

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
March 12, 2019; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order at 7:07 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Sherry Smith (via conference call); Kurt Dubbe; Mark Newcomb, BOCC liaison. Members of the public present were: Morgan Albertson Jaouen, JHHSM Executive Director.

APPROVAL OF AGENDA AND MINUTES:

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

NEW BUSINESS

Community Character Initiative

Following up on last month's meeting, the board discussed the community character initiative and their potential role within the effort. As a way to maximize existing non-profit resources, the Community Foundation has urged multiple non-profits to join together for the initiative, rather than the creating a separate non-profit. The initiative is in the process of putting together a short proposal in an effort to request a \$39,500 grant. Money from this grant would go toward researching the mechanisms for purchasing property right, seeking out public funding, and identifying critical properties that are referenced on a GIS layer.

The biggest question at this time is if the board would like to be a part of the initiative. Discussion surrounded the issue of the board's stance on responsibly managing change versus the potential for the Initiative to be communicated or perceived as anti-growth. At this time, there are overlapping goals between the Initiative and the Preservation Strategies Study, although the Initiative's grant proposal would be a wider focus on the community, with historic preservation as a sub-topic.

Discussion turned to the work that has already been completed by the board in reference to historic property survey. The board discussed the appropriateness of moving historic structures. Shay Cabin, Karns Cabin, Wiley Cabin, and Cooney Cabin were all mentioned as potential structures that are threatened and could be moved. Considerations such as context, location (such as May Park, Karns Park, or Schools), and purpose (interpretive, classroom) were brought up. The board decided to explore forming a taskforce that would be involved with a mass movement of historic structures in the county.

Budget Request

Stern discussed the budget request with the board, which includes funding for studies, national register nominations, and survey. The board is currently spending down a backlog of funds, with the result being that \$5000 will be left by the end of the fiscal year. The budget request included the addition of a staff person who would be responsible for institutionalizing board actions, such as providing research and recommendations to supplement demolition permit decisions. There is concern that as the board becomes more active, litigation may follow that seeks to find inconsistencies in protocol.

The budget request for FY 2020 asked for \$12,500 from the Town of Jackson and \$27,500 from Teton County. This is a substantial increase from previous requests, which were on the order of \$20,000 or less. Mark Newcomb explained some of the particulars around the budget process, suggesting that having supporters who are outside of the board come to the public budget meeting to voice their support of the board's work could be beneficial. Stern suggested asking the Preservation Collective if they would be willing to attend.

Discussion points to be communicated to the Collective include: Hardeman Barns / Raptor Center work, federal regulations required, preservation within the planning department as common practice throughout local governments, and part-time assistance from a staff person out of planning. A formal letter needs to be prepared by the week of April 22, to be sent to the BOCC and the editor of JHNG.

Darwin Ranch Nomination

The Darwin Ranch is a migrating corridor and one of the early homesteads in Teton County. A third party not affiliated with the board, Ann Noble, is writing a national register nomination for the property. The board supports the nomination for the lodge or for the full property, with the understanding that some extant structures would be considered non contributing.

Demo Permits

180 N Jean St.

The building at 180 N Jean does not possess enough significance or integrity to be considered for a demolition stay. The board voted unanimously to not recommend a stay, moved by Wonson and seconded by King.

165 W Karns

The building at 165 W Karns does not possess the required significance and integrity to be considered for a demolition stay. The board voted unanimously to not recommend a stay, moved by Wonson and seconded by King.

234 E Pearl Ave and 212 E Pearl Ave.

The two structures located at 234 and 212 E Pearl Ave possess enough significance and integrity to be considered for a demolition stay. The buildings possess integrity of location, design, materials, craftsmanship, and feeling. Due to the development of the street, setting and association have been decreased somewhat. The significance of the structure is expressed by their architectural style (log cabins archetypical of Jackson dating from before the mid-century). The demolition permit was put forward by New West construction.

Discussion followed. Two motions, one for each structure were made:

Olson made a motion to recommend a stay of demolition for 234 E Pearl Ave of up to 90 days and that Stern, as soon as possible, contact New West Construction for a conversation on the structure located there. King Seconded. Dubbe, Smith, Stern, King, and Olson voted in support of the motion. Wonson voted in opposition.

Stern made a motion to recommend a stay of demolition for 212 E Pearl Ave of up to 90 days and that Stern, as soon as possible, contact New West Construction for a conversation on the structure located there. The motion was seconded by Dubbe. Smith, Dubbe, Olson, and Stern voted in support of the motion, Wonson and King voted in opposition to the motion.

PUBLIC COMMENT:

There was no public comment.

STAFF REPORT

Gibbs was not present for the staff report. Wonson presented on the phone, mail, and email correspondence from the past month.

