

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**June 12, 2018; 7:00 PM**

**CALL TO ORDER**

Wonson called the meeting to order at 7:00 p.m.

**PRESENT WERE:** Katherine Wonson, President; Mackenzie King, Vice President; Michael Stirn, Treasurer; Kurt Dubbe, Frank Johnson, Shawn Ankeny, and Sherry Smith, Board members. Members of the public present were: Morgan Albertson Jaouen, JHSM Executive Director; John Holland, Garner Capital Management; Michael Kudar, Kudar Motel.

**APPROVAL OF AGENDA AND MINUTES:**

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

**PUBLIC COMMENT:**

**John Holland** addressed the board regarding his recent purchase of the Sweetwater Restaurant block. He has a passion for history and preservation that goes back to his childhood, growing up in a 250-year house in Massachusetts. He has saved historic buildings from West Virginia and Canada, moved them to Jackson Hole, and restored them. He hopes to do the same with the Sweetwater Restaurant building, the first “indigenous” building he has worked on here. Holland is also, however, a businessman and cannot take on this project as a charitable donation. He sought, then, the TCHPB’s help on the rehabilitation process, particularly regarding town regulations and permits which, if modified for this project, will not only make the project more feasible but demonstrate, as a case study, how restoration can be achieved economically.

Holland’s team for the project includes Dubbe-Moulder Architects. Dubbe addressed some things the Board could do to help, regarding current housing mitigation requirements and certain permit fees. These measures are justified because of the “community good” or public benefit that comes from saving important historic buildings. After discussion, Michael Stern moved and Frank Johnson seconded a motion that the TCHPB write a letter to the Town Council and the Planning & Design Review Committee in support of relief from staging and building permit fees and exemption from housing mitigation regulations for the Sweetwater Restaurant building. In addition, it will ask that the property owner benefit retroactively from future incentives regarding historic preservation that may emerge in the future. The motion passed with five votes favorable and two abstentions. Wonson will write the letter to arrive before July 2, the deadline for Holland’s application to the town to proceed.

**Frank Kudar** explained his family’s intention to move three historic cabins on the Kudar Motel site, to different places on the site making room for a new three story hotel on the Cache end of the property. He was presenting the plans to the town Design Review Committee on June

13<sup>th</sup> and hoped a representative from the TCHPB would attend the meeting in support of this plan. Kudar showed board members architectural drawings of the new structure, the placement of the historic buildings which will remain on site and the expanded interior parking lot, and the historic trees that will be preserved. This represents Phase 1 of their plan. Eventually, Phase 2 may involve demolition of the historic Kudar Motel office and neon sign as well as other structures on the lot. Several board members encouraged Kudar to consider saving the office and neon sign. Frank Johnson and Kurt Dubbe agreed to attend the DRC meeting on behalf of the TCHPB.

As a follow-up to last month's discussion with Derek Lemon regarding a Wyoming Game and Fish building demolition permit, Dubbe reported that he, Engle, and Erin Gibbs visited the structure and decided to allow the demolition permit to expire.

There is no new information on the Genevieve lot sale. Wonson will follow-up with Jeff Golightly regarding its status.

Smith summarized the Grant Committee's deliberations regarding the bids for the Residential Context Survey. The committee recommended hiring Delia Hagen. Dubbe moved to issue the contract to Hagen, Wonson seconded, and the motion passed unanimously. Cassidy Stickney will inform Hagen and contact the others who also submitted bids.

Stern reported that the Web Site Committee had a scoping meeting with the contractors, Lily Pad. They want to be paid before doing further work.

Wonson met with representatives of the Jackson Hole Land Trust concerning a possible partnership regarding the transfer of development rights as a way to support historic preservation. Land Trust representatives liked the idea but doubted their Board would want to take on fund-raising for it.

The board celebrated the good news that an anonymous donor will purchase the one-sacre and Moulton Cabins property on Mormon Row and then transfer the property to Grand Teton National Park. The Grand Teton National Park Foundation coordinated this magnificent charitable donation and preservation victory.

The next meeting will take place on Tuesday, July 10<sup>th</sup>. Members should gather at the Teton County Administration Building at 6:00 p.m. in order to visit Adam Janek's cabin restoration project on Hansen, before proceeding with the regular business meeting in Commissioners' Chambers.

The meeting was adjourned at 8:55 pm.

## **JUNE/JULY ACTION ITEMS**

Gibbs:

Remind TCHPB members of 6:00 pm start for July meeting

Wonson:

Follow up with Tim O'Donoghue re: Sustainability

Write letter requesting TCHPB formal comment at BOCC and/or planning meetings

Write letter supporting Sweetwater Restaurant project relief from staging and building permit fees and housing mitigation requirements

Review Smith's history of Genevieve lot historic structures and then share with Golightly and Joauen.

Check status of Genevieve lot sale with Golightly

Dubbe:

Attend DRC meeting re: Kudar Motel plans

Stirn:

Help draft text amendment to LDR regarding FAR exemption that would apply to historic structures in County

King:

Introduce board to new owners of Lila Lou's

Help draft text amendment to LDR regarding FAR exemption

Follow up with planning re: extension on demo permits to 30 days

Johnson:

Attend DRC meeting re: Kudar Motel plans