

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
August 14, 2018; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order at 7:04 p.m.

PRESENT WERE: *Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Kurt Dubbe, Frank Johnson, Monday Olson, Jim Turley, and Kristine Abbey, Board members. Members of the public present were: Morgan Albertson Jaouen, JHSM Executive Director; Jeff Golightly, Gardner Capital Management, Carrie Coombs, and Betsy Engle.*

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved with modification, moved by Dubbe and seconded by Johnson. The July minutes were tabled until later in the meeting. (Minutes would not be voted on but tabled until September meeting.)

PUBLIC COMMENT:

***Kurt Dubbe** addressed the board on behalf of John Holland, owner of the Sweetwater Restaurant. The Design Review Committee unanimously approved Dubbe-Moulder's plans for the modification and addition to the current building.*

***Carrie Kosak Coombs** addressed the board regarding a demo permit for 293 E Snow King Ave. At the time of the meeting, the board did not have the opportunity to review the permit. Coombs stated she felt the building was derelict and uninhabitable. She expressed her hope that the demo permit would be approved and was happy to answer any questions about it. Coombs plans to have the lot vacant for at least three to five years with no plans to build until they understand how the neighborhood changes.*

Dubbe stated that he also felt the building was in poor condition. The house does have local significance as it is the home of Bill Briggs.

Because the board did not have the permit, Wonson explained that Coombs would have to wait until it was received by the Planning Department. Coombs expressed her concern that if she had to wait longer, she would not be in town to see the demolition. Her residence is England. The demolition subcommittee will meet on Monday to make a decision. Stern will sit in for King regarding voting on the committee. King recused herself due to her involvement with the project.

***Jeff Golightly** provided an update on the Genevieve block, and summarized the meeting from the previous meeting between the subcommittee overseeing the boards' involvement in the zoning language, Jeff Golightly, and Bill Collins, a planner who specializes in writing LDRs. The meeting covered code language and how it can benefit preservation in general as well as the Genevieve block specifically. Planning notified Golightly that in order to proceed with the rezoning application, Planning will need language that proposes deed restriction language.*

There are two concurrent processes. The first is deed restriction language for the block that will preserve the buildings on the property. The second is a larger historic preservation board LDR language that fulfills some of the larger goals of the property and the board. This larger scope would apply to the Genevieve block. The deed

restriction language is the short term option that advances Gardner Capital Management’s goals while the LDR language is a longer term option that benefits the board and would still give incentives for the future property owners of the block.

Collins drafted language regarding the two options and sent the document to Planning and to the board for review. GCM is willing to pay up to \$4000 of Collins’ time to work with the board to make general preservation LDRs. The board’s next step is to review the language and vote on if they agree with the spirit of the language. Golightly recommended a veto clause that would allow the board to back out of the agreement and bring separate recommendations to Planning. Only the deed restriction language is being considered presently.

Golightly answered questions regarding potential gains and losses related to keeping one, two, or three buildings on site, with and without upzoning.

Discussion followed. Dubbe made the following motion with input from the board:

To accept the spirit of the special restrictions as presented, excluding the alternative clause outlining demolition option timeline.

The board shall review and provide comment prior to the September 2018 meeting for review during the meeting. Final comments to be discussed and submitted to Town of Jackson Planning.

Prior to Town of Jackson Planning recommendation to Town of Jackson Council, the Teton County Historic Preservation Board reserves the right to retract formal support of Genevieve block Special Restriction language.

The motion was seconded by Stern and approved unanimously.

STAFF REPORT:

Gibbs went through the staff report from the previous month. The mailbox was locked because the USPS only gives a fourteen-day period to renew the box. Gibbs checks the box month and so missed the notice. Because of this, there was no mail for review.

Gibbs reported that the board had received inquiry both via phone and email about moving a small house at 240 E. Kelly that has moisture problems. The board decided that they could not get involved beyond connecting the owner with the cabin angel list.

REVIEW OF JULY/AUGUST ACTION ITEMS

	YES	NO	MOVED
Gibbs			
• Fill out demo log	X		
• Put text amendment language on letterhead- send to Katherine	X		
• Send cache campus building move to Cabin Angel list			X
Wonson			
• Follow up with Tim O’Donoghue re: Sustainability		X	

