

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**September 11, 2018; 7:00 PM**

**CALL TO ORDER**

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

**PRESENT WERE:** Mackenzie King, Vice President; Michael Stern, Treasurer; Kurt Dubbe, Frank Johnson, Monay Olson, Jim Turley, Kristine Abbey, and Sherry Smith, Board members. Advisors present were JP Schubert and Cassidy Stickney. Members of the public present were: Morgan Albertson Jaouen, JHHSM Executive Director; Esther Judge and Philip Lennox, Mary Wendell Lampton, Allie Gross from the Jackson Hole News and Guide, and Betsy Engle. Consultants present were Delia Hagen and Michelle McCormick.

**APPROVAL OF AGENDA AND MINUTES:**

The agenda was approved as presented, moved by Johnson and seconded by Stern. The August minutes were approved with edits, moved by Johnson and seconded by Dubbe. The July Minutes were approved as presented, moved by Smith and seconded by Johnson.

**PUBLIC COMMENT:**

**Michell McCormick from Lily Pad Creative** presented her work on the TCHPB website to the board. She went through the website layout and design, and gave a tour of the resources already uploaded to the site and areas where more can be added. Elements that are outstanding are specific search criteria considerations and corresponding resources that will need to be categorized property. Lily Pad will train a point person to upload resources, including surveys, minutes, agendas etc. The board was tasked with reviewing the site and getting comments to Lily Pad by Friday, September 21.

**Delia Hagen**, who is completing the residential context survey, addressed the board with updates on the progress of the survey. Hagen is in town to do the reconnaissance survey for the Multiple Property Designation Form (MPDF) and has already completed Kelly and Wilson. Hagen discussed the mapping deliverable to get a better idea of what the board would like. Mapping will take longer than projected because of a lack of Sanborn maps for the area; Hagen wanted to alert the board to this before continuing with a more sophisticated map that may show development over time. Hagen also wanted to clarify which inventory form the board would prefer her to use. Smith, Engle, and Johnson were tasked with deciding which elements of the map the board would like Hagen to include as a way to open up a discussion of options for the board to decide.

Smith brought up the issue that coming to Jackson to do survey is a considerable expense for consultants. Olson volunteered to explore discounted rate lodging options.

**Mary Wendell Lampton** addressed the board as an interested member of the public. She found out about TCHPB from Hagen conducting the residential survey for Lampton's property. Lampton is interested in getting involved with the board and offered her marketing background if it would be helpful. She would also like to talk with someone regarding basic information on cabins and options for rehabilitation; she has historic log cabins on her property in Wilson.

**Esther Judge and Philip Lennox** addressed the board. Judge and Lennox have moved three historic homes onto their property in Hog Island. Judge has started a company that is focused on finding new locations for historic

structures that are slated for demolition. Judge and Lennox expressed their commitment to preservation in Teton County and their belief that the board, community, and county and town officials, are capable of coming together to support preservation and take a clear stand on what it looks like in the county. Judge offered to be a voice for the preservation board in the community to marshal public support.

**STAFF REPORT:**

Gibbs went through the staff report from the previous month. The board received back-mail from when the PO box was closed that included an bill to Teton Media Works that was incorrectly addressed and returned to sender, and a Wells Fargo account statement.

The board received emails from Julie Holding regarding her building at 240 E. Kelly, Jim Hammerel from Melody Ranch inquiring about options for a historic structure at the development that will no longer be kept up by the HOA, and Tiana Wilson asking about term dates.

All phone messages were related to Julie Holding and her property at 240 E. Kelly.

