

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

CALL TO ORDER

Wonson called the meeting to order at 7:02 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Frank Johnson, Jim Turley, Kristine Abbey, Sherry Smith, Kurt Dubbe, Board members. Advisors present were JP Schubert, Cassidy Stickney, and Betsy Engle. Members of the public present were: Morgan Jaouen, Jim Hammerel (Melody Ranch), and Matt Redwine (60 E Pearl).

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved as presented, moved by Stern and seconded by Smith. The October minutes were approved as presented, moved by Dubbe and seconded by Stern.

NEW BUSINESS

Demo permit procedure formal vote

Wonson explained the demo procedure proposal brought up at October's meeting for those who were not in attendance. The new procedure will focus first on significance and integrity. Only after determining that the structure / landscape has both significance and integrity will the board consider additional metrics (such as attachment, movability etc.).

The board discussed if the internal protocol should be made public, but decided it would stay internal. Dubbe made a motion to accept the new revised internal demo procedure language, seconded by King. The motion was unanimously approved. The internal demo procedure will be updated and sent to Gingery with the other external proposed changes (change to 45-day review process etc.).

FY 2019 CLG Grant (Preservation Strategies)

Stern completed the final draft for the Wyoming FY2019 CLG grant that is aimed at securing funds for the Preservation Strategies Study. The draft has been edited with input from SHPO and requests the full allowable amount of \$24,900 from the state with \$50,000 as match (half coming from the board and the other half from town planning). At this time, the town has agreed to share funds; details forthcoming Winter and Co. will be the contractor as discussed through the RFP process. Smith made a motion to approve the grant application as written, seconded by Turley. The motion was passed unanimously.

Demolition Permits

610 E. Kelly (Log constructed garage)

After discussion, the board determined the property lacked integrity, although significance was unknown. The board voted unanimously to allow the demo permit to pass, moved by Dubbe and seconded by Abbey. Johnson will look into any significance.

505 E. Broadway (frame house on St. John's campus)

After discussion, the board determined the property lacked significance, although its integrity minus setting and feeling was intact. The board voted unanimously to allow the permit to pass, moved by Wonson and seconded by Johnson.

355 E. Broadway (frame mid-century house)

After discussion, the board determined that while the structure had high integrity, it could not be considered significant (i.e. not a high example of mid-century construction in Jackson). The board voted unanimously to let the permit pass, moved by Stern and seconded by Wonson.

60 E. Pearl (old firehouse)

Because the 1960s façade is no longer intact, the board felt the structure had lost integrity, although it retained its significance. The board voted to allow the permit to pass, moved by Smith and seconded by Johnson. Dubbe and King abstained.

PUBLIC COMMENT:

Jim Hammerel from Melody Ranch spoke on behalf of the small task force formed under the Melody Ranch homeowners association for the purposes of determining what to do with their old sales building. They are exploring all options and are in a data-gathering phase. The log building is about 1500-1700 square feet and may have been originally located in Grand Teton National Park. The building is in good condition but is increasingly a target for vandalism and a liability for the HOA.

The board discussed the building and possible options for the HOA. They warned against using contractors who aren't familiar with historic construction and offered to take a look at the building. They also suggested that the HOA could sell the building as-is considering the current housing market in the county.

Advisor **JP Schubert** briefed the board on development plans and discussion for Snow King. Snow King was deemed eligible as a historic landscape in a 2012 study, but was not reviewed by SHPO or USFS (which owns half of the land occupied by the resort). The upgrades proposed to the resort would have an impact on the landscape and buildings considered contributing to the landscape. While development plans have been vetted by a master development plan, specific actions taken under the plan will be subject to Section 106 review, of which TCHPB will be a consulting party.

The board discussed the issue and how to be involved. A recent report concerning the historic significance and integrity of Snow King completed by Mary Humstone will be circulated to the board and to the town, TCHPB will request to be a consulting party both for Section 106 Review and for the NEPA equivalent as well, Stern will attend the town meeting concerning Snow King to represent TCHPB's stance.

STAFF REPORT:

Gibbs went through the staff report from the previous month. The board received several emails from Charles Bello regarding the FEMA MOA for the Teton Village Electric Transmission Line, an email from Slade Ross asking how to get involved, Jim Hammerel from Medy Ranch, Frank and Patty Ewing regarding Snow King and Panorama House, and SHPO reminding the board that CLG grants are due.

Gibbs reminded the board of two important dates: December 5th (Planning Commission Meeting) and December 19th (Genevieve block community support at Thai Me Up).

