

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07000005

Date Listed: 2/9/2007

Ketchum Ranger District

Administrative Site

Blaine

ID

Property Name

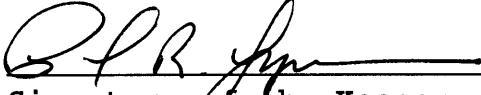
County

State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

2/9/2007
Date of Action

=====

Amended Items in Nomination:

Historic Function:

The Historic Subfunctions are amended to add: *Government-Government Office*.
[*Government Office* is commonly used for administrative sites associated with Federal agencies.]

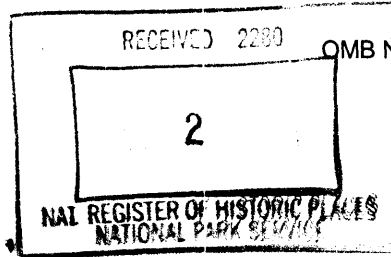
U. T. M. Coordinates:

The correct U.T.M. easting coordinate should read: 712600
[This corrects a small typo on the nomination form and is consistent with the USGS map.]

These clarifications were confirmed with the ID SHPO office.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name: Ketchum Ranger District Administrative Site

other name/site number: Ketchum Ranger Station (10 BN 120); IHSI #13-16132; Heritage and Ski Museum

2. Location

street & number 131 / 171 River Street [n/a] not for publication

city or town Ketchum [n/a] vicinity

state Idaho code ID county Blaine code 013 zip code 83340

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. ([] See continuation sheet for additional comments.)

Susan Pengilly Neitzel 28 Dec 2006
Signature of certifying official/Title Date
Susan Pengilly Neitzel / Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National ([] See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that the property is:

- entered in the National Register.
[] See continuation sheet.
- determined eligible for the National Register
[] See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of Keeper	Date of Action
<u>[Signature]</u>	<u>2/2/2007</u>
_____	_____
_____	_____
_____	_____

Ketchum Ranger District Administrative Site
Name of Property

Blaine County, ID
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input type="checkbox"/> private	<input type="checkbox"/> building	Contributing	Noncontributing
<input checked="" type="checkbox"/> public - local	<input checked="" type="checkbox"/> district	7	0
<input type="checkbox"/> public - State	<input type="checkbox"/> site		buildings
<input type="checkbox"/> public - Federal	<input type="checkbox"/> structure		sites
	<input type="checkbox"/> object		structures
			objects
		7	0
			Total

Name of related multiple property listing
"N/A" if property is not part of a multiple property listing

Number of contributing resources previously listed in the National Register (Enter listed in the National Register)

N/A

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
GOVERNMENT /	LANDSCAPE / Park
DOMESTIC / Single Dwelling	DOMESTIC / Single dwelling
	RECREATION/CULTURE/Museum

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
OTHER/ Forest Service Standard Plan	foundation CONCRETE
	walls WOOD/Weatherboard
	roof METAL; ASPHALT; WOOD/Shingle
	other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

X See continuation sheet (s) for Section No. 7

Ketchum Ranger District Administrative Site
Name of Property

Blaine County, ID
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

POLITICS / GOVERNMENT

Period of Significance

1929-1956

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a reconstructed building, object, or structure.
- G** less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

1929, 1933

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/builder

Nichols, George L. / CCC

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.) See continuation sheet (s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # ID-109A-G
- recorded by Historic American Engineering

Primary location of additional data:

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Record # _____

Ketchum Ranger District Administrative Site _____

Blaine County, ID _____

10. Geographical Data

Acreege of Property 1.5 acres

UTM References

1	<u>11</u>	<u>7712600</u>	<u>4839330</u>	3	<u>11</u>	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>11</u>	_____	_____	4	<u>11</u>	_____	_____
	NAD27						

Verbal Boundary Description

Block 40 of the original townsite of Ketchum, Blaine County, Idaho.

Boundary Justification

The nominated property includes the entire city block historically associated with the Ketchum Ranger District Administrative Site.

11. Form Prepared By

name/title Dale M. Gray

organization Frontier Historical Consultants, Inc date May 31, 2006

street & number 24265 River Road telephone (208) 834-3061

city or town Grand View state ID zip code 83624

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

- 1933 Building Plans
- 1935 Photo overview of Ketchum showing site
- HABS/HAER photographs and drawings

Property Owner

name/title City of Ketchum

street & number 480 East Ave. North telephone (208) 726-7801

city or town Ketchum state ID zip code 83340

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section Number 7 Page 1 Ketchum Ranger District Administrative Site
Blaine County, Idaho

7. Description Narrative:

The Ketchum Ranger District Administrative Site consists of seven historic USDA Forest Service Structures built on Block 40 of the City of Ketchum in the 1930s. The buildings include two residences (#1119 and #1137), a garage (#1331), three warehouses (#1357, #1334, and #1335) and a gas and oil house (#1332). All structures date from the 1920s and 1930s.