**REVIEW OF AUGUST/SEPTEMBER ACTION ITEMS**

	YES	NO	MOVED
Gibbs			
• Tour ideas before next meeting			x
• Doodle poll with date options	x		
• Public notice of demolition committee hearing	x		
• Reserve space, if possible	x		
• Continue working with Julie Holding	x		
• Post letterhead on google drive	x		
• Put together contact list for the board	x		
• Alyssa Davies Board Expectations binder			x
• Contact JP re: cache campus building / Send cache campus building move to Cabin Angel list	x		x
Wonson			
• Tour ideas before next meeting			X
• Write letter requesting TCHPB formal comment at BOCC and/or planning meetings			X
• Meet with Jim Stanford regarding the building recently purchased by the town			X
• Keep in touch with Golightly prior to meetings	X		
• Get back to artist who would like to use neon signs			X
• Send Planning informal note re: rezoning support (resend motion)			X
• Respond to consultant who was not chosen for context survey			X
Dubbe			
• Share DRC Presentation of Sweetwater with the board	x		
Stickney			

• Facebook post re: JHSM cache campus building move			X
Smith / Engle			
• Work out dates for Persephone and Juicery history contract	X		
Jaouen			
• Decide what financial support may look like for K-12 education program	X		
King			
• Send draft language to the board regarding demo ordinance extension	X		
• Touch base with Kelly Bowlin for 240 E Snow King	X		
• Share DRC presentation of Sweetwater with the board	X		
Everyone			
• Comment internally on deed restriction language before September meeting	X		
• Comment on Demo ordinance language	X		
Rhea			
• Talk with Keith Gingery re: Preservation Easements *			X

**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 reported that Old Growth LLC and Dubbe-Moulder have submitted all permits and are in communication with the town. They are moving forward with a selected contractor who is local and who has experience with stabilizing and working on historic structures. Work on the cabin is scheduled to start early October.

*Genevieve Lot Update*

Stern reported that there was a big Q/A session with Jeff Golightly open to the community, but there was also a private meeting between Golightly, Tyler Sinclair (Planning Department), Bill Collins, and Stern. Stern explained that the conversation was focused on process and how GCM would submit for rezoning, which will go through town council. Questions included where to move the Genevieve house and how to define ‘meaningful.’ GCM went through with submitting the rezoning request to the town, meaning board input on the language presented in the previous meeting is not necessary at this time. Stern stated that he felt the board was right to support the language in principle, knowing the details will be the complicated part.

*Demolition Permits*

240 E. Kelly

Julie Holding's structure dates originally to the 1930s, but has had alterations. Judge mentioned she had someone interested in the structure from Julie's email out to the cabin angel list, but that an engineer would still have to look at it. The board recommended a 90 – day stay, moved by Smith and seconded by Stern.\*\*

\*\*A subcommittee meeting open to the public regarding the demo permit for 240 E. Kelly occurred on 9/17 at the County Administrative Office at 6:05. Concerns regarding the appropriateness of the stay request were communicated via email following the meeting. King originally started the conversation, which brought input from other board members expressing similar concerns. At the subcommittee meeting, which included Smith, Abbey, and Johnson, the board members discussed the need to increase the number of days for review and to tighten the process so that the board could feel confident addressing the county when requesting a stay. The subcommittee also felt that the board needed a thorough evaluation of the structure's integrity and after going more thoroughly the evaluation criteria, did not feel the building had met the criteria needed to request a stay. The three-person committee voted unanimously to rescind the recommendation to ask for a 90 day stay on 240 E. Kelly, moved by Smith and seconded by Johnson.

### **Grant / Contract Oversight Committee**

*CLG Grant- Residential Context Survey*

See above.

#### *Preservation Strategies Study*

Stern completed the RFP language. Stern has identified a consultant and would like to move forward. The deadline for proposals will be in the beginning of October. The RFP will need to be distributed; Stern will contact Gingery and Rhea regarding minimum requirements for advertising. Stern mentioned the project to Tyler Sinclair with the Planning department, who was very supportive and suggested there may be a potential for contributing funds to the project.

#### *Website Contract Update*

See above.

### **Strategic Alliances**

*JHHSM After school programming*

Gibbs explained the history-based after school program this fall and winter for grades 2-5. At this time JHHSM will not need additional support.

#### *North Bridge Project*

Because of the election year, the possibility of a north bridge is again raised. Residents in the westbank have contacted JHHSM regarding their concerns over how this could affect their historic properties. The board did not make any recommendation.

### **NEW BUSINESS**

*Preservation Strategies – Motion on RFP*

The board voted unanimously to approve the RFP as presented, moved by Dubbe and seconded by Olson.

