

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**January 08, 2019; 7:00 PM**

**CALL TO ORDER**

Wonson called the meeting to order at 7:10 p.m.

**PRESENT WERE:** Katherine Wonson, President; Michael Stern, Treasurer; Sherry Smith (via conference call), Kurt Dubbe, Frank Johnson, Monay Olson, Board members. Advisors present were Betsy Engle. Members of the public present were: Morgan Albertson Jaouen, JHHS Executive Director; Katie Wilson (Crescent H Ranch); and Larry Kummer, founding and past TCHPB member.

**APPROVAL OF AGENDA AND MINUTES:**

The agenda was approved with modification, moved by Stern and seconded by Smith. The December minutes were approved with modification, moved by Stern and seconded by King.

**NEW BUSINESS**

*Signatures for Annual Report*

Turley and Abbey were not present to sign the New Board Members document required for the Annual Report. Olson will send the document to new board members who will sign, scan, and return the document to Gibbs. The complete report will be added to the website once all signatures and approvals are finalized. The County Commissioners will sign the report on January 15<sup>th</sup>. Stern will be in attendance to answer any questions.

The Preservation Strategies study will also be on the County's agenda for January 15<sup>th</sup>. Stern will reach out.

*Crescent H Variance Request.*

Wonson brought members not in attendance during the December meeting up to speed regarding the developments at Crescent H and the request for a square footage variance. Wilson provided a rendering of the site plan, which included removing the incompatible roof addition and oversized columns currently on the Liar's Den. At this time, the architects are still in the conceptual stage and are open to TCHPB's opinions regarding a return to a historically appropriate appearance.

Engle reported on the history of the site. Crescent H started as a dude ranch in 1927 but changed hands and operation in the mid-century to an Orvis fishing lodge. In the 90s the property was sold and the historic barn demolished. A survey done in 1998 by Michael Cassity recommended it as eligible for the National Register. Shortly after, the new owner changed the Liar's Den roofline and added new columns. Throughout the history of the site, buildings have been moved on and within the site.

The board discussed options for granting a variance to allow the Liar's Den to remain on site, with the understanding that the owners return the building to a more historically appropriate appearance, despite it being over the allowable ARU square footage. TCHPB has done similar variance support letters in the past when historic buildings exceed the allowable area on a given site. For Crescent H in particular, the request would be unique to the site, as the text amendment addressing non-conforming historic structures in the county LDRs is still a work in progress.

Dubbe made a motion that the board write a letter of support of the variance in principle with details to follow. In discussion, Stern requested that language is added that addresses maximum allowable FAR, which was seconded by Johnson. Dubbe made a new motion that Wonson complete a letter of TCHPB informal support of a variance that would permit the Liar's Den to be preserved as an ARU in its current location and footprint and to cap its square footage at its current area of 2200 square feet. Additional detail will follow pertaining to the roofline, decks, and the configuration of the two conjoined cabins, which are to be rehabilitated and portions to be restored to a historically appropriate appearance. The motion as seconded by King and passed unanimously.

#### *Preservation Easement Discussion*

Wonson reported on some research into preservation easements and how they could be executed in Teton County. The two obvious potential holders of any easement would be TCHPB and/or JHHSM. There are questions however, as to the legality of TCHPB holding an easement when the board is not permitted to raise funds in general. Wonson added that TCHPB could still be involved in any easement through a partnership where the board could have the power of architectural review and use a part-time staff person to monitor changes to properties with easements.

Two questions were raised in discussion. First, is there an immediate need for this issue due to the future of the Van Vleck block? And second, how would preservation easements in general be implemented in the county? The board expressed the need for the preservation strategies study to address this issue in general. In the case of the Van Vleck block, the board discussed the possibility of a one-off easement since the study will not be completed until after any final decision would be made.

Jaouen and Smith reported that the JHHSM board is hesitant to take on the responsibility of an easement, but also may be more wary of simply starting the process than actually monitoring the property. The board discussed making it clear that any easement would come from the property owner, rather than regulation by the board or JHHSM.

Wonson reported that the Van Vleck block has had a potential back up offer for the property that would place conservation easements on the property, potentially held by the Land Trust. A conservation easement could open the door to a possible preservation easement, which would need to be held by a different party other than the Land Trust. This opened up a discussion of a need for a preservation-dedicated nonprofit, more language in the LDRs addressing preservation, and more information in general before taking an official stance. Wonson will continue to research easements.

#### *Staff Person Need and Budget*

As preservation grows in size and scope within Teton County, the board is in need of a dedicated staff person. The mechanism for hiring a staff person would most likely be through a one-year contract, potentially administered by TCHPB but with the employee managed through the Planning Department and report to the town, who would ideally split the full-time position. The board would like to set up a meeting with Tyler Sinclair to discuss options.

The contract would be specific to a project but would have room for other duties that would include overseeing the work completed in current projects and grants, professionalizing the demolition review process, and advocating for preservation to be more integrated in the town and county process. The board has already identified a potential interested applicant: Sara Adamson.

Wonson made a motion to identify funds for a full-time employee for TCHPB that may be shared with Planning, write a description of the role, and meet with the town council to discuss funding and other HR related issues. The motion was seconded by kind and passed unanimously.