Site Integrity:

The Ketchum Ranger District Administrative Site has retained unusually high values of integrity, despite the passage of over 70 years, the urbanization of the neighborhood, and its conversion to a municipal park and historical museum. The Ketchum Ranger District would be instantly recognizable to anyone familiar with the property in the 1930s. The District has retained high values of location, feeling, workmanship and association. While some details on individual features of this district have been altered in the modern era to accommodate change in use, most of these changes are minor or non-intrusive. Indeed, extraordinary care has been taken to use compatible materials and designs in changes necessitated by its new use (see individual building descriptions below).

Structures at the Ketchum Administrative Site

Bldg. No.	FS Site No.	Building Function or Name	Year built	Plan
1119	SW-300-1	ranger's dwelling	1933	R4-1
1137	SW-300-2	office	1933	R4-51
1331	SW-300-3	garage	1933	R4-20
1332	SW-300-4	gas and oil house	1938	R4-95
1357	SW-300-5	west warehouse	1933	R4-33
1335	SW-300-6	east warehouse	1933	R4-33
1334	SW-300-7	central warehouse	1929	---

Ranger's Dwelling (#1119)

The larger of the two residences (#1119) is the Ranger's Dwelling (FS Site No. SW-300-1). The one-and-a-half story, frame building (31 x 28 feet) has an irregular plan on a concrete basement foundation; lap siding with cornerboards; exposed rafter tails; and a metal-covered, gabled roof with a brick chimney on the upper north slope. There is an enclosed vestibule on the north side of the house, which provides access from the kitchen to the basement. The north door is a 3-panel, 4-light wood door. The main entrance on the south side is a screened 4-panel wood door with a 4-pane side-light window. The door is protected by an open gabled hood supported by four square posts. The west-side door is a double French door with eight lights in each door. It is protected by an open-sided, gabled roof supported by eight square posts.

Flanking the main entry on the south façade are a pair of 6-over-6, double-hung sash windows (bedroom and living room) and a small fixed-sash window (stair landing). The east side has three 6-over-6, double-hung sash windows (one in each bedroom and the porch), a 4-over-4, double-hung sash window (bathroom) and one 6 x 6 sliding-sash window in the gable end. The north side has one 6-over-6, double-hung sash window (bedroom) and one 6 x 6, sliding-sash window (dining alcove). The west wall has one 1 x 1 sliding sash window (kitchen) and one 6 x 6 double-hung sash window (living room). All windows appear to be original with the exception of the fixed-sash window in the south wall that was added in 1958 when the internal stairway was constructed and the 1 x 1, sliding-sash window in the kitchen, which replaced a 6 x 6, sliding sash window.

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Blaine County, Idaho

7. Description Narrative (continued).

The interior of the structure has retained its original internal 5-panel wood doors, moldings, hinges, latches, slide bolts, and closet knobs. Original tile in the bathroom and kitchen is intact, but has been painted over. The original pipeless furnace was replaced with automatic heating in 1951, and a gas furnace added in 1968.

The structure was built in 1933, using the Forest Service R4-1 Plan (George L. Nichols, Architect). The building was constructed for a cost of \$3,664.79, including \$390 in CCC labor. Construction money ran out before the interior was completed so the original occupant, Ranger Berry, completed the interior painting, hand-sanded the wood floors, and finished the floors. Originally, a folding stair provided access to the loft rooms. In 1958, an internal stairway was added and the southeast corner bedroom extended to the east. At that time, the bedroom was resurfaced with ½-inch gypsum. A window on the original northeast wall was carefully removed and reused on the extended northeast wall. The new exterior walls were surfaced with compatible lap siding. The original window shutters for the building were removed some time prior to 1965. A metal roof was installed in 1981. The building served as the District Ranger's dwelling until another dwelling was built in 1962. It then housed Forest Service personnel until the property was transferred to the City of Ketchum in 1992. Since then, it has housed Ketchum City employees.

Integrity: The structure retains good values of integrity with only a few minor changes during the modern era. The structure was remodeled in 1958 to provide access to the loft bedrooms. The siding and windows used are compatible with original construction. Care was taken to reuse the original window in the bedroom. The change from wood to metal roofing in the modern era is typical of historic Forest Service usage continued to the modern era. The kitchen's 6 x 6, sliding-sash window was replaced at some point with a 1 x 1 sliding-sash window.

Office (#1137)

The smaller of the two residences is the original administrative office (FS Site No. SW-300-2). The rectangular, one story, frame building (16'2" x 40'4") has a concrete foundation; lap siding with cornerboards; exposed rafter tails; and a metal-covered, gabled roof with a brick chimney on the west-facing slope. A modern stovepipe is in the east-facing slope. There is an inset, full-width, open-sided porch on the south end of the structure. The gable end is supported by three square posts and has a triangular louvered vent at the apex of the gable end. A similar vent is on the north end of the building. The main entrance on the south wall of the building under the porch is a modern 3-light door. To the side of the door, the original 6-over-6, double-hung window has been replaced by a horizontal, fixed-frame picture window (Living Room/former District Office). The east side of the building has two 6-over-6, double-hung windows (one bedroom, one living room). A third window has been converted for use as a side entrance with a modern door and exposed concrete step. The north end of the building has no original windows, only an aluminum, sliding-sash window in the enclosed porch area (bathroom). The west side of the building originally had two 6-over-6, sliding-sash windows. One of these (kitchen) has been replaced with a smaller, double-hung window.

