

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
January 9, 2018; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order at 7:10 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Betsy Engle, Secretary; Bob Zelnio, Treasurer; Sherry Smith (via phone), board member; Michael Stern, board member; Kurt Dubbe, board member; Shawn Ankeny, board member; JP Schubert, advisor. Members of the public present were: Rich Ochs, Teton County Emergency Management

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved with modification, moved by Wonson and seconded by King. The December minutes were approved as presented, moved by Stern and seconded by Engle.

PUBLIC COMMENT:

Rich Ochs, Teton County Emergency Management, presented an overview of the Teton County/Town of Jackson Disaster Recovery Plan that is being drafted. Morgan Albertson has agreed to act as the cultural resource liason for the project. The plan is a best practice for communities to consider disaster recovery. It is based on FEMA guidelines, and includes consideration of natural and cultural resources. Teton County Parks and Rec is representing cultural resources, and TCHPB has been asked to ensure cultural resources are appropriately included. The plan is limited to non-federal lands in Teton County.

Timeline: the project was started nearly 2 years ago. A draft is now available for review. Initial comments are due February 9th. Hope to have it presented to Teton County elected officials in March.

Kurt suggested our involvement could perhaps set a precedent with SHPO for other WY counties to follow. JP said that the Forest Service has a GIS layer that includes information not only on which resources are important, but also on what types of risk those resources face based on their fuel type.

JP Schubert, advisor for the board, was present for public comment on behalf of the United States Forest Service.

Schubert updated the board on the Bridge Creek Land Exchange MOA process, which involves the Wort/Gap Puche Cabin. TCHPB is acting as a consulting party for an MOA regarding the adverse effect on the cabin. JP provided the handout distributed at the January 4th meeting. The TCHPB was not able to attend this meeting. JP summarized the proposed mitigations. He stated that the idea to complete a condition assessment and preservation plan for the new owners was not well received. The USFS now has a rough list of mitigations, as well as a summary of the consulting parties interests. They will narrow the list down from there based on the reality of funding.

STAFF REPORT:

NA. Gibbs was not present.

Wonson reminded the board of important date:

1. Strategic Planning meeting- January 16th 5-8.

REVIEW OF DECEMBER ACTION ITEMS

The board went through the list of action items for the past month.

YES NO MOVED
EVERYONE

· Look at Mission/Vision statements and send comments to committee

Gibbs

- Send TCHPB spending guidelines to Stern
- Send the board an updated email list
- Secure a TCHPB member to attend the Jan 4th USFS MOA phone call
- Forward RFP responses to Wonson
- Ask Shelley if change in CLG grant budget requires BOCC approval
- Contact Tyler at Planning re: Cowboy Sign

Wonson

- Contact AHW re: Donation Cycle
- Follow up with Tim O'Donoghue re: Sustainability
- Set up meeting with April Norton and Stern to discuss Historic Preservation language in the LDR
- Find out who is under contract for Sweetwater

Engle

- Research (with Stern) possible email alternatives
- Attend BOCC meeting for CLG Annual Report
- Request the offered additional funds (\$5000) from SHPO

Dubbe

- Share information on Monuments and Markers Committee
- Drop off plaque to Hardeman/TRC

Ankeny

- Contact the planning department to request a change the response time for demo stays to 30 days (to coincide with cycle of regular TCHPB meetings)
- Integrate edits to new board members packet and hunt down links/addendums associated with new member info

Smith

- Send written comments to USFS re: Preferred mitigation for Wort Cabin

Stern

- Research (with Engle) possible email address alternatives

King

- Follow up with Rich Ochs re: Disaster Relief Plan
- Add Strategic Planning session to Calendar

Albertson

- Talk to paper re: Genevieve (Moved to Wonson)

COMMITTEE REPORTS**Incentives Committee:**

No new issues to discuss

Preservation Ordinance Committee:

Wort /Gap Puche MOA

See above. Schubert will inform when next meeting is scheduled.

Grant Oversight Committee:

CLG Update

Engle reported that the additional funds approved at the December meeting were requested. No response from SHPO yet.

Awards Program Committee:

No new issues to discuss

TCHPB Mission/Vision Committee (Smith, Albertson, King)

Did not discuss as additional review is planned for strategic planning session on the 16th.

