to future historic context statements, multiple property documentation (MPD’s), historic thematic nominations, and NRHP nominations. Ketchum history relates to broader areas of Idaho’s past including the mining; transportation; agriculture and timber; and recreation, and tourism developments. Some of the sites in Ketchum were affected by other historical events in the world, nation, and elsewhere in Idaho.

1. Potential contributions to historic context themes:

Ketchum, like the rest of Idaho is at a crossroads in terms of decisions being made by both by the private and public sector regarding fragile historic and cultural resources. As population densities of rural and urban communities increase, the landscape of these places is changing at a rapid rate; some for the good and some negatively.

Idaho has many places within its built environment that reflects the past and a lot of these places have not been recorded. Ketchum is like much of Idaho’s rural places in that it has intact historic resources. These places have the potential to provide the general populace with enjoyment, whether from a recreational and educational standpoint. As the population around Ketchum ages and as it continues to be a destination for outdoor sports, historic resources can play a role in keeping people in the area a little longer which in turn helps the economy that is largely based on the service industries. On a broad level, preservation planning is needed all over Idaho and through this investigation the team was able to provide a baseline of information for future preservation work at both the local and county level. It is the City of Ketchum’s chance to demonstrate the there are special places to protect and others to interpret.

Many sites found during this investigation tell the story of significant events and people of the past. The architectural details of its buildings over time and the archaeological records of earlier industrial sites and pleasure resorts illustrate the wide range of culturally diverse sites in Ketchum. As Donald Watts stated in “A View to the Future” which was a preservation plan for Idaho published by the Idaho SHPO in 1998, there is a need to plan for the future by articulating long range goals that aim to identify, evaluate, formally recognize, and protect Idaho’s special places. As part of that planning process, this survey aimed to satisfy some of the preservation goals of the state and City that relate to a broader framework of American Frontier West history. The data generated from this inventory will be used in a manner that is supportive and compatible with Idaho’s long term goals that will make history of the past available to all people for the future whether it is through protecting historic resources or documenting them fully so they can be remembered.
This survey demonstrated that Ketchum does still have numerous historic properties despite all the recent developments that these historic properties have an association with Ketchum as an 1879 mining camp, a 1940’s rural recreation/resort hamlet, and a 1960’s world class tourist destination. The properties identified during this investigation have the potential for contributing to regional and state historic context framework themes and time periods that have been outlined for Idaho in the 1998 publication by Watts. In retrospect, Ketchum’s historic development period under study here, 1880 to 1956, made major strides in the overall contribution to the Idaho history on a local, regional, state level and has also made an impact on our national history. Since site numbers are already listed in the report and attachment sections, they will not be reiterated for the following discussion.

1a. Mining

Sites which have contributed to the overall understanding of the 1880’s mining phase of Ketchum’s discovered during this investigation include the abandoned miner’s prospect and old trail found at the mouth of Coldsprings Canyon near McHanville; the site of the Elkhorn Tram that serviced the Triumph and North Star Mines five miles west to a railroad siding at Mortgage Row; the historic miner’s cabin found in West Ketchum; the Bonning Cabin relocated to a small pocket park near the City’s offices; and the Philadelphia Smelter site at Warm Springs in a busy residential neighborhood where one of the first electric lights in Idaho were turned on in 1882.

1b. Transportation

Sites which portray the early development phase of transportation in Ketchum from 1879 onward include a short segment of the Hailey to Ketchum toll Road near St. Luke’s Medical Center at Mc Hanville, the Oregon Short Line Railroad grade that ran from Shoshone to Ketchum, and the Coldsprings Pegram Truss Bridge, that is one of four remaining in Idaho.

1c. Commerce/Trade

Three brick buildings on Main Street that portray turn of the century commerce include the 1887 Comstock & Clark/Lane Mercantile Building (Starbucks), the Lewis-Lemon/Greenhow and Rumsey General Store (Iconoclast Books), and the Lewis Bank (Chapter One Bookstore). It is possible that the Comstock & Clark/Lane Mercantile Building, with its architectural sophistication in terms of preservation efforts over time, has resulted in a highly sensitive creation of both intact and introduced historical architectural elements to the building that should be re-evaluated in terms of the NRHP. Based on how much consideration went into remodeling the building by renowned designer Nat Adams of Boise, who also designed the intriguing architectural A-Frame modernism building of the St. Thomas Episcopal Church in 1958 near east...
Ketchum, the property may be considered worthy of a nomination in the near future. If one compares historic photographs to the building today, one notices some changes to exterior windows, doors, and cornices on both the west and south facing walls however these changes do not detract from the historic building and are in fact, compatible.