The structure was built in 1933 using a reversed Forest Service R4-51B Plan (George L. Nichols, Architect). The building was constructed for a cost of \$1,636.43, including \$201.25 in CCC labor. The original Forest Service design was altered by reversing the plan and placing the front porch steps to the side instead of straight forward. The original 6'2" x 8'1" rear porch was enclosed sometime after 1965 for use as a bedroom closet and bathroom. A doorway with a concrete stoop was added to the east wall sometime after 1965. Metal roofing was placed over the original wood shingles in 1982. The building served as the District Ranger's office until a new district office was built in 1965. Since that time, it served as housing for Forest Service personnel until the property was transferred to the City of Ketchum in 1992. Thereafter, until the present, it served as housing for Ketchum City employees.

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Section Number 7 Page 3 Ketchum Ranger District Administrative Site
Blaine County, Idaho

7. Description Narrative (continued).

The interior of the structure has been extensively remodeled with the rear storeroom expanded into the rear loading dock / porch, a bathroom installed in the enclosed loading dock/porch and a kitchen added to the west half of the original storeroom. The building was remodeled to its present configuration after 1965.

Integrity: The structure retains fair values of integrity with only a few minor changes during the modern era. The rear loading dock of the structure was either built as a porch or was converted to a porch sometime in the historic era. More recently, the inset rear porch in the west corner has been enclosed and a modern, aluminum, sliding-sash window installed. This remodeling enclosed the rear door and, as a result, a side door was added to the northeast wall. The front door has been replaced with a 1960s-era door, but appears to have retained the historic screen door. The siding and windows, with the exception of the rear bathroom window, are compatible with original construction. Care was taken during the remodeling to use compatible siding. The change from wood to metal roofing in the modern era is typical of historic Forest Service usage continued to the modern era.

Garage (#1331)

Located between the two residences, the garage (FS Site No. SW-300-3) was built as part of the original administrative site compound. The rectangular, one story, frame building (20' x 24') has a concrete slab foundation; lap siding with cornerboards; exposed rafter tails; and a wood, shingle-covered, gabled roof. The main entrance is a double, folding garage door on the south end of the building. The east and west walls each have 4-light, fixed-sash windows. The north wall has two 4-light, fixed-sash windows. The garage doors are boldly accented with wide trim boards in a triangular pattern of 8 divisions.

The structure was built in 1933, using Forest Service R4-20 Plan (George L. Nichols, Architect). The building was constructed for a cost of \$780.64, including \$83.75 in CCC labor. The original Forest Service design was altered by changing a 5-panel door on the east side to a 4-light, fixed-sash window and by simplifying the diagonal bracing on the garage doors. The building served as a two-car garage for the District Ranger's office until a new district office was built in 1965. Since that time, it served as a garage for Forest Service personnel until the property was transferred to the City of Ketchum in 1992. Thereafter, until the present, it served as a garage / storage for Ketchum City employees.

Integrity: The structure retains excellent values of integrity with no discernable changes from the original design and appearance of the structure.

Gas and Oil House (#1332)

Located behind the District Office, the Gas and Oil House (FS Site No. SW-300-4) was built as an addition to the original administrative site compound. The rectangular, one story, frame building (16'5" x 14'5") has a concrete slab foundation; clapboard siding with cornerboards; exposed rafter tails; and a wood shingle-covered gabled roof. Modern rectangular metal grate vents have been placed in the gable ends. The garage door on the south end of the east façade of the building has been replaced with a framed-in wall similar to the garage door and a vent installed. The original 5-panel door appears to be intact. The north wall has retained its original 6-light, fixed-sash window. In the south wall, the original window has been replaced with a 4-light, fixed-sash window. The west wall facing the street did not originally contain openings; during the conversion to a restroom, two 5-panel wood doors were installed to give access to the modern facilities. Forest Service-style signage has been added to direct park users to the facilities.

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Section Number 7 Page 4 Ketchum Ranger District Administrative Site
Blaine County, Idaho

7. Description Narrative (continued).

While included in the original plans for the Ranger Station, the building was not part of the original construction of 1933, presumably due to a funding shortfall. The structure was finally built in 1938, using Forest Service R4-95 Plan (George L. Nichols, Architect). Because it was built later, there is less documentation on the structure. The building construction cost was not recorded, but it is assumed to be under \$1,000 and may have involved CCC labor. The original Forest Service design was altered by changing one of the garage doors on the east side to a 5-panel door. The building served as a gas and oil building for the District Ranger's office until a new district office was built in 1965. Since that time, it served as storage for Forest Service personnel until the property was transferred to the City of Ketchum in 1992. Thereafter, until the present, it was remodeled into a restroom for the Forest Service Park.

Integrity: The structure retains fair values of integrity. The structure is intact with original surfaces, but with some changes to openings. The addition of two compatible doors on the west side and the change of the garage door on the east side and the south window, somewhat lower the values of design and materials.