*Contract for Juicery/Persephone Histories*

The board voted unanimously to accept Engle's contract and timeline for the Juicery and Persephone histories, moved by Smith and seconded by Stern.

*Consideration of sub-committee focused on elected officials*

The board considered a subcommittee that would be focused on communication with the elected officials regarding preservation. Olson made the case to include both the candidates running for office as well as the elected officials and document what their stance on preservation is. Allie Gross with JHNG offered to incorporate questions on preservation in the election coverage this fall. Olson will start a spreadsheet with each of the candidates and share with the board, who will brainstorm questions to ask officials and candidates.

*Deed restriction language*

Because the application has already been submitted, the board offered no changes to the proposed deed restricted language

*Demo Permit Language*

King presented her proposed changes to the demo permit review process. Board members added input suggesting the review period be increased to 45 days, mandatory photos (both interior, exterior, and broadview), and questions asking the individual applying for the permit whether or not they are aware of preservation incentives and if they would be willing to consider a delay in order to move the building. King will make changes and distribute to the board for voting next meeting.

**BOARD MEMBER ISSUES**

**SCHEDULE NEXT MEETING**

November 13, 2018

**ADJOURN**

The meeting was adjourned at 9:31

**ACTION ITEMS FOR OCTOBER MEETING:**

	YES	NO	MOVED
Gibbs			
• Continue communication with Julie Holding			
• Alyssa Davies Board Expectations binder			
• Send cache campus building move to Cabin Angel list			
• Send Michelle updated mission / vision			
• Fill out demo log			
• Catch up on subcommittee minutes			
• Send out Preservation Strategies RFP when ready			
Wonson			
• Tour ideas before next meeting			
• Write letter requesting TCHPB formal comment at BOCC and/or planning meetings			
• Meet with Jim Stanford regarding the building recently purchased by the town			
• Keep in touch with Golightly prior to meetings			
• Get back to artist who would like to use neon signs			

<ul style="list-style-type: none"> <li>• Send Planning informal note re: rezoning support (resend motion)</li> </ul>			
<ul style="list-style-type: none"> <li>• Respond to consultant who was not chosen for context survey</li> </ul>			
Dubbe			
<ul style="list-style-type: none"> <li>• Speak to Barb Pahl re: headline on website (This place matters)</li> </ul>			
<ul style="list-style-type: none"> <li>• Send Chere Jiusto's email to Stern</li> </ul>			
Stickney			
<ul style="list-style-type: none"> <li>• Facebook post re: JHSM cache campus building move</li> </ul>			
<ul style="list-style-type: none"> <li>• If amenable, send out Preservation Strategies RFP when ready</li> </ul>			
Smith / Engle			
<ul style="list-style-type: none"> <li>• Decide what extra elements of map to add / open up the conversation for options</li> </ul>			
Johnson			
<ul style="list-style-type: none"> <li>• Send map to Delia</li> </ul>			
<ul style="list-style-type: none"> <li>• Decide what extra elements of map to add / open up the conversation for options</li> </ul>			
King			
<ul style="list-style-type: none"> <li>• Make changes to demo ordinance language and distribute to board for voting October meeting.</li> </ul>			
Olson			
<ul style="list-style-type: none"> <li>• Reach out to contacts for reduced lodging expenses for contractors doing on-site fieldwork</li> </ul>			
<ul style="list-style-type: none"> <li>• Start matrix of local officials and stance and share with the board</li> </ul>			
Stern			
Contact Kieth Gingery and/or Rhea regarding minimum requirements for advertising re: Preservation Strategies			
Everyone			
<ul style="list-style-type: none"> <li>• Respond to Doodle Poll for availability for Fall Outing</li> </ul>			
<ul style="list-style-type: none"> <li>• Comment on website</li> </ul>			
<ul style="list-style-type: none"> <li>• Brainstorm questions to ask elected officials</li> </ul>			
Rhea			
<ul style="list-style-type: none"> <li>• Talk with Keith Gingery re: Preservation Easements *</li> </ul>			