<ul style="list-style-type: none"> Write letter requesting TCHPB formal comment at BOCC and/or planning meetings 		X	
<ul style="list-style-type: none"> Review Smith's history of Genevieve lot historic structures and then share with Golightly and Joauen. 	X		
<ul style="list-style-type: none"> Keep in touch with Golightly prior to meetings 	X		
<ul style="list-style-type: none"> Write support letter for permit fee waiver and retroactive preservation incentives for Sweetwater and send to planning 	X		
<ul style="list-style-type: none"> Send Planning informal note re: rezoning support (resend motion) 	X		
<ul style="list-style-type: none"> Send Planning LDR language 	X		
<ul style="list-style-type: none"> Add Stern to Wells Fargo account 	X		
<ul style="list-style-type: none"> Respond to consultant who was not chosen for context survey 		X	
<ul style="list-style-type: none"> Send Frank's context narrative of Kudar to Paul Anthony 	X		
<i>Dubbe</i>			
<ul style="list-style-type: none"> Attend DRC meeting re: Kudar Cabins 		X	
<i>Stickney</i>			
<ul style="list-style-type: none"> Send context survey contract 	X		
<ul style="list-style-type: none"> Facebook post re: JHSM cache campus building move 			X
<ul style="list-style-type: none"> Put together binder information 			X
<i>Smith</i>			
<ul style="list-style-type: none"> Re-send article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson) to Katherine 	X		
<i>Stern</i>			
<ul style="list-style-type: none"> Put together amended language for LDRs 	X		
<ul style="list-style-type: none"> Go with Wonson to be added to Bank acct (if necessary) 	X		
<ul style="list-style-type: none"> Finish RFP for Preservation Incentives 	X		
<ul style="list-style-type: none"> Check in with website consultant 	X		
<i>King</i>			
<ul style="list-style-type: none"> Send out google drive to group 	X		
<ul style="list-style-type: none"> Attend DRC meeting re: Kudar Cabins 		X	
<ul style="list-style-type: none"> Introduce board to new owners of Lila Lou's 			X
<i>Johnson</i>			
<ul style="list-style-type: none"> Send Katherine context narrative of Kudar 	X		
<i>Rhea</i>			
<ul style="list-style-type: none"> Talk with Keith Gingery re: Preservation Easements * 			X

*Hold until discussion

COMMITTEE REPORTS

Committee structure was modified to reflect the goals identified in Strategic Planning sessions. A run-down comparing old and new committee structure is on the following page**

Town and County Integration 2020 (Formerly Incentives and Ordinance):

Demolition Permits

85 S King (Sweetwater)

The non-historic deck on the south elevation will be removed with documentation and the south dining area will be disassembled and reconstructed with structural improvements. The board voted to not recommend a stay, moved by Stern and seconded by Turley.

480 W Pearl (Subcommittee Report Out)

King debriefed the board on the subcommittee's decision. The owner is relocating six exiting cabins onsite. The only building to be demolished is that tub / laundry building, which lacked significance and integrity. The subcommittee voted to not recommend a stay.

Subcommittee: Johnson, Olson, and King.

The board discussed the Si Ferrin house, recently purchased by the town. It is considered eligible for the National Register. Jaouen reported she heard the town plans to scrape it. Wonson will bring up the issue with Jim Stanford.

Grant / Contract Oversight Committee

CLG Grant- Residential Context Survey

Fieldwork will begin in September. The grant is on track.

Preservation Incentives Study

Stern provided language to the board. While the work Collins is doing may change some of the scope, Stern requested everyone take a look at the RFP regardless.

Website Contract Update

Subcommittee reviewed via email, and Stern is in contact with the web designer.

Juicery and Persephone History

Due to the lack of responses to the RFP, the board voted unanimously to hire Engle to complete the National Register Eligibility study for the Juicery and Persephone buildings, moved by Stern and seconded by Johnson.

Strategic Alliances

JHHSM Building Update

Jaouen reported that the key points of the HSR are that the buildings have deferred maintenance but are overall in good condition. Feasibility of adding a second story addition is possible but costly. Initial estimate for winterizing the Deloney museum is feasible. Regardless of what will happen, JHHSM plans to catch up on deferred maintenance. Mercill is one of two properties on the town's list to be developed next. The only way to save that building is to move it. JHHSM has not sold the ache property; there is only two months left on the listing.

USFS Cache Campus building move

Tabled until Gibbs can speak with Schubert.

NEW BUSINESS

Kudar

TCHPB did not have a representative at the most recent meeting, but were notified that three cabins will be moved on site. A new building was approved by the DRC.

Demo Ordinance Language / 21 Day Window Extension
 King will prepare a draft for the boards review

Historic overlay downtown core
 Tabled

BOARD MEMBER ISSUES

SCHEDULE NEXT MEETING

September 11

ADJOURN

The meeting was adjourned at 9:16

ACTION ITEMS FOR AUGUST MEETING:

	YES	NO	MOVED
<i>Gibbs</i>			
• <i>Fill out demo log</i>			
• <i>Put text amendment language on letterhead- send to Katherine</i>			
• <i>Send cache campus building move to Cabin Angel list</i>			
<i>Wonson</i>			
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