West Warehouse (#1357)

Located behind the Oil and Gas House on the northeast corner of 1st Avenue and 1st Street East, the west Warehouse (FS Site No. SW-300-5) was built as part of the original administrative site compound. The rectangular, one-story, frame building (24' x 65') has a concrete slab foundation; lap siding with cornerboards; exposed rafter tails; and a wood shingle-covered gable roof. The main entrance is a modern double door on the south side of the building. The doorway is protected by a gabled roof with a triangular louvered vent in the gable end. The hood is supported by two square posts. A second modern door on the south side - a solid metal door - has replaced one of the 6-light, fixed-sash windows. The south side also has retained four, 6-light, fixed-sash windows and a triple 6 x 6 x 6-light, sliding-sash window. The west side has two, large, side-hinged garage doors boldly accented with wide trim boards, that appear to be original. The north side appears to have retained its original appearance with seven, 6-light, fixed-sash windows and a double 6 x 6-light, sliding-sash window. The east wall has retained its original three, 6-light, fixed-sash windows.

The structure was built in 1933, using Forest Service R4-33 Plan (George L. Nichols, Architect). The building was constructed for a cost of \$1,676.07, including \$188.75 in CCC labor. The original R4-33 Forest Service design does not appear to have been closely followed in the construction. The building is longer, has more windows and a warehouse door was installed in place of two 5-panel doors on the south side. The building served as a warehouse for the District Ranger's office until a new district office was built in 1965. Since that time, the building provided storage for the Forest Service until the property was transferred to the City of Ketchum in 1992. Thereafter, until the present, it has served as a section of a museum. Changes to the south-side entries have occurred since the conversion of the building to its new use.

Integrity: The structure retains good values of integrity. The conversion of the building to a museum facility appears to have required the changing of the warehouse side door to an all-weather entry protected by a gabled hood. This was constructed with compatible materials and utilized design elements such as the square-post supports and triangular vent echoing such elements observed in the two residential structures.

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Blaine County, Idaho

7. Description Narrative (continued).

East Warehouse (#1335)

Located behind the Ranger dwelling on the northwest corner of Washington Avenue and 1st Street, the East Warehouse (FS Site No. SW-300-6) was built as part of the original administrative site compound. The rectangular, one-story, frame building (24' x 55') has a concrete foundation with cellar (12' x 24'); lap siding with cornerboards; triangular, louvered attic vents in the gable ends; exposed rafter tails; and a metal roof over wood shingles on the gabled roof. The main entrance is a modern double door on the south side of the building. The doorway is protected by a gable hood with a triangular, louvered vent in the gable end. The hood is supported by two square posts. The south side also has retained three 6-light, fixed-sash windows. The east side has two, large, side-hinged garage doors boldly accented with wide trim boards, that appear to be original. The north side appears to have retained its original appearance with six, 6-light, fixed-sash windows and a double 6 x 6-light, sliding-sash window. The west wall has retained only one of its original two 6-light, fixed-sash windows. The second of the 6-light, fixed-sash windows has been replaced by a modern metal door.

The structure was built in 1934 using Forest Service R4-33 Plan (George L. Nichols, Architect). The building was constructed for a cost of \$1,708.56, including \$152.50 in CCC labor. The original R4-33A Forest Service design, which features three garage doors on the side, but no end garage doors, was used in the construction. The building was originally divided into two rooms, a tent/fire tool room and a garage room. The tent/fire tool room had a wood floor, while the garage had a dirt floor. In 1939, a 5" thick concrete floor was poured in the garage room. Either at construction or early in the historic period, the original design was modified with two end garage doors to provide access to Washington Avenue. Probably at the same time, the western-most garage door on the south side was framed-in and a double 5-panel door installed. The building served as a repair shop/garage for the District Ranger's office until a new district office was built in 1965. In 1977, one of the two remaining warehouse doors on the south side was closed and covered with compatible siding. Another of the warehouse doors was framed-in with compatible siding and a 5-panel door installed. At the same time, the southern-most of the two large garage doors on the east end was rendered immovable to support internal remodeling. Since that time, the building has provided storage for the Forest Service until the property was transferred to the City of Ketchum in 1992. Thereafter, until the present, it has served as a section of a museum. Changes to the south side and west end entries have occurred since the conversion of the building to its new use.

Integrity: The structure retains fair values of integrity. The conversion of the building to a museum facility appears to have required the changing of the already modified side door to an all-weather entry protected by a gabled roof. This was constructed with compatible materials and utilized design elements such as the square post supports and triangular vent echoing such elements observed in the two residential structures. Because of the care in the choice of design and materials, these changes are non-intrusive and only slightly lower the value of design for the structure. The metal roof is more intrusive since it was added in the modern-era; however, it is consistent with historic Forest Service policies of upgrading roofing.

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7. Description Narrative (continued).

