

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
June 11th, 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; Treasurer Michael Stern; Monay Olson Secretary; Sherry Smith; Kurt Dubbe, Kristine Abbey, Frank Johnson. Representatives from Winter and Co. present were: Nore Winter, Julie Husband, and Marcia Klopf. Members of the public present were: Larry Kummer, Jim Hammerel (Melody Ranch), Shane Kelsey, Larry Kummer, Delia Hagen (contractor) and Nancy Elkins.

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved with modification, moved by Stern and seconded by Johnson. The May minutes were approved with modification, moved by Stern and seconded by Dubbe.

NEW BUSINESS

Winter and Co. Workshop Report Out

As part of the preservation strategies project, Winter and Co. held two community workshops on June 10th as part of the research phase of the project. In total about 120 people attended, giving Winter and Co. community perspectives on preservation and helping to identify key points of community support with respect to preservation. The workshop included the following activities: Mapping Historic Resources; Case Studies and Property Types; Western Character in One Word; Visual Identification of Western Character; Drawing Historic Districts; and Building Design in Character.

Next steps include offering an online survey for people who were unable to attend the workshop. The contractors expect to have a strategy paper drafted by October 2019 and develop regulation tools by February 2020.

Discussion and questions from the board and members of the public followed. Questions focused on specific answers to questions posed at the workshop (e.g. did 'lowrise' come up in the discussion of character?) as well as clarification of next steps.

Budget Update and Staffing Options

Stern reported on the board budget as it currently stands. Wonson notified the board that they received \$27,300 from the County for FY 2020 and \$12,500 from the Town of Jackson for FY 2020. This allows the board to explore staffing options. Sinclair from Planning suggested having the position be a contractor, which is what other town and county boards do.

In regards to a staff person, the next steps are to sit down with Planning to discuss roles and responsibilities. A subcommittee (Stern, Olson, and King) will write a job description and decide on compensation.

Millward Street Sign

The Millward family notified Abbey that the town of Jackson street signs designating the street named after the family are incorrect. Abbey will contact Larry Pardee or Brian Lance to look into possibilities of fixing the signs.

Veterans Monument

The Veterans Monument located in the town square is currently a non-contributing element of the Town Square's National Register of Historic Places listing because it is yet to be 50 years old (the square itself is listed on the National Register). There is a push to change the monument because some veteran names are missing, some are incorrect, and some are included that are not veterans. The style would be changed to include a large, granite, pyramidal base. When the plan was presented to the Public Arts Committee, the committee questioned the scale and color of the design and asked the American Legion to come back with a different plan that addressed these issues. The town suggested they did not want any proposal to move forward until they had a better understanding of what constitutes appropriate design of monuments in the county.

Smith will look into where the project currently sits.

Board Vacancies

Wonson and Dubbe's terms are up. Both have or will have reapplied by the deadline. Abbey is finishing an interim term and needs time to consider putting in another application. Turley left the board but has not submitted a formal resignation. The board brainstormed possible members and tasked everyone with sending invitations to two people to submit an application by June 17th.

Demo Permits

175 S Glenwood (Western Motel)

The Western Motel is significant in its design and in its contribution to the rise of post-war western leisure travel. Unfortunately, the building does not retain integrity. Materials, setting, feeling, association, and design are severely altered. The board voted unanimously to not recommend a stay, moved by Wonson and seconded by King.

750 E Simpson (Log kit residence)

The residence at 750 E Simpson dates from the late 1970s and is in excellent condition. There is no significance for the structure. Because of this, the board voted unanimously to not recommend a stay, moved by Wonson and seconded by Dubbe. Because the house is in excellent condition. King will notify Judge about the property.

165 N Glenwood Update

Johnson gave additional history of the Nurse's Quarters buildings. The town approved the 90-day stay. The owner still agrees to a 120 day MOA. Judge was able to look at the property but hasn't heard from the owners. Next steps include the verification of the MOA with Gingery and clarifying if the structures can be moved. King will touch base with Judge and Wonson will follow up with Gingery/Colasuonno.