*Van Vleck Block Vision*

The planning commission recommended denying the Van Vleck block’s rezone proposal. The proposal will be heard by Town Council on January 22<sup>nd</sup>, and will most likely agree with the planning commission’s recommendation. The back-up offer that would entail a conservation easement is only viable after the original offer falls through. In the event of either outcome, TCHPB needs to be prepared to have an agreed-upon stance on what parts of the block are significant and which are not; what are priorities for preservation, and what is the board willing to let go.

The board heard a synopsis of Engle’s research findings. Stern states that there needed to be more research completed on the structures paired with a master planning process that looks t the future programming of the property and what kind of development would be allowable. JHHSM is interested in the location.

Engle will create a demolition permit matrix on each building, the lot in general, and landscape features. Them matrix will treat the block as a historic district, and significance will be considered on the district-level. Engle will share the matrix with JHHSM.

**PUBLIC COMMENT:**

Larry Kummer, founding board member, commented on added agenda item, *Historic District 2005*. A resolution passed by the board in 2005 created a historic district. The map of the 2005 district could be a useful starting point as the board starts the process of creating a codified version of a town historic district. The 2005 district is bounded by Pearl to the south, Gill to the north, Wilow to the east, and Jackson to the west.

**STAFF REPORT**

Gibbs not present to give Staff Report. Salient points submitted to Wonson for reporting.

**REVIEW OF DECEMBER/JANUARY ACTION ITEMS**

	YES	NO	MOVED
Steering Committee for Preservation Strategies (Smith, Engle, Stern, possibly Olson if interested)			
• Draft summary of contract (for being on the steering committee) and identify who may be interested in being on subcommittee			
• Send draft letter and summary contract to those the subcommittee decided may be interested in participating			
Gibbs			
• Put demo request letter on letterhead and send to Keith under Katherine’s name			
• Keep in touch with Jim Hammerel from Melody Ranch			
• CLG Annual Report			
• County binder			

<ul style="list-style-type: none"> <li>• Add agendas and minutes to new website</li> </ul>			
Wonson			
<ul style="list-style-type: none"> <li>• Follow up on text amendment for preservation LDRs</li> </ul>			
<ul style="list-style-type: none"> <li>• 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)</li> </ul>			
<ul style="list-style-type: none"> <li>• Submit formal request to be considered for concurring party for NEPA process at Snow King and submit letter online</li> </ul>			
Engle			
<ul style="list-style-type: none"> <li>• Research Crescent H history</li> </ul>			
Olson			
<ul style="list-style-type: none"> <li>• Provide any update regarding one on one meeting with elected officials re: preservation</li> </ul>			
Stern			
<ul style="list-style-type: none"> <li>• Send check to Alliance for Historic Wyoming</li> </ul>			
<ul style="list-style-type: none"> <li>• Draft letter and send email to Tiffany for December 19<sup>th</sup> planning meeting re: Genevieve</li> </ul>			

**COMMITTEE REPORTS**

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

*Van Vleck Block*

See above

*Elected Official One on Ones*

Moved

*Snow King Development*

Wonson will take Schubert’s talking points and submit board stance. Wonson reported that the board has requested being added to the Section 106 review process and be a party to the NEPA process.

**Grant / Contract Oversight Committee**

*CLG Grant Residential Survey*

Engle will forward draft work to Wonson.

*Preservation Strategies Study*

Smith, Olson, Stern, and Engle will be on the subcommittee for the Preservation Strategies Study. Stern will put information on the TCHPB website under ‘resources.’

**Strategic Alliances**

*JHSM building update*

Moved

**Affordable Housing**

*Melody Ranch Building*

Wonson met with April Norton, who was interested in the cost of rehabilitation of the cabin for affordable housing in situ. Dubbe reiterated that he will offer his professional opinion regarding the feasibility of stabilizing the structure. The HOA is also looking at the possibility of turning the structure into a communal work space or a public-use space that could generate some revenue.

**Awards Committee**

Subcommittee will meet before the next meeting. Any plaque orders will need to be submitted by June 2019.

**SCHEDULE NEXT MEETING**

February 12, 2019

**ADJOURN**

The meeting was adjourned at 9:03

**ACTION ITEMS FOR FEBRUARY MEETING:**

	YES	NO	MOVED
Preservation Awards Committee (Turley, Abbey, Johnson, Dubbe, Jaouen)			
<ul style="list-style-type: none"> <li>Meet before February meeting</li> </ul>			
Gibbs			
<ul style="list-style-type: none"> <li>Put demo request letter on letterhead and send to Keith under Katherine's name</li> <li>Keep in touch with Jim Hammerel from Melody Ranch</li> <li>Send Jim's contact information to Dubbe</li> <li>County binder</li> <li>Edit minutes</li> </ul>			
Wonson			
<ul style="list-style-type: none"> <li>Follow up on text amendment for preservation LDRs</li> <li>Demo Permit process on letterhead and submit</li> <li>Submit formal request to be considered for public comment for NEPA process at Snow King and submit online</li> <li>Draft variance request letter for Crescent H</li> </ul>			
Engle			
<ul style="list-style-type: none"> <li>Send Wonson CLG survey results</li> <li>Demo matrix of Van Vleck block</li> </ul>			
Olson			
<ul style="list-style-type: none"> <li>Provide any update regarding one on one meeting with elected officials re: preservation</li> <li>Send new board members signature sheet and forward to Gibbs</li> </ul>			

Stern			
• Attend Annual Report BOCC meeting			
• Discuss strategies project with Luther			
• Upload additional reports to website			