1d. Agriculture and Timber

The rural historic landscape surrounding Ketchum’s down town core contain an assortment of properties that relate to the agriculture or timber industry. They include the Farnlun Ranch and McCoy/Reinheimer ranches south of Ketchum, the Reinheimer Ditch in Sun Valley and Ketchum, the Flower’s Mill homestead at Adam’s Gulch, and the Sun Valley Barn near east Ketchum.

1e. Recreation/Resorts/Tourism

In terms of the early to middle phase of Euro American development in Ketchum several sites related to the historic context theme of recreational resorts. They are the 1881 Guyer Hot Springs site just outside the western boundary of Ketchum near Board Ranch, the Bald Mountain Hot Springs on Main Street, the Bald Mountain ski resort at River Run and Warm Springs, and Penny Mountain or Kinderhorn located north of the town core above the Ketchum cemetery. Sun Valley, which is located one mile east of Ketchum, was one of the first ski resorts built in North America and should be recognized as having contributed to Ketchum’s early recreational development history. The remains of the first chair lift built in America are located on Ruud Mountain above the Fairways Road.

1f. Architecture

Architectural legacies built in Ketchum from the 1930’s to the 1960’s are representative examples of modernism movements in national architecture. Some of the properties identified in this survey were influenced by a small group of Pacific Northwest Architects who adopted design methods using local materials, simple geometrical designs, and the natural surroundings to produce structures that blend or were compatible with the rugged often isolated environment of the mountainous regions of Central Idaho.

Some examples of the modernism or regionalism architecture are found in the Knob Hill and Warm Springs neighborhoods of Ketchum. Arthur Troutner, who founded the Truss Joist Company and was an admirer of Frank Lloyd Wright, designed and built several houses that warrant further attention in the Ketchum area now and in the near future. They include the Dumke, Wirth and Ripsom houses on Knob Hill and the McLaughlin and Puchner houses out Warm Springs.
Nate Adams, who is an architect and designer from Boise, designed the St. Thomas Episcopal Church which was built in 1958. The property may become eligible to the NRHP in the near future. Adams, who was inspired to link the A-Frame structure to its mountain setting, used steep intersecting roofs and natural stone, wood, and glass materials to enhance the building’s relationship to the steep mountains surrounding the property.

Another type of architecture that warrants further attention is the Hemingway house that was designed from products used to simulate the rustic texture of wood on outside walls in much the same manner as the Sun Valley Lodge was built by renowned architects Gilbert, Stanley, Underwood Company of Los Angeles.

The John Koppes house out Warm Springs is another example of unique regional architecture which may become eligible in the near future for its unusual character which consists of a split-level stone castle that is only about 20 feet in diameter and yields a total of about 750 square feet. The house was built around 1962 and is one of the most unusual in town.

2. Potential contributions to multiple property documentations:

2a. Architecture:

Also worthy of attention in terms of intact historic properties that make up a larger, rural historic landscape are the Mortgage Row and Gem Street Neighborhoods. These areas portray thematic groupings of indigenous log architecture constructed by local masons and builders who took advantage of the natural resources of wood and stone to produce structures that reflect the mid 1940’s summer home and recreational properties.

Another influence on architecture in Ketchum is the development of Sun Valley resort during the mid 1930’s. The use of European themes on properties located in Gem Street, Knob Hill, and Community Core neighborhoods are to be considered. Many of these buildings retain characteristics of an alpine setting. In general, these buildings are one and two story Chalet-style buildings that have low, horizontal massing, gable roofs with shake roofing, overhanging eaves and balconies supported by brackets and varied rooflines. Many of these structures have ground plans that create a picturesque effect and their exterior wall finish is pained with “Luftmalerei” or hand painted murals of themes from Austria, Germany, or the Swiss Alps. There are several properties in the Ketchum area that meet both the age or NRHP criteria and may be considered for MPD’s. They are two potentially eligible properties; the Haemmerle House in the Gem Street Neighborhood and the Caputo House on Knob Hill as well as several others in Ketchum that are not eligible including the Alfs buildings and two unknown named
private residences in the Community Core. These properties may portray a loose
district based on theme or could

Buildings previously discussed associated with Arthur Troutner, Nate Adams, John
Koppes and Gilbert, Stanley, Underwood Company. Most the sites in Ketchum from
designed from these architects are built using natural materials such as stone, wood,
and glass in shapes that reflect the natural surroundings of the alpine setting.

