

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
March 13, 2018; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order at 7:09 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Sherry Smith (via phone), board member; Michael Stern, board member; Kurt Dubbe, board member; Shawn Ankeny, board member; Frank Johnson, board member; Erin Gibbs, Administrative Assistant. Members of the public present were: Morgan Albertson Jaouen, JHHSM Executive Director

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved as presented, moved by Wonson and seconded by King. The February minutes were approved as presented, moved by King and seconded by Dubbe.

PUBLIC COMMENT:

There was no public comment. In lieu of public comment and before staff report. Dubbe suggested that as the board is receiving more and more demo permits, it would be a good idea to consider taking more formal photographs of the buildings slated for demolition for inclusion in the JHHSM archive. These wouldn't be as formal as HABS photographs, but would be more standardized and complete than photos captured on an iPhone. The board agreed that this would be a positive addition. Wonson suggested Engle may be interested. There was additional discussion of working with planning to add photographs as mandatory additions to demolition permit applications. Ankeny was tasked with following up with this.

STAFF REPORT:

Gibbs went through the staff report for the past month. She announced that a copy of the CLG grant agreement was sent to the Teton County Attorney's office and notification that work can begin.

Loren Woodin from the Wyoming Game and Fish Department sent a copy of the demolition permit application for 360 N Cache to the TCHPB email account.

Gibbs went through phone correspondence that included updates regarding the MOA meetings for the Mammoth Springs Hotel and inquiries as to the status of demolition permit applications for 545 W Broadway and 360 N Cache.

REVIEW OF JANUARY/FEBRUARY ACTION ITEMS

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

	YES	NO	MOVED
Gibbs			
• Clarify who is contacting planning re: change in response time for demo stays	x		
• Send board approved spending guidelines to County Clerk for			x

filing		
• Contact Shelley at County re: BOCC notification for budget	x	
• Write letter for Cowboy Sign to send to Planning	x	
Wonson		
• Follow up with Tim O’Donoghue re: Sustainability		X
• Set up meeting with April Norton and Stern to discuss Historic Preservation language in the LDR		X
• Contact Amy from Raptor Center re: Community Input	x	
• Become signatory on TCHPB account	x	
Engle		
• Additional research on Genevieve lot, send to Smith		X
Dubbe		
• Comment on draft MOA for Bridge Creek Land Exchange	X	
• Drop off plaque to Hardeman/TRC	X	
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)	X	
Smith		
• Write article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson)		x
Stern		
• Write position statement and attend County Raptor Center Meeting	x	
King		
Johnson		
• Additional research on Genevieve lot, send to Smith	x	

COMMITTEE REPORTS

Incentives Committee:

Hardeman Barns Update:

Wonson updated the board on the latest development regarding the Hardeman Barns/TRC plans. Before the BOCC meeting where the county considered TRC’s plans and heard additional public comment, Stern emailed all the commissioners with the board’s statement of suggested changes to the conditional use

permit that were discussed during the February TCHPB meeting. Mark Newcomb followed up with Wonson to ask some additional questions regarding the board's position and how to implement suggested changes to the conditional use permit. Wonson followed up with the Planning Department regarding the Bull Barn and possibility of TCHPB having design review power. Sinclair was able to get back to Wonson. The results of the BOCC meeting and discussions with Sinclair:

1. Bull Barn: TRC is receptive for keeping the Bull Barn if it is exempted from the allowable developed square footage for the parcel (which is currently is). Unfortunately, the Planning Department does not have the power to give the green light on using the barn- to do this there would have to be a text amendment to the LDRs. As a result, the Planning Department gave TRC a two year window whereby TRC cannot move forward with certain phases of the project until language changes in the LDR that addresses the Bull Barn. TCHPB is responsible for writing this change in the LDR. Sinclair has requested a joint meeting with Town Council and County commissioners regarding this point and other LDR issues relating to TRC's plans.
2. Pump House: The pump house will be moved and reused, which has been included in TRC's plans from the beginning.
3. Bunk House: TRC stated they will not be keeping the bunk house.
4. Design Review: Giving TCHPB design review authority was written in the conditional use permit. Plans will go to Planning and then forwarded to the board.

Sweetwater/Genevieve Lot Update:

Wonson informed the board that the Sweetwater building and lot is currently under contract. Jaouen added that the person who is interested in the property is also interested in preserving the buildings. As a general note of information, the Miller house next to Trio is also on the market. The board agreed to keep informed on its status.

There are no new developments for the Genevieve Lot. As of the time of the meeting, there are no buyers interested that that board has been made aware of. Wonson talked with Sinclair with Planning who stated that he was interested in hearing about ideas regarding the uptick in demolition permit applications. Stern suggested this could include a moratorium on demolition as the board, town, and county work on solutions. Wonson agreed but also added that the board could ask for a longer length of stay on demolition if the town and county wouldn't agree to a moratorium.