Central Warehouse (#1334)

Located between the East and West Warehouses on 1st Street, the Central Warehouse (FS Site No. SW-300-7) is the oldest structure of the administrative site compound. The rectangular, one-and-a-half story, frame building (24' x 65') has a concrete slab foundation; vertical corrugated metal siding; exposed rafter tails; and a metal-covered gabled roof. The main entrance is a 5-panel wood door on the south side of the building. The doorway is protected by a gabled roof on the south slope of the roof. The south side has another 5-panel door; a double 6-light, 3-panel, side-hinged warehouse door; and three 6 x 6, sliding-sash windows. These features appear to be historic. The east end appears to have retained its original appearance with two 6-light, fixed-frame windows and a double 6 x 6-light, casement window in the gable end. The north side is symmetrical with a single 6-light, fixed sash window at the center. To the east side of this window is a pair of side-hinged warehouse doors. Each door has 6-lights and 3 vertical panels below; each panel is defined by wide trim boards. At the left and right of the warehouse doors are a pair of 6x6, sliding-sash windows. The west gable end of the building has one 6-light, fixed-sash window; a modern metal door; plumbing air vents; and a triangular, louvered attic vent.

The structure was built in 1929. It is the only structure in the district that was not built using standardized Forest Service plans. The building was constructed for a cost of \$1,125.36. It was remodeled in 1933, at a cost of \$195.23, including \$12.50 in CCC labor. The remodeling may have been to relocate warehouse door openings since the construction of adjacent warehouses blocked access to the ends of the building. The south side also had a 5-panel door between the warehouse door and the western-most double window. Sometime before 1965, the door was removed and covered with corrugated metal siding. The building served as a warehouse for the District Ranger's office until a new district office was built in 1965. Since that time, the building provided storage for the Forest Service until the property was transferred to the City of Ketchum in 1992. Thereafter, until the present, it has served as a section of a museum.

Integrity: The structure retains good values of integrity. The conversion of the building to a museum facility resulted in the changing of the warehouse door to an all-weather entry protected by a gabled roof. While modern, the hood was constructed with materials and design compatible with that used in other historic features. Because of the care in the choice of design and materials, the changes are non-intrusive and only slightly lower the value of design for the structure. The original corrugated-metal roofing has been replaced with modern steel roofing. A steel stove pipe has been moved from the north roof slope to the south slope and modernized. These changes are seen as non-intrusive. The most serious changes to the structure are on the west end of the structure where a historic window has been replaced by a modern steel door. In the gabled end, a historic double 6-light window has been framed over and covered with compatible siding and a triangular, louvered vent installed. Several modern plumbing air vents have also been added. The new metal door and air vents lower values of integrity for the building slightly since they are of a design and materials not available in the historic era. The covering of the window and the installation of the triangular vent are non-intrusive since they are of compatible design and materials.

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7. Description Narrative (continued).

Landscaping:

The landscaping associated with the site is remarkably intact. Historic photographs from the 1930s, HABS photographs from 1992 and recent observations show a remarkable stability in the landscaping of the district. Original trees associated with the residence and office have been retained. A low, two-rail fence using stanchion posts has also been retained and is in good repair.

Changes in the modern era are seen as minor. A fire-pit originally associated with the Ranger Station is no longer in evidence, having been removed in the historic era. Brick walkways have replaced gravel driveways and several small ornamental trees have been added to enhance the Administrative Site's use as a community park. Other smaller items such as picnic tables and signage are modern, but have been constructed using Forest Service plans and compatible materials.

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Blaine County, Idaho

8. Significance

Narrative Statement of Significance:

The Ketchum Ranger District Administrative Site is significant in its contribution to local history (Criterion A) and because it embodies characteristics of standardized agency architecture (Criterion C). The site served as a focal point for Forest Service planning, logistics and support for the administration of vast tracts of Forest Service land in south-central Idaho. Most of the buildings were built in 1933, using Civilian Conservation Corps (CCC) labor. As such, the Ketchum Ranger District Administrative site was one of the first CCC projects completed in Idaho. The buildings were constructed using standardized Forest Service plans that were modified to meet local needs and conditions.

Site History:

The Forest Service Park, which is the former Ketchum Ranger District Administrative Site of the Sawtooth National Forest (SNF), is now owned by the City of Ketchum. Plat records indicate that Block 40 of the Original Townsite of Ketchum was owned 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 as early as the 1880s.

In 1905, the Sawtooth National Forest was established. In 1908, the area was divided into three Ranger Districts: #1, which included the area within the Wood River drainage; #2, which included the area within the Boise River drainage; and #3, which included the area within the Salmon River drainage. A guard station was erected on each of these districts, with #1 at Greenhorn, #2 at Soldier, and #3 at Pole Creek. The first ranger station was built at Adam's Gulch in 1909. In 1915, Districts #1 and #2 were split to make a total of five districts. The lower half of #1 remained the Greenhorn District, while the upper half became known as the Flowers District. A guard station was erected at Adams Gulch and was called the Flowers Guard Station. In 1931, the Flowers Ranger District was renamed the Ketchum Ranger District (Anonymous 1941:28-29).