2b. Transportation

Linear sites associated with transportation such as the Oregon Short Line Railroad
grade and associated features including the historic Cold Springs and Bridges. The
Sawtooth Park Highway and its earlier versions including the Hailey to Ketchum Toll
Road, the Galena Toll Road which serviced the mines in Wood River and Sawtooth
Valley over Galena Summit, are located throughout Blaine County and other parts of
South Central Idaho. An MPD would include these properties as part of the Idaho
SHPO preservation long range preservation goals as well as provide enjoyment and
education to the general public through interpretive programs.

2c. Agriculture

Historic ranches, farmsteads, and homesteads in the Ketchum area have the potential to
contribute to a larger rural, agricultural landscape that encompasses Blaine, Custer,
Camas, and Lincoln counties. Such is the case with the Reinheimer and Farnlun
Ranches south of Ketchum that have the potential to contribute to MPD’s in the near
future.

2d. Recreation and Tourism

Several sites in Ketchum which relate to the early development of recreation and
tourism could become part of an MPD in South Central Idaho and perhaps add to the
body of knowledge regarding back country and remote developments of types of
resorts including tourist motels, guest ranches, and hot springs resorts.
These include the Guyer Hot Springs site, the Bald Mountain Hot Springs, the Ketchum
Korral, and the resort complex at Sun Valley.

3. Potential contributions to district nominations

Non-contiguous properties associated with architecture previously discussed include
the historic Mortgage Row and Gem Streets Neighborhoods that have several homes in
each area that have been determined eligible to the NRHP. Perhaps a thematic or non-
continuous group nomination could be made for these residential areas.
4. Potential threats to properties and recommendations for future investigations or protective actions:

Threats to historic resources in Ketchum will be constant as long as the population increases and modern residential, commercial, and industrial developments occur. The recommendations for future investigations were presented earlier. Ketchum is undergoing considerable changes and developments in terms of its commercial core, light industrial areas, residential communities, and outlying settlement areas of impact. Historic buildings are being torn down or relocated at a rapid rate while some are being replaced by massive structures that have varying designs elements and architectural features that are not necessarily compatible with Ketchum’s historical surroundings.

Over the past decade approximately fourteen properties have been lost since the 1990 CLG survey and the 2003 ITD survey (Attachment 6). During the past year alone numerous known historic or age related structures have been altered, demolished, remodeled beyond recognition, or moved. Properties recently lost include the 1940’s vintage Ski View Lodge (13-16233) that was torn down this year; the 1929 historic Bald Mountain Hot Springs Lodge and pool (13-004288) that was partially destroyed in 2002; the 1940’s Reitinger property (13-16258) that has lost two of its three historic buildings this past spring and has large berms that detract from its original setting; the Gulch property built in 1948 (13-16235) that has been remodeled and no longer retains its original architectural elements; the Evergreen Building, which was designed by Arthur Troutner in the mid 1950’s that was about to be recorded for this survey but the team did not get there in time and the building was demolished in June 2005; and the Marjorie Heiss house located on Second Avenue where Ernest Hemingway often visited, was moved to Mortgage Row in the spring of 2005 and lost its original setting and historical association with the settlement of the 1880’s Lewis/Brass Ranch.

Two bridges lost to development were the Broadway Bridge and the Trail Creek Timber Trestle Bridge that once was the oldest bridge of its type in Idaho. Despite these recent losses, the survey was extremely beneficial in terms of providing the City with a solid data base from which to make future plans including decisions about public preservation incentive and education programs and changes to local ordinances that may provide leverage to protect some Ketchum’s special historic places for the future.