Melody Ranch

Jim Hammerel filled the board in on the latest decision regarding the Melody Ranch sales building. The HOA board reviewed the possible uses of the building and decided to remove it from the property. If it can't be moved by a certain date, it will be demolished. Hammerel is putting together a one-page fact sheet to help prospective movers. The board gave him Judge's information and will post the announcement on our Facebook page and website. King will contact Heart 6 Ranch to gauge interest. Dubbe may have a client who would be interested. The board also gave Steve Duerr and Bob Lenz as possible options as well.

Residential Survey

Delia Hagen gave an update on the Residential Survey MPD. Hagen sent out the draft of the report ahead of the meeting and answered questions from the board. Two overarching comments she received were in regards to the early period before European settlement of the area and a request for more information on the development and expansion of Kelly.

Hagen explained that she included the early period in the report because she felt first, it was absolutely necessary for contextualizing White European development and second, has a direct connection to patterns of year-round stationary construction seen in the late 19th century. She also explained that in regards to Kelly development, she felt that the lack of Sanborn maps precludes any additional options for further understanding Kelly's development history.

Hagen also went on to explain the specific intensive survey properties and suggested that the Kelly School House be removed as part of the intensive surveys, as it is actually a residential bath house.

PUBLIC COMMENT

Shane Kelsey introduced himself and explained he came to the meeting because he is a contractor who frequently works on old buildings and is interested in preservation in the county.

STAFF REPORT

Gibbs gave the phone, email, and mail updates to the board. The board continues to receive updates from Charles Bello regarding the Teton Village Electric Transmission line, and also received information regarding the Veterans Monument. Gibbs also spoke with George Laise (sic) about the Nurse's Quarters; Laise gave Gibbs additional information on the history of the structures. There was no mail for the month of May.

REVIEW OF MAY / JUNE ACTION ITEMS

	YES	NO	MOVED
Awards Committee			
• Contact three families nominated for preservation award	X		
Albertson Jaouen			
• Write letter of support for SPET and send to Wonson	X		
Gibbs			
• Contact Shelley re: open seats	X		
• Advertise community meeting and post to website	X		
Wonson			
• Edit SPET letter and send to town and county	X		
• Find out next steps re: easements	X		
• Meet with Gingery re: easements and Genevieve block			X
• Follow up with Larry and Sandy re: town funding request	X		
• Contact Greer re: Lucas Cabin			X
Olson			
• Pick up flyers from Jaouen re: Internship	X		
Stern			
• Act as POC between mover and Shacks on Racks	X		
• Follow up with Larry and Sandy re: town funding request	X		
Engle			
• Send by-laws	x		
King			
• Include Shacks on Racks on demo permit correspondence	x		
Smith			
• Act as POC between mover and Shacks on Racks	x		

COMMITTEE REPORTS

Town and County Integration 2020

Genevieve Lot Update – Easement Coholder and DOE

Wonson reported that the business owners in the buildings on the lot have questions before they sign on to the proposal. Wonson and Stern are responding to these questions and concerns.

Wonson will work with Gingery to decide the particulars of co-holding the preservation easements. There will need to be some edits to the Determination of Eligibility for different structures on the lot.

SPET update

Smith gave an update on the SPET. It was voted to be moved forward and it sounds like it will be included on the ballot, although a final decision has not been decided as of yet. Smith is unsure of the level of funding for the SPET. As for JHSM relocation, there is interest in anchoring them in the southeast corner of the lot. SPET funds could be used to purchase the land. An important point to remember is that the SPET request is separate from the 8 million being raised by the Jackson Hole Land Trust.

Text Amendment Update

No one group offered funds to develop the text amendment. Norton said they would charge 3,500 if TCHPB was in charge of the process but that the board should request funds from the County.

Grant / Contract Oversight Committee

See above.

Strategic Alliances

Travel and Tourism Update

TTB has money available for projects relating to community character, however, the funding period has closed for the year. The board will add it to their schedule for FY 2020. Abbey and Wonson will meet to brainstorm ideas for garnering additional funds from the TTB.

USFS and hitching post lodge cabins

Tabled

Awards

The committee will meet to decide on date and location.

The meeting was adjourned at 9:18.