

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
May 10, 2018; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order at 7:03 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Betsy Engle, board member; Michael Stern, Treasurer; Sherry Smith, board members; Kurt Dubbe, board member; Erin Gibbs, Administrative Assistant; Cassidy Stickney, Advisor. Members of the public present were: Morgan Albertson Jaouen, JHSM Executive Director; Jeff Golightly, representative for Garner Capital Management; John Holland, Garner Capital Management; Derek Lemon, WY Game and Fish; Matt Fopel, Garner Capital Management.

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved as presented, moved by Engle and seconded by Dubbe. The April minutes were approved as presented, moved by Engle and seconded by Dubbe.

PUBLIC COMMENT:

Jeff Golightly, seller representative for Gardner Capital, was present for public comment. Golightly addressed the board regarding the Van Vleck (Genevieve lot) parcel and Gardner Capital's proposal for selling the lot. Wonson first brought the board up to speed, explaining that Gardner Capital is looking to move forward with rezoning the parcel as a way to have the lot be more attractive to prospective buyers as well as allow for preservation.

Golightly explained that originally, the Van Vleck parcel was included in downtown core zoning plan. At the time of the rezoning, the Preservation Board expressed concern for the parcel, thinking that allowing for greater development would mean the demolition of the historic structures on the parcel. The town council pulled the lot out of core zoning, suggesting that they would revisit the issue at a later date. An unintended consequence of this is that if the zoning stays as-is, the lot will be more intensely developed in order to have a reasonable return on investment. If the property was to be upzoned, allowing for greater height, underground parking, etc., the lot could be less intensely developed, allowing for the possibility of preservation, at least for the Genevieve Café.

The town has agreed to take another look at the lot's zoning, which is on the table for FY 2019. This uncertainty has made selling the property problematic. Currently, there is a buyer interested who is receptive to a less-intensely developed lot, but only if it were to be upzoned. There are others who aren't concerned about upzoning, but those prospective buyers are also not interested in preserving any structures and will fully develop the lot.

Golightly stated that Garner Capital wants to come up with a proposal that would preserve the historic buildings existing on the property, and in return, have the board's support in rezoning efforts. The proposal as it now exists involves leaving the Genevieve Café on the property (currently on the SE side of the site), while moving the Juicery and Persephone buildings to a 'meaningful' location, which would need to be defined with the board. There are other incentives for prospective buyers that are also being explored, such as excluding FAR of historic buildings in the construction of new buildings, allowing more

FAR for new buildings if historic properties over 10,000 sq. feet are preserved on site, and housing mitigation exemptions.

Discussion on next steps followed. Wonson expressed concerns regarding the Genevieve Café and its demolition if/when a new owner were to buy the property; would it be possible to put a deed restriction on the structure? She also was concerned about how to ensure that the other structures (Juicery and Persephone) are preserved if they are moved off site.

Stern asked to see a schematic of the two zoning options and resulting FAR build-out. Holland showed the two options. Stern also asked about parking and the cost of putting in greenspace above underground parking. Holland responded that the cost for parking is already so high, that adding greenspace above will be a relatively small add-on.

Issue was raised regarding supporting the plan. The board discussed how the details will be crucial to deciding if the board supports the plan on more than a principle level. For the time being, a general statement of support with details to be discussed as they develop was supported by the board. Concerns regarding unintended consequences, setting precedents, and communicating what the board considers preservation were also brought up.

Stern brought up landscape considerations, citing especially the mature cottonwoods on the property. King raised concerns regarding design review and if the board would have a seat at the table. Smith pointed out issues with how the community may see the board working with Gardner Capital, considering this will be a controversial issue. Most board members, including Smith, agreed that it is an opportunity to show how the board is receptive to working with partners. Dubbe urged caution: the board needs to come to a consensus on what they consider as *preservation*; the community will be keeping track of the board's involvement. He mentioned that while this project is a big step for the board, he wasn't sure that supporting moving buildings is what the board should continue to do. Stern agreed, stating that the board needs to have the power and be willing to say no to property owners when the action is not in line with the board's stance.

It was agreed that the board would support the plan in principle and that further support would be contingent on the plan's details. The board drafted a motion of support:

The TCHPB agrees to support efforts to rezone 135-175 East Broadway to the downtown core zoning in exchange for Gardner Capital management's commitment to preserve the three existing recognized historic structures that currently occupy the site (Genevieve Van Vleck's house, Persephone Bakery, and Juicery). The TCHPB will participate actively in the planning process and the determination of appropriate incentives and/or bonuses.