Preservation Ordinance Committee:

Demo Permit: 40 S. Jean

Photos of the building showing its appearance before and after significant changes suggest that the building has lost integrity to the point that it would not be reasonably eligible to request a stay. However, it was suggested that the small building is an excellent example of how changing buildings drastically causes loss of integrity. The board agreed that trying to save the building would be more for the sake of housing than historic preservation. This resulted in adding April Norton on demolition permit request correspondence; while trying to save or reuse the building is not within the scope of the board, it could be within the Housing Authority's interests to contact owners in similar situations. The board voted unanimously to allow the permit to pass, moved by Ankeny and seconded by Dubbe.

Demo Permit: 2036 Hidden Ranch Loop

The small cabin would be an excellent candidate for moving and does have some historical significance with its relationship to the Home Ranch Hotel. However, the building has been moved and is completely without its context. Stern added that he may know who is developing the parcel and that the individual

would not be interested in keeping the building, even if it could be moved. Due to lack of integrity, the board voted to allow the permit application to pass, moved by King and seconded by Ankeny.

Demo Permit: 545 W Broadway

The building is the former La Tequila's and has no historic significance. The board voted unanimously to let the permit pass, moved by Ankeny and seconded by Johnson.

Demo Permit: 360 N Cache

The board decided on the following:

1. The building is likely both historically and architecturally significant, and therefore the board is recommends a delay in order to better research and document the building. The board believes that this building is actually a representative of a building type across the state for other Wyoming Game and Fish buildings. We don't know how many remain, and therefore if this one is significant. It is also one of the few remaining historic brick buildings in town. As a result, the board feels the need to consider the impact of its demolition on historic preservation in Jackson carefully.
2. The board needs to find out whether there is any federal funding, permits or licenses involved in the project. If so, Game and Fish would need to initiate the National Historic Preservation Act Section 106 process with the State Historic Preservation Office. As a Certified Local Government (CLG), it is the board's duty to make sure that the Section 106 process is being followed when applicable in our community.
3. It is in fair condition and is one of the historic gateway structures that greet you as you enter town from the north. It is located next to the brick, historic WYDOT building. In keeping with the demolition standards, which states that the TCHPB may recommend a ninety day stay in the issuance of a demolition permit in order "for the applicant, the TCHPB and other interested parties to explore alternative to demolition," our board would like time to talk with Game and Fish about alternatives for use (instead of demolition for use as surface parking).

The board voted to issue a 90-day stay on demolition, moved by Stern and seconded by Johnson.

Grant Oversight Committee:

CLG Update

Tabled until April meeting- Engle not present.

Awards Program Committee:

No new issues to discuss.

Threatened Properties Action Committee

No new issues to discuss.

NEW BUSINESS

Elect New Treasurer

The board considered electing a new treasurer. Dubbe made a motion to nominate Stern for Treasurer, seconded by Johnson. The board voted unanimously for the nomination. Wonson then called for a vote for election, and the board voted unanimously to elect Stern the new board treasurer.

The board also considered ideas for new members. Ankeny will be leaving the board and Zelnio's position will also have to be filled. Mack Mendenhall was mentioned as a possible member.

Cowboy Sign Proposal

The Jackson Town Council has a meeting on Monday March 19th to at 6:00 PM to consider the proposal. They have requested TCHPB’s attendance for the matter of the signs rotation, which TCHPB supports as the sign rotated historically. Dubbe, Johnson, and King all voiced availability to attend the meeting.

BOARD MEMBER ISSUES

SCHEDULE NEXT MEETING

Next Meeting: April 10th, 2018.

ADJOURNEMENT

The meeting was adjourned at 8:54

New and Moved Action Items:

YES NO MOVED

Gibbs

- Fill out demo log
- Send board approved spending guidelines to County Clerk for filing
- Talk with Shelley re: Applications due in May for new members?
- Contact Erica at SHPO re: 360 N Cache and compliance

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
- Follow up with leasing agent for Sweet Water
- Continue correspondence with Mendenhall re: Genevieve
- Follow up with Strategic Planning meeting notes; think about committee structure
- Follow up with Engle re: notes on Genevieve and send to Smith
- TPAC meeting

Engle

Dubbe

- Windshield survey of 360 N Cache building
- Attend Town Council Meeting re: Cowboy Bar Sign

Ankeny

- Follow up with planning re: including photos of property in

demo permits.

- Start copying April Norton on Demo Permits

Smith

- Write article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson)

Stern

King

- Partner with Ankeny on Demo Permits moving forward
- Start copying April Norton on Demo Permits
- Attend Town Council Meeting re: Cowboy Bar Sign

Johnson

- Attend Town Council Meeting re: Cowboy Bar Sign