It is recommended that the City proceed with researching and developing tax incentive programs, revising existing ordinances such as the demolition and TDR’s, and incorporating a historic design review section in their planning and zoning forecasting, particularly at a time when the Master Plan is being revisited and updated. It is also suggested that the City and KHPC move forward with completing a NRHP nomination.
on the Forest Service Park. This piece of real estate is one of the only last remaining blocks in Ketchum that have not been developed and it portrays an era of construction that has ties with both the CCC and the USFS. This late SNF administrative site is worthy of a NRHP nomination application and could potentially become a role model for local preservation efforts. Once one successful nomination and listing has been accomplished in Ketchum then perhaps other nominations will follow suit. Ketchum has not had a nomination in almost twenty years.

In addition to programs and nominations, it is proposed that the City and KHPC develop updated walking tour brochures and plan programs that will attract public land owners and visitors to learn more about Ketchum’s past and how to protect or honor it. It is the intent of this author that the responsibility to ensure appropriate actions regarding historic resources is done in such a way that is compatible with the vision statement of the future that links the past provides to provide enjoyment for perpetuity in one way or another. The author would like to thank the City, the KHPC, and the Idaho SHPO for the opportunity to conduct this survey and is looking forward to an ongoing working relationship in the near future to assist with historic preservation efforts.

J. REFERENCES CONSULTED

1989  Alt, David D. and Donald W. Hyndman

1991  Attebery, Jennifer East

2004  Buckendorf, Madeline and Laurie Mauser

2001  Canady, Tricia

2001  City of Ketchum
      City of Ketchum Comprehensive Plan. Ketchum: City of Ketchum; Council, Planning and Zoning Commission, and Planning Staff.
2003 Flowers, Jeanne

1998 Holland, Wendolyn Spence

n.d. Jaquet, Jim and Wendy

1992 Ketchum-Sun Valley Historical Society

1998 Ketchum-Sun Valley Historical Society

2005 Lang, Nancy
Personal communications with the author July 2005 in Ketchum, Idaho.

2004 Leary, Susan for Shapiro and Associates, Inc.

2005 Lister, Eleanor
Personal Communications with the author in July 2005 in Ketchum, Idaho.

2005 Meyer, Richard AIA
Personal communications with the author July 2005 in Ketchum, Idaho.

2005 Morrison, Petra Farnlun
Personal communications with the author July 2005 in Sun Valley and Ketchum, Idaho.

n.d. Morrison, Petra Farnlun
History of Adams Gulch from conversations with Eugene Flowers. Manuscript on file with the author.
1976  Neil, J. Meredith  

2005  Pruitt, Stephen, AIA  
Personal communications with Steve Pruitt July 2005 in Ketchum, Idaho.

2005  Puchner, Phillip  
Personal communications with the author July 2005 in Ketchum, Idaho.

2005  Pynn, Mark AIA  
Personal communications with the author July 2005 in Ketchum, Idaho.

2005  Ripsom, Peter AIA  
Personal communications with the author July 2005 in Ketchum, Idaho.

1956  Ross, Alexander  

2005  Thum, Hans  
Personal communications with the author July 2005 in Ketchum, Idaho.

1990  United States Department of the Interior  

1999b  Walsworth, Claudia  

1999c  Walsworth, Claudia  

1998  Watts, Donald W.  
2005  Webster, Stefanie
List of Buildings Over Fifty (50) Years Old within Ketchum that May or May not
Be Eligible for the National Register of Historic Places. Ketchum: Planning and
Zoning Department, City of Ketchum.

2002  Yohe, Robert II and James C. Woods
Historic Preservation Office and the Idaho State Historical Society.

K. ATTACHMENTS

Attachment 1- Site Location Maps
Attachment 2- Reconnaissance Survey Results
Attachment 3-Tables of All Historic Sites Located
Attachment 4- Historic Sites Potentially Eligible or Listed to NRHP
Attachment 5- Historic Sites Potentially Eligible to the NRHP in near Future
Attachment 6- Historic Sites Demolished, Moved, Extensively Remodeled or Slated for
Removal

L. REPOSITORY

Original survey records and attendant data are housed at the offices of Walsworth and
Associates in Ketchum, Idaho. Copies of the report and attachments are on file with the
City of Ketchum and the Idaho State Historic Preservation Office in Boise.

M. CERTIFICATION OF RESULTS

I certify that I conducted the investigations reported here, that my observations and
methods are fully documented and that this report is complete and accurate to the best
of my knowledge.

_______________________________________________________________________
Claudia Taylor Walsworth  Date