NEW BUSINESS

Sweetwater Restaurant and Café Genevieve

Wonson reported that the Sweetwater lot includes King Sushi, Goody-2-Shoes, and Sweetwater. She spoke with an interested buyer who may be interested in saving the buildings, but is concerned about deferred maintenance costs. Wonson suggested she speak with a building familiar with historic log buildings and provided a few recommendations.

Engle updated on the history of the Van Vleck House / Café Genevieve's lot, which includes seven buildings. Most notable, the Juicery building was originally occupied by Stella and Harry Weston, daughter and son-in-law of the Van Vlecks.

The board discussed at length the what could be done considering the potential loss of both properties.

Ankeny called the situation a state of emergency, and said it's time the board take a stand for historic buildings. Some discussion followed on how much we could advocate for these buildings as a government board. Wonson will discuss with Rhea for clarity.

Dubbe stated that the decks are stacked against them, considering the development pressure and locations. But, preservation is not without precedent. He cited the American Legion building as an example.

The board discussed the possibility of planning incentives, regulation, and public awareness. Wonson will meet with the paper to discuss the properties. Stern stated that there's no saving them unless the town is willing to regulate. While others agreed, all agreed we've faced push-back to regulation in the passed. The board noted that many preservation regulations around the country were instituted after the demolition of important buildings.

After much discussion, two themes became clear: 1) the Sweetwater property and Genevieve's property both would likely end up on a "Top Ten" list of historic buildings in Jackson. A public awareness campaign around that "top ten" idea is an excellent outreach opportunity. 2) The board should consider creating a historic district around downtown/east Jackson. The Board agreed that the first step was to identify the boundaries of the potential historic district and determining that district eligible with the SHPO—a totally honorary determination. The board felt that future regulation (or incentives) could then be focused within the historic district, making it potentially more palatable to the public. As a result, a "Historic District Committee" was formed, including: King, Stern, Ankeny, and Dubbe. Betsy will send them our list of surveyed historic properties for reference.

Hardeman Barn/Raptor Center

Wonson reported on the planning commission meeting. The opening presentation was 1.5 hours, and was followed by public comment. Wonson noted that historic preservation was used as the primary argument against the variances requested, though it appeared historic preservation fit their position more than they really cared about historic preservation. Wonson spoke on behalf of the board stating our support for the project, noting that a building in use is a building preserved. The board was discouraged to hear that while the primary argument against the project was historic preservation, neither the raptor center nor the county officials mentioned the boards letter of support.

JHHS/Mercil Property Update

Wonson and Smith provided the update that the JHHS had been informed that the Mercil Property had been moved up on the list of properties to be developed for housing, effectively closing the door on the possibility of JHHS continuing use of the property beyond their two-year lease. The JHHS/TCHPB subcommittee will meet to discuss possibilities moving forward.

BOARD MEMBER ISSUES

Dubbe reminded the JHHS RFP committee that responses were due on Monday, Jan 15th.

SCHEDULE NEXT MEETING

Next Meeting: February 13h, 2018.

ADJOURNEMENT

The meeting was adjourned at 9:00

New and Moved Action Items:

YES NO MOVED

EVERYONE

- Look at Mission/Vision statements and attend strategic planning meeting

Gibbs

- Contact Tyler at Planning re: Cowboy Sign
- Send board approved spending guidelines to County Clerk for filing
- Approach board of realtors to see if we can present at an upcoming weekly meeting (on historic preservation and Sweetwater/Genevieve's lots)
- Once/if another USFS MOA meeting is scheduled, contact board to ensure a representative can participate

Wonson

- Follow up with Tim O'Donoghue re: Sustainability
- Set up meeting with April Norton and Stern to discuss Historic Preservation language in the LDR
- Connect with Sherry and Bob Re: JHSM RFP
- Meet with paper regarding Genevieve's and Sweetwater Properties
- Discuss with Rhea limits to board's role in advocating for historic properties
- Reach out to Tyler Sinclair regarding Genevieve's and Sweetwater lots

Engle

- Send Genevieve's lot research to Wonson
- Schedule website committee meeting

Dubbe

- Share information on Monuments and Markers Committee
- Drop off plaque to Hardeman/TRC

Ankeny

- Contact the planning department to request a change the response time for demo stays to 30 days (to coincide with cycle of regular TCHPB meetings)

Smith

- Schedule a JHSM/TCHPB subcommittee meeting to regroup

Stern

- Research (with King) possible email address alternatives
- Schedule Historic District subcommittee meeting with King, Ankeny and Dubbe

King

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Albertson

- Review and provide comments on Disaster Response plan