From 1926 to 1933 the Flowers/Ketchum Ranger District was operated out of the private residence of District Ranger Arthur H. Berry. Lots 6, 7, and 8 of Block 40 in Ketchum had been acquired on April 10, 1926, and in 1929 the entire block was fenced with four-foot woven wire attached to creosoted posts set two feet in the ground and ten feet apart. This fence has since been replaced. Also in 1929, the first structure of a new administrative site was built. This was the Central Warehouse (Building #1334), which was constructed by Ranger Berry and two helpers. Soon after this a two-room office-and-dwelling was moved to the Ketchum site from the old Flowers Station in Adams Gulch, about two miles from Ketchum. This building was "16 x 28 feet in size, having two rooms, with two doors, 5 windows, a kitchen sink, and a brick (cement) chimney" (Berry 1932; see also photograph in Anonymous n.d.a). In 1931, a cesspool was dug five feet from the south wall of the present Central Warehouse to serve the flush toilet in that building; and in 1932, a well was drilled to a depth of 84 feet to supply water.

On January 3, 1933, the remaining lots (1 through 5) of Block 40 were acquired by the Forest Service, and by June 27, 1933, it was reported that an improvement plan had been drafted for the site:

The building corners are staked out on the ground and roads are indicated by center or side stakes. The proposed Plan calls for the erection of a dwelling of the Plan R-4-1 Plan, a two-car garage, plan R-4-20, and office using Plan R-4-7, two cattle guards of the 15 ton capacity, on of a 3 ton capacity, a warehouse 32 ft. by 72 ft., and the remodeling and improving of the present two room guard station [the office-and-dwelling from the Flowers Ranger Station] (Nichols 1933).

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8. Significance (Continued)

Civilian Conservation Corps:

Soon after being elected to office, President Franklin D. Roosevelt put into motion a plan to put out-of-work young men to work in large-scale public works projects. A bill establishing the Civilian Conservation Corps (CCC) was signed into law on April 5, 1933. Forest Service Region 4 (which covers all of Utah and Nevada and parts of Idaho and Wyoming) received more money than any other area in the country with Idaho receiving \$127 per person. The nation's first CCC camp was established on April 17, 1933, with 50 more established within a few days. By July 1, 1933, 1,265,000 young men were enrolled in the program. The men were provided room, board and clothing along with a salary of \$30 per month. Initially, the men were sent to large camps, but these were quickly supplemented by smaller sub-camps (Wilson 2004).

In the late spring of 1933, Company 971 established the Ketchum CCC Camp (F-81) on Warm Springs Creek about five miles above Ketchum; during the summer enrollees from this camp constructed a dwelling (Building #1119), office (Building #1137), a two-car garage (Building #1331), two warehouses (Buildings #1335 and #1357), and a pumphouse (Building #1609) at the Ketchum Administrative Site. Apparently the structure from the old Flowers Guard Station was not remodeled as proposed. Instead, at 2:00 p.m. on September 23, 1933, it was sold at auction for \$57.00 to Forrest McCoy of Ketchum. The building was then removed from the site (Benedict 1933).

The Ketchum Administrative Site was occupied by Ranger Berry and his staff in the fall of 1933. But the complex was not yet finished. On January 12, 1934, the Sawtooth National Forest Supervisor Miller S. Benedict wrote,

(The) ranger station was partially completed last summer and fall largely by the help of the CCC boys. To complete the buildings an expenditure of \$3500 will probably be necessary, inasmuch as the prorated CCC labor cost is rather high. Authority is desired to expend Impnira [National Industrial Recovery Act] funds to complete the building [the total cost of which from all funds is not to exceed \$3500] (Benedict 1934).

Standardized Plans:

The use of standardized plans within the Forest Service has its origins with Gifford Pinchot as early as 1906, when he specified that Forest Service Camps had privies at least 50 feet from the house and that an American Flag should fly over the head man's tent. That same year, he established the Washington Office Engineering Section with ten civil engineers along with draftsmen and telephone experts to aid in the planning of Forest infrastructure. The 1906 *Use Book* addressed the building of Forest Service cabins by specifying that whenever possible the cabins should be made of logs with shingle or shake roofs. Additional improvements such as windows and hardware were to be purchased on authorization of the Forester. However, Congress set a limit of only \$500 for such structures. As a result, Forest Service personnel tended to rent commercial structures or even houses whenever possible. The building allowance was gradually increased to \$650 in 1914, \$1,000 in the early 1920s and set at \$1,500 in 1925.

Early rangers tended to build one- or two-room log cabins similar to those found throughout the pioneer frontier. The Forest Service established a set of standard plans in 1908, that was sent out to Forest Supervisors. Early plans were developed by W. Ellis Groben who was hired as a consultant by the Forest Service. These plans contained 19 varieties of houses, two kinds of bunk houses, two kinds of storehouses, and four kinds of barns. The plans tended to be used as guidelines, though a great deal of detail was available and even color schemes specified.

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8. Significance (Continued)

With severe cost limitations, early buildings were often poorly constructed, but they were an improvement over the tents they replaced.

By 1928, the increased allowance for building brought increased sophistication in the standard plans. The Forest Service not only provided architectural plans, but also specified in some detail what came with each building. For example, dwellings were to be equipped with: screens, window shades, cooking and heating stoves, stove boards, kitchen tables, cupboards, linoleum, and garbage cans. Local administrators were, however, given plenty of latitude in adapting structures to their needs.