REVIEW OF OCTOBER/NOVEMBER ACTION ITEMS

	YES	NO	MOVED
Gibbs			

<ul style="list-style-type: none"> • Ask Alyssa Davies how to handle public comment properly 			
<ul style="list-style-type: none"> • Order food for fall outing 			
<ul style="list-style-type: none"> • After finalized, but King's letter on letterhead and send to Gingery 			
<p>Wonson</p>			
<ul style="list-style-type: none"> • Work with King to finalize letter re demo protocol to Gingery 			
<ul style="list-style-type: none"> • Sign King's letter to be sent to Gingery 			
<ul style="list-style-type: none"> • Meet with Tyler re moratorium 			
<ul style="list-style-type: none"> • Write letter requesting TCHPB formal comment at BOCC and/or planning meetings 			
<ul style="list-style-type: none"> • Meet with Jim Stanford regarding the building recently purchased by the town 			
<ul style="list-style-type: none"> • Get back to artist who would like to use neon signs 			
<ul style="list-style-type: none"> • Respond to consultant who was not chosen for context survey 			
<p>Dubbe</p>			
<ul style="list-style-type: none"> • Take a look at current zoning for preservation elements that already exist 			
<p>Smith</p>			
<ul style="list-style-type: none"> • With Stern, report over email the results of candidate forums 			
<p>Johnson</p>			
<ul style="list-style-type: none"> • Send map to Delia 			
<p>King</p>			
<ul style="list-style-type: none"> • Work with Wonson on demo ordinance letter, send to Gibbs when finished 			
<ul style="list-style-type: none"> • Go through current building code to see what exists for preservation currently 			
<p>Olson</p>			
<ul style="list-style-type: none"> • Share candidate spreadsheet as google sheet 			
<ul style="list-style-type: none"> • Start wordsmithing questions to ask candidates 			
<ul style="list-style-type: none"> • Send dates for one on ones to Wonson to gauge availability 			
<ul style="list-style-type: none"> • Put together google calendar and send to group when one on ones are scheduled (could also send dates to King possibly, who set up google calendar initially) 			
<ul style="list-style-type: none"> • With Stern, go through strategies proposal 			
<ul style="list-style-type: none"> • Pursue seat on design review committee for TCHPB 			
<ul style="list-style-type: none"> • With Stern, figure out gaps in the downtown core rezoning process 			
<p>Stern</p>			

<ul style="list-style-type: none"> • Call planning to get an updated schedule for the Van Vleck timeline and ask how TCHPB can get involved with the new planning official. 			
<ul style="list-style-type: none"> • With Olson, go through preservation strategies proposal 			
<ul style="list-style-type: none"> • With Smith, report over email the results of candidate forums 			
<ul style="list-style-type: none"> • With Olson, figure out gaps in the downtown core rezoning process 			

COMMITTEE REPORTS

Town and County Integration 2020 (Formerly Incentives and Ordinance):

Van Vleck Block

Wonson gave the board an update on the Van Vleck block. The planning meeting scheduled for the week of the 12th was postponed because the board had not given official recommendation (the board was not informed this was needed), but did inform the planning department that it was looking at preservation strategies, which would inform the board’s stance.

The board will need to write a letter stating their stance on rezoning. With recent vocal public comment, the board is rethinking its support of the rezoning effort without more information that would be gathered during the preservation strategies project. The board will write a letter stating they are pursuing a study that is in direct relationship to the issues raised around the Van Vleck block. Therefore, support or opposition to the rezoning proposal is premature.

Design Review Committee

Stern is a new member of the Design Review Committee (DRC). The DRC is thinking of redoing design guidelines and Stern hopes to add in issues regarding historic design.

Elected Officials one-on-ones

The outcome of local elections is positive for preservation. Those elected expressed interest in studying preservation incentives to inform any legislation moving forward.

Grant / Contract Oversight Committee

CLG Grant Residential Survey

Engle updated the board on the Residential Survey. Hagen identified 6 properties for more in-depth surveys. The subcommittee discussed which options would be most beneficial and offered the following recommendations:

- Property in Kelly that predates flood but potentially the historic schoolhouse.
- Property in Wilson with multiple historic log cabins
- Property in Wilson located down from the old schoolhouse in Wilson
- 1060s Jackson architect-designed home or any number of options in the Gill Addition
- 245 N Milward stone cottage

The final in-depth survey could either be an additional stone cottage or a multi-family or a multi-use property. The board decided to focus the final survey on a multi-family property.

Preservation Strategies Study

See above. The board will need to set up a steering committee including board members, property owners, county and town representatives.

Persephone and Juicery Studies

Engle reported she finished the Juicery study and is working on the Persephone building. The board suggested turning these into news stories.

Strategic Alliances

JHSM building update

Moved.

SCHEDULE NEXT MEETING

December 11, 2018

ADJOURN

The meeting was adjourned at 9:18

ACTION ITEMS FOR DECEMBER MEETING:

	YES	NO	MOVED
Engle / Wonson			
• Circulate Mary Humstone’s Report to board			
• Send Humstone’s report to the town			
Gibbs			
• Put demo request letter on letterhead and send to Keith under Katherine’s name			
• Keep in touch with Jim Hammerel from Melody Ranch			
• Contact Al William re: Melody Ranch building			
• Respond to the inquiry re: Panorama house			
• Add steering committee for preservation strategies grant to December agenda			
• Add awards committee discussion for next month			
• County binder			
• Add agendas and minutes to new website			
Wonson			
• Finalize changes to demo protocol request letter			
• Sign demo request letter			
• Talk with April Norton re: Melody Ranch building			
• Write formal letter requesting TCHPB to be consulting party for Snow King and send to USFS (For our records – JP has already taken care of this)			
• Submit formal request to be considered for public comment for NEPA process at Snow King			
Dubbe			
• Set up potential walk through of Melody Ranch building			

Johnson			
<ul style="list-style-type: none"> • Look into potential significance for 610 E Kelly 			
King			
<ul style="list-style-type: none"> • Finalize changes to demo protocol request letter 			
Olson			
<ul style="list-style-type: none"> • Provide any update regarding one on one meeting with elected officials re: preservation 			
Stern			
<ul style="list-style-type: none"> • Attend Snow King meeting to add historic considerations 			
<ul style="list-style-type: none"> • Attend December 5th Planning Commission Meeting 			