

Teton County Historic Preservation Board
Meeting Minutes

April 8, 2025, 7:00pm - 9:00pm

Board Members Present: Michael Stern (President)
David Vandenberg (Vice President)
Andrew Salter (Treasurer)
Kiley Maas (Secretary)
Erin Gibbs
Maggie Moore
Nicholas Houfek
Alyson Klaczkiewicz

Board Members Absent: Kurt Dubbe

Consultants: Susan Eriksen (Eriksen-Meier Consulting, LLC)
Samantha Ford (Turn Stone Research)

I. Opening

- A. Meeting called to order by Michael at 7:02 PM.
- B. Roll Call and Quorum Pronouncement by the Chair

II. Adoption of Agenda

Michael proposed adding National Register Nominations and Survey Requests / Grants and an update on GIS to the agenda.

Motion: Andy
Second: David
Vote: 8-0-1 Unanimous

III. Approval of Minutes (October 2024, January 2025, February 2025, March 2025)

Motion to approve minutes with amendments reflecting that Maggie was not in attendance at the March 2025 meeting and Erin was in attendance was the February 2025 meeting.

Motion: Erin
Second: Michael
Vote: 8-0-1 Unanimous

IV. Communications

- A. Ryan Dorgan: DEM25-001
- B. Katie Leeper: Tax Credit Webinar Recording Available
- C. Nico McGhee: Research Assistance Request
- D. Alex Menolascino: Trail Creek NHR Listing

V. Public Comment

Abram Pearce joined the call on behalf of his client to learn more about the preservation process. Abram will connect with the board via email.

VI. Action Items / New Business

- A. DEM25-002 255 East Pearl Avenue

Samantha Ford of Turnstone research provided an overview of her research.

Ryan Dorgan of Shacks on Racks shared that the house had been moved before.

The residential structure identified for demolition in DEM25-002 and located at 255 East Pearl Avenue, Jackson, WY are found to be historically significant according to the Town of Jackson Designation Criteria to the Jackson Historic Register.

Accordinging to meeting Criteria 3, as defined in Section 5.9.4 of the Town of Jackson LDRs, the structure embodies distinctive characteristics of a type, period, method of construction, or artisan. The residence at 255 East Pearl Avenue represents the vernacular ranch style construction unique to Jackson from the early mid-20th century through the 1960's. Its estimated date of construction is 1935-1940. It appears to have been previously located from its original location behind the former Silver Spur Cafe (currently Local Restaurant) on Cache Street. The structure retains a high degree of Historic Integrity and is also in excellent condition.

Please see the attached historic reports for more information.

The TCHPB recommends a 100 day stay in the issuance of a demolition permit for public comment and in order for the applicant, the TCHPB and other interested parties to explore alternatives to demolition.

Motion: Erin
Second: Nicholas
Vote: 8-0-1 Unanimous

VII. Updates and Discussion

A. Town Council Meetings

Michael, David, and Alyson to attend the next Town Council Meeting on April 21st to advocate for TCHPB and clarity on the board's role.

B. CAMP Conference

VIII. Motion to adjourn at 8:25 PM

Motion: Michael
Second: Andy
Vote: 8-0-1 Unanimous

Next meeting will be held May 13th, 2024 from 7:00-9:00 PM in the Teton County Board of Commissioners Meeting Room, 200 S. Willow St. in Jackson, Wyoming. Meetings are also available via Zoom.

Minutes Approved

Kiley A. Maas

Kiley Maas, Secretary

6/10/2025

Date