

**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 Klaczekiewicz

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.

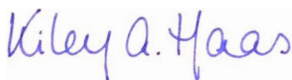
B. CAMP Conference

**VIII. Motion to adjourn at 8:25 PM**

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

Next meeting will be held May 13<sup>th</sup>, 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 Maas, Secretary

6/10/2025  
Date