REVIEW OF FEBRUARY / MARCH ACTION ITEMS

	YES	NO	MOVED
Snow king subcommittee (Engle, Smith, Johnson, Wonson, Jaouen, Abbey)			
<ul style="list-style-type: none"> Meet to discuss USFS’s consultant report on snow king – red lines and statement on findings 			x
Gibbs			
<ul style="list-style-type: none"> Put demo request letter on letterhead and send to Cohen-Davis under Katherine’s name 		x	
<ul style="list-style-type: none"> Research other ski town preservation budgets by March 8th 	x		
<ul style="list-style-type: none"> Fill out demo log with decision 	x		
<ul style="list-style-type: none"> Upload approved minutes / agendas 	x		
<ul style="list-style-type: none"> Create agenda one week ahead of time and post for public 		x	
Wonson			
<ul style="list-style-type: none"> Follow up on text amendment for preservation LDRs 	x		
<ul style="list-style-type: none"> 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) 	x		
<ul style="list-style-type: none"> Submit formal request to be considered for concurring party for NEPA process at Snow King and submit letter online 	x		
<ul style="list-style-type: none"> Research other ski town preservation budgets by March 8th 	x		
Olson			
<ul style="list-style-type: none"> Provide any update regarding one on one meeting with elected officials re: preservation 			x
Stern			
<ul style="list-style-type: none"> Talk with Mark Newcomb and Tyler Sinclair before filling out budget request 	x		
<ul style="list-style-type: none"> Submit budget request 	x		
Schubert			
<ul style="list-style-type: none"> Send consultant report when ready 			x

COMMITTEE REPORTS

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

Van Vleck Block

Engle suggested the board asks JHNG if they would like to do a series of stories focused on the Van Vleck barn. Engle has already written the history of the property. Wonson will reach out to the paper to see if they are interested.

Decision Matrix for Individual Buildings

Moved.

Elected Official One on Ones

Moved

Addition: Text Amendment

Wonson spoke with Alex Norton regarding the proposed text amendment. Norton felt the language needed greater nuance and suggested going to Bill Collins for guidance on editing the proposed language.

Staff Person for the Board.

See above.

Grant / Contract Oversight Committee

Preservation Strategies Study

Stern has a call schedule with Winter and Co on March 13th to discuss a public stakeholder meeting and survey work. Wonson suggested contacting the Chamber of Commerce and Travel and Tourism Board as potential stakeholders who would like to attend. In regards to funding, Arne Jorgenson has stated that the study is funded.

Strategic Alliances

Snow King Update

Wonson submitted a formal letter on behalf of the board to the USFS. Within the letter, Wonson stressed the importance of preservation in the town and county, and that the board has a role to play in commenting on the USFS portion of Snow King. Wonson stated the significance of the ski area, both for the structures and for the landscape and stated the board’s stance that any development not lesson the significance of either.

Affordable Housing

Nothing for March Meeting

Awards Committee

Subcommittee brief out

The board has until April to offer any nominations for a plaque award. These will be considered at the April meeting.

SCHEDULE NEXT MEETING

April 16, 2019

ADJOURN

The meeting was adjourned at 9:00

ACTION ITEMS FOR APRIL MEETING:

	YES	NO	MOVED
Snow king subcommittee (Engle, Smith, Johnson, Wonson, Jaouen, Abbey)			

<ul style="list-style-type: none"> Meet to discuss USFS's consultant report on snow king – red lines and statement on findings 			
Everyone			
<ul style="list-style-type: none"> Send in nominations for preservation awards 			
Albertson Jaouen			
<ul style="list-style-type: none"> Email to remind everyone to send in nominations for preservation awards 			
Gibbs			
<ul style="list-style-type: none"> Put demo request letter on letterhead and send to Cohen-Davis under Katherine's name 			
<ul style="list-style-type: none"> Share correspondence with Schubert re: Teton Village Electric Transmission Line 			
<ul style="list-style-type: none"> Fill out demo log with decision – waiting for April Meeting 			
<ul style="list-style-type: none"> Upload approved minutes / agendas – Waiting for April Meeting 			
<ul style="list-style-type: none"> Create agenda one week ahead of time and post for public 			
Wonson			
<ul style="list-style-type: none"> Follow up on text amendment for preservation LDRs -reach out to Bill Collins 			
<ul style="list-style-type: none"> Share story of Van Vleck Block with JHNG 			
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"> Contact Sherry Daigle re: budget request and follow up with Jaouen 			
<ul style="list-style-type: none"> Meet with Erin and Sky re: Initiative 			
Schubert			
<ul style="list-style-type: none"> Send consultant report when ready 			