



CITY OF KETCHUM
MEETING MINUTES OF THE
HISTORIC PRESERVATION COMMISSION
Tuesday January 6, 2026

CALL TO ORDER:

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

Roll Call:

Melissa Rivelo
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 Rivelo

AYES: Clyde Holt, Melissa Rivelo, 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 Rivelo, 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 Rivelo, 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 Rivelo, Wendolyn Holland, & Jakub Galczynski

NAYS: None

RESULT: UNANIMOUSLY ADOPTED

Melissa Rivelo,
Historic Preservation Commission Chairperson

Morgan Landers,
Director Planning and Building, City of Ketchum