Stern put forth a motion to approve the statement of support, seconded by Engle. The statement of support was unanimously approved.

Next steps:

Gardner Capital will revise their proposal and take out plan particulars. Planning, Gardner Capital, and the Board need to meet to discuss, Golightly and Wonson will continue to be in touch.

Derek Lemon with the Wyoming Game and Fish Department was also present for public comment. Lemon attended the meeting to discuss the demolition stay put on 365 N Cache. Wonson inquired as to the consideration for alternatives to demolition. The lot is slated for surface parking, and given the needs of the community for housing, other plans would be welcome.

Lemon answered that surface parking would only be there until a future use is determined. Right now the structure is a part of other structures on the lot that are slated to be demolished; demolishing all at the same time is cost effective for the agency. He also mentioned that they have funding for the project that they will lose if they don't demolish the building. The building has been unoccupied for 15 years.

Wonson asked if it is possible they can keep the building while they decide what to do there and what the agency is thinking for future use. Lemon responded that they will put something to house machines/shop.

Wonson brought up the possibility of mothballing. Smith asked if the building was distinctive. Lemon responded that the only other brick veneered building is in Cody. Wonson asked if the agency would be interested in housing; Lemon answered that the agency only provides housing for Law Enforcement and that in his opinion, it is not suitable for housing.

Dubbe requested to get inside the building to assess condition and share the benefits of mothballing with the agency. Engle encourage documentation of the structure. Wonson asked if there was any potential to find another agency to lease the structure to and that the board is open to creative options for keeping it. Dubbe and Engle will meet with WY Game and Fish to do a walk through of the building.

STAFF REPORT:

Gibbs quickly went through the staff report for the past month. The board received emails about demolition permits, and one inquiry as to the process of applying for an open position on the board for students.

The board received a number of RFP questions that were handled by Stickney, who responded to each.

The board had one phone message from Cerise Kudar regarding the historic cabins at the motel. Wonson was tasked with calling her back.

REVIEW OF APRIL/MAY ACTION ITEMS

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

	YES	NO	MOVED
Everyone (Stickney, Ankeny, Wonson, Ruben, and King expressed interest already)			
• Attend additional public meeting- April 24 7-9 at Town Hall	x		
Gibbs			
• Fill out demo log	x		
• Email Stern and Wonson for reminder re: 360 N Cache Demo permit		x	
• Draft language to send to Tyler Valentine re: Jackson Drug sign	x		

• Contact Todd with IT to change time on website	X		
• Post Agendas/Minutes on County website	X		
• Go to Classical Academy event	X		
Wonson			
• Follow up with Tim O'Donoghue re: Sustainability			X
• Send language re: protecting historic buildings on Genevieve lot to the board	X		
• Follow up with Engle re: notes on Genevieve and send to Smith		X	
• Send Housing Mitigation Language to group for review	X		
Engle			
• Share annual report with Michael for budget meeting	X		
• Contact Representative selling lot next to Trio	X		
Dubbe			
• Windshield survey of 360 N Cache building	X		
Ankeny			
• Follow up with planning re: including photos of property in demo permits.		X	
• Continue to copy April Norton on Demo Permits		X	
• Follow up with Kelly Bowlin with Planning on demo stay request extension- CC King and Wonson		X	
Smith			
• Write article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson)			X
Stern			
• Attend Budget Meeting (April 27 th) 10:45	X		
King			
• Start copying April Norton on Demo Permits	X		
• Contact Representative selling lot next to Trio	X		
Johnson			
Rhea			
• Talk with Keith Gingery re: Preservation Easements *			

* Indicates Board member not present- action item result unknown.

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):

Sweetwater update:

Dubbe updated board on meetings with the prospective owner as well as with a building official. Generally reception has been positive. The group is exploring incentives but it is difficult on that site because of the size of the building and size of the lot.

Genevieve lot update:

See above

Text Amendment to LDR for exemption of Bull Barn for FAR of Hardeman Barns/TRC:

The language for TRC/Hardeman property would apply to other historic buildings in the county. Therefore, it needs to be considered carefully, even though TRC is asking for the language as soon as possible. The change in LDRs for historic preservation is on the 2019 Planning agenda, but Planning is receptive for working on it now. A meeting needs to happen with a couple board members and Alex and Tyles with Planning.

Housing Mitigation Language:

Stern presented exemption language to Planning, who was very receptive to square footage exempted from housing offset when historic structures are preserved on site. Planning suggested even more square footage as an incentive.