Building construction continued to grow throughout the 1920s. This growth required additional architectural plans to meet the demand and to provide for the evolving roles of the Forest Service. To meet this increased need for architectural plans, in Region 4, a young draftsman named George L. Nichols was promoted to serve as the Region's first architect. George L. Nichols was born on July 5, 1896, in Salt Lake City to George Edward Nichols (b. 6/27/1865) and Irene Lee (b. 7/16/1870), both of whom were born in Salt Lake City. George L. served in the Army during World War I. In 1922, he married Ardella Wheeler, with whom he had two sons, George W. (b. about 1925) and Paul E. (b. about 1929) and a daughter, Annette. According to his appointment record, Nichols was hired in the Forest Service's R4 headquarters (Ogden) as a draftsman "reinst. From Vet. Bureau." Unfortunately, no date is given for his appointment. He was promoted to chief draftsman on July 1, 1924 and later to architectural engineer. Nichols served as Region 4's first architect, making a significant contribution to the development of many ranger stations, guard stations, and other administrative sites. A licensed engineer and land surveyor, he developed an architectural identity for the region by designing many, if not all, of its standard plans in the 1930s and 1940s. He created a number of architectural plans to serve the Region, including the needs of the Ketchum Ranger Station.¹

Although one building, the Central Warehouse, was built without use of standard plans, the development of the Ketchum Ranger Station complex relied heavily on plans provided by the Region, but modified as necessary. Plans included construction of a gas and oil house, as well as improvements such as painting and pouring of concrete floors on existing buildings.

The landscape design for this complex was described in the mid-1930s as follows:

A lawn with a total frontage of 95 feet and extending back to the back of the dwelling and office on both sides, is well established. This area was leveled and rolled before the lawn was sowed. This was done in April, 1935. The lawn is watered by a system of underground pipes with sprinkler heads extending slightly above the surface which are concealed by the grass. Sixteen Carolina Poplars and twenty-eight Engelmann Spruce trees have been planted on Block 40. A small area along the west fence is in raspberry and strawberry plants. It is planned to plant a little shrubbery near the dwelling and office which should be sufficient in the way of landscaping. The area around the warehouses is to be covered with shale and all plant growth is to be discouraged. A driveway enters the block on the south side which goes directly between the office and dwelling to a two-car garage and also to the warehouses in the rear. Another enters the block on the west side which serves principally for access to the warehouses. Cattle guards are installed at both entrances (Anonymous n.d.a and n.d.b).

¹ The biography of George Nichols is a direct quote from an unpublished biography written by US Forest Service Region 4 Architectural Historian Richa Wilson.

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8. Significance (Continued)

The cattle guards have been removed, and the entrance to the block from the west has been blocked by a fence. All eight of the structures in this complex are still standing, however, and each is documented in Section 7. In November 1965, the Ketchum District office moved to new quarters at 206 Sun Valley Road. Thereafter, the 1930s compound served as a work station and residence for various Forest Service personnel until exchanged out of federal ownership in November 1992.

Post Forest Service History:

Prior to its end of service with the Forest Service, the property was proposed for development. A complex land deal involving a land swap was planned in 1989. When local citizens learned of the plans for development, a petition was circulated to preserve the land as a park. The petition was signed by over 400 citizens (Graves 2006). In 1989, Ketchum passed a \$2.2 million bond issue to provide the necessary funds to acquire and make necessary improvements for the Forest Service Park and to buy land for a swimming pool and a Park and Ride lot. The Forest Service Park was not purchased directly but rather by means of a land transfer. A lot measuring 1.9 acres located in the Light Industrial Park was purchased and then traded to the Forest Service for the former Administrative Site. The deal was completed and the land transferred to the City of Ketchum in November 1992. In 1993, the City Council approved a Master Plan to guide the development of the property. The plan outlined the conversion of the property into a park containing buildings to be used as short term housing and for use by a historical society as a museum. The Heritage and Ski Museum was opened in June 1995.

The concept of preservation of the Ketchum Ranger Station began in 1984, when the property was recorded by Sharon Metzler, Sawtooth National Forest Archaeologist. The property was found to have excellent integrity and evaluated as significant, but the buildings were not deemed individually eligible for the NRHP. In June 1989, the property was the subject of Historic American Buildings Survey (HABS) recordation (HABS No. ID-109). In the HABS report, the individual structures were noted as not eligible for the National Register of Historic Places. The site was reevaluated in 2005, by Walsworth and Associates during a historic reconnaissance survey of Ketchum. It was determined that the property had survived its transition to a public park with intact architectural and historical integrity. It was determined to be eligible to the NRHP under Criterion A for its association with New Deal Era of the Roosevelt Administration and the Civilian Conservation Corps. It was also eligible under Criterion C for its distinctive architecture and historic qualities and its unique setting (Walsworth and Associates, 2005).

Summary:

The Ketchum Ranger District is eligible for the National Register of Historic Places for its historic association with the U.S. Forest Service and the Civilian Conservation Corps. The complex reflects the boom years of Forest Service construction when entire complexes were erected in a short period of time. All but one of the buildings on the site was built by the CCC during the nascent years of the New Deal program, and it was one of the first projects constructed by the organization in the State of Idaho. The structures are not, however, examples of the Rustic Style of architecture so often associated with the CCC. Rather, Forest Service standard plans were used for the construction of the complex, perhaps because the site was located within the boundaries of an established community, rather than in a more remote forested area. The buildings, though modified slightly to conform to site-specific issues, exemplify the era of standard-plan architecture in the Forest Service through their modest and straight forward design, and therefore are significant under Criterion C.

