



CITY OF KETCHUM  
MEETING MINUTES OF THE  
HISTORIC PRESERVATION COMMISSION

Tuesday January 6, 2026

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**CALL TO ORDER:**

Clyde Holt called to order at 4:30 PM (*00:00:08 in video*)

**Roll Call:**

Melissa Rivelio  
Clyde Holt  
Jakub Galczynski  
Wendolyn Holland

**Also Present:**

Allison Kennedy – Senior Planner  
Morgan Landers – Director of Planning and Building  
Thomas Howland – Architect, Howland Architecture Studio

**CONSENT AGENDA:** (*00:01:00 in video*)

1. Approval of the December 02, 2025 Minutes.

**Motion to approve the consent agenda.**

**MOVER:** Wendolyn Holland

**SECONDER:** Melissa Rivelio

**AYES:** Clyde Holt, Melissa Rivelio, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

**Public Hearing:** (*00:01:33 in video*)

2. Application #: 25-049 Historic Alteration application by Pioneer Saloon, Inc. located at 320 North Main Street to make minor changes to the facade of The Pioneer Saloon.
  - a. Presentation from Allison Kennedy, Senior Planner. (*00:02:20 in video*)
  - b. Presentation from Thomas Howland, Architect, Howland Architecture Studio. (*00:05:00 in video*)
  - c. Commissioner Questions and Responses from Thomas Howland, Architect, Howland Architecture Studio and Duffy Witmer, Owner, The Pioneer Saloon. (*00:06:35 in video*)
  - d. Public Comment: Bruce Martin (*00:24:10 in video*)
  - e. Public Comment: Perry Boyle (*00:27:40 in video*)
  - f. Deliberation. (*00:16:14 in video*)

**Motion to approve the alteration application by Pioneer Saloon, Inc. for a minor façade alteration, subject to conditions, and direct staff to return with findings of fact.**

**MOVER:** Wendolyn Holland

**SECONDER:** Jakub Galczynski

**AYES:** Clyde Holt, Melissa Rivelio, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

**New Business:** (00:30:45 in video)

3. Recommendation to approve Resolution 25-030 setting the 2026 meeting dates for the Historic Preservation Commission.
  - a. Commission Deliberation. (00:31:10 in video)

**Motion to approve Resolution 25-030 as amended.**

**MOVER:** Jakub Galczynski

**SECONDER:** Wendolyn Holland

**AYES:** Clyde Holt, Melissa Rivelio, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

4. Election of a Chairperson and Vice Chairperson of the Historic Preservation Commission. (00:36:05 in video)
  - a. Continuation to the next meeting. (00:37:35 in video)
5. Updates from Staff and Commission. (00:38:00 in video)
  - a. Update from Allison Kennedy, Senior Planner. (00:38:20 in video)
  - b. Update from Commissioner Holland. (00:39:00 in video)
  - c. Update from Morgan Landers, Director of Planning and Building. (00:52:30 in video)
  - d. Updates from Commissioner Holland. (01:14:05 in video)

**ADJOURNMENT:** (01:41:28 in video)

**Motion to adjourn the meeting at 6:11 PM.**

**MOVER:** Jakub Galczynski

**SECONDER:** Wendolyn Holland

**AYES:** Clyde Holt, Melissa Rivelio, Wendolyn Holland, & Jakub Galczynski

**NAYS:** None

**RESULT: UNANIMOUSLY ADOPTED**

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Melissa Rivelio,  
Historic Preservation Commission Chairperson

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Morgan Landers,  
Director Planning and Building, City of Ketchum