Formalizing Board Comment at Public Meetings

The board discussed that it needs to make an official request to be added to Town and County public meetings through a formal letter to Jim Stanford and Smokey Rhea. Wonson will write the letter.

TPAC: Historic District Map

Stern proposed that a historic district map is tied to the board's inclusion in the Planning work plan and that there needs to be an educational piece to go with any proposed map to show different options.

Wyoming Game and Fish

See above.

Demo Permits:

360 Redmond:

Three structures are included on the permit, with one dating to the 1950s, one dated to the 1960s (modular), and one constructed sometime post 1970. While the 1950s structure retained integrity, its significance was unknown with no obvious architectural significance. The board unanimously voted to not recommend a stay, moved by Engle and seconded by King.

Grant Oversight Committee:

CLG Grant – Residential Context Survey

The board has received numerous inquiries, the deadline to submit proposal is the 15th.

Website Contract

Two proposals were submitted that were very similar. Both were under \$5000. The subcommittee (Stern and Engle) recommended the board approve the Lilly-pad proposal. The board voted unanimously to accept the recommendation, moved by Smith and seconded by King.

Preservation Planning Incentives Study

Tabled until next meeting

*****Strategic Alliances (New):**

Jackson Hole Land Trust

The board is still waiting on the result of JHLT's research into the possibility of preservation easements

Jackson Hole Historical Society and Museum

Work assessing condition and options for re-use of JHSM's buildings is progressing.

Affordable Historic Housing (Formerly Incentives)

545 E Simpson

There is a barn structure in the back of the 565 E Simpson lot that could be an ARU but is over the size allowed by current regulations. The board suspects it is historic and would like to explore if an exemption would be accepted by the town.

Awards Committee

No new issues to discuss.

NEW BUSINESS

Wyoming State Historical Records Advisory Board records preservation grants

Dubbe brought up the WSHRAB grants and its merit, either for TCHPB or for JHSM. Engle suggested applying for the grant and using the Juicery and Persephone Bakery as the grant's focus. Wonson brought up the possibility of doing research on the Juicery and Persephone without applying for the grant, as it would be under the \$5000 limit. Wonson made a motion to pursue a contractor to survey Persephone and the Juicery to the amount of \$5000. Smith seconded the motion. The board approved the motion unanimously.

Board Vacancies

The board discussed possibilities for filling board vacancies. It was decided that Wonson would contact George Phocas to see if he has any suggestions.

BOARD MEMBER ISSUES

SCHEDULE NEXT MEETING

Next Meeting: June 12, 2018.

ADJOURNEMENT

The meeting was adjourned at 9:39

New and Moved Action Items:

	YES	NO	MOVED
Gibbs			
• Follow up with WY Game and Fish (Matt Fopel)			
• Demo Permits / Log			
• Add in paper for vacancies			
Wonson			
• Follow up with Tim O'Donoghue re: Sustainability			
• Write letter requesting TCHPB formal comment at BOCC and/or Planning meetings			
Engle			
• Meet with WY Game and Fish to do walk through			
• Pull up old contract with Jaouen for model of evaluation of Juicery and Persephone			
• Send Tax Credit info to Gills			
Dubbe			
• Meet with WY Game and Fish to do walk through			
Stern			
• Help draft text amendment to LDR regarding FAR exemption that would apply to historic structures in County (although started by TRC project)			
Smith			
• Write article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson)			
• Help with proposal / contract for evaluation of Juicery and Persephone			
King			
• Send / Forward Gibbs WY Game and Fish Email (Matt Foppel)			
• Introduce board to new owners of Lila Lou's			
• Help draft text amendment to LDR regarding FAR exemption that would apply to historic structures in County (although started by TRC project)			
• Follow up with planning re: extension on demo permits to 30 days			
Johnson			

Explanation of Committee Structure

GOAL	COMMITTEE
Make preservation part of our community narrative and illustrating economic relevance	None at this time
Develop and maintain strategic alliances to advance our goals	Strategic Alliances Committee
Make preservation part of the planning process	Town and County Integration 2020
Be positioned as part of the affordable/employee housing solution	Affordable Historic Housing Committee
Grow community champions who can help accelerate our efforts	Awards Committee (not on agenda until closer to event)

Addendum:

A non-historic demo permit was brought up in between Board meetings: 986 W. Broadway. It was unofficially voted on to not recommend a stay on April 18th.