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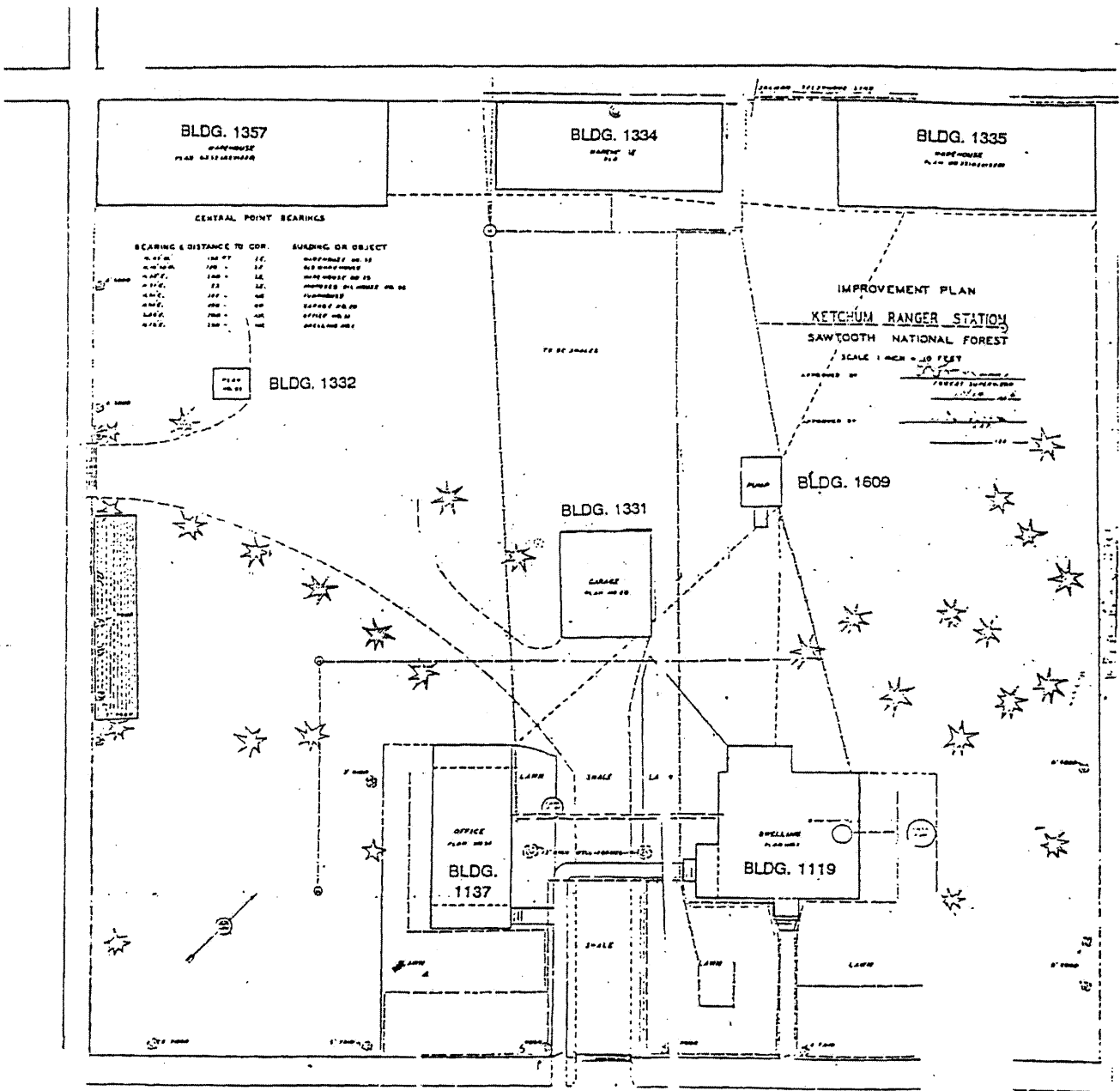
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Ketchum Ranger District Administrative Site
Ketchum, Blaine County, Idaho
All photos taken by Dale Gray
April 2006
Electronic Image File CD submitted to NPS and Idaho SHPO

1. Ranger Dwelling #1119 - looking north
2. Office #1137 - looking west
3. Overview - looking north
4. East Warehouse #1335 – looking south
5. Warehouse #1334 - looking southeast
6. Gas and Oil House – looking south
7. Garage #1331 – looking north
8. West Warehouse #1357 – looking northeast



Improvement Plan, Ketchum Ranger Station, October 19, 1936. Utilized by HABS (1992). The map accurately reflects the site (2006) with the exception of the replacement of the pump house (Bldg 1609) which is no longer extant.



Inset of Ketchum, Idaho overview showing Ketchum Ranger Station circa 1935.
Note the Oil and Gas House has not yet been built (Idaho State Historical Society)