

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**July 9th, 2019; 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; Monay Olson Secretary; Sherry Smith; Kurt Dubbe, and Frank Johnson, board members. Advisors present were J.P. Schubert and Cassidy Stickney. Partners present were Morgan Albertson Jaouen with the Jackson Hole Historical Society and Museum. Members of the public present were Larry Kummer, Ryan Nourai, John Holland, Brigid Mander, Esther Judge with Shacks on Racks, and interested USFS employees.

**APPROVAL OF AGENDA AND MINUTES:**

The agenda was approved as presented, moved by Stern and seconded by King. The June minutes were approved as presented, moved by Wonson and seconded by Smith.

**NEW BUSINESS**

*Veterans Monument*

Larry Kummer presented the American Legion's design proposal for the Veteran's Memorial on the town square. The new design includes an etched black granite pyramidal base that would take the place of the current rectangular base on which bronze plaques depicting veteran's names are hung. There would be an 8-inch flowerbed between the base and plinth with the overall height and footprint slightly reduced from the existing monument. The current proposal also includes incised photographs on the base depicting different scenes representative of major armed conflicts from American history.

For the initial proposal to the town, Town Council felt there should be formal guidelines that direct the design of monuments in Teton County. These guidelines were subsequently prepared and approved; the design proposal fits within them. The Town Council will be the final say on the design.

The board discussed their general feelings toward the monument, which included concerns about the design's pyramidal shape, scale, and black color of the granite not sympathetic to the rest of the square's design. The board noted that the age of the monument was less important (although it is near the 50-year rule of thumb) than the potential impact to the significance and integrity of the square, which is listed on the National Register. A subcommittee was formed including Dubbe, Smith, and Schubert to write a formal letter outlining the board's opinion to be presented to Town Council.

*Staff Person Update*

Stern and Olson put together a preliminary job description for a part-time staff person. They will need additional input from the rest of the board to help flesh out all the duties associated with the position. At this time, \$25000 is budgeted, which could be increased as the rest of the budget falls into place. Stern and Olson also noted that some of these responsibilities may evolve as progress is made with respect to designing and implementing preservation LDRs, preservation strategies, and downtown rezoning. Any description and any funds need to take this into account.

#### *Board Appointments*

Wonson, Dubbe, and Abbey were all reappointed to the board. The County did not refill the mid-term vacancy left by Jim Turley. The board will wait for a ninth member to hold board elections. Gibbs will contact Shelley Fairbanks to find out the process for filling the vacancy.

#### *Board Commitment Forms*

Wonson distributed board commitment forms for members to fill out and sign. These will be returned to the county.

#### *Brews and Banter: White Grass Dude Ranch*

JHHSM is hosting a Brews and Banter evening on July 25th focusing on the White Grass Dude Ranch. Wonson suggested supporting the event by providing snacks and using it as an opportunity for the board to meet JHHSM staff and board members. The board unanimously passed a motion to support the event by providing snacks, moved by Stern and seconded by King.

#### *Demo Permits*

230 E Pearl / 220 E Pearl (Residence and Garage, respectively)

Both structures are 1935 construction and may possibly be one of the original Lamb properties. The interior of the residence is already gutted, possibly due to asbestos abatement. After looking at the residence, the board felt that it had architectural significance based on it being a fine example of pre-war vernacular architecture in the county. For integrity, it retains design, workmanship, materials, location, and setting. Feeling and association are not as strongly retained. Based on these criteria, the board voted unanimously to request a 90-day stay on 230 E. Pearl, moved by Stern and seconded by Olson.

For 220 E. Pearl, the board felt it did not have architectural significance and that its removal would not adversely impact the integrity of the residence. It therefore was unanimously not recommended for a stay, moved by King and Seconded by Johnson.

727 E. Simpson

The residence at 727 E. Simpson was determined to not have significance under National Register Criteria. It was also found to have lost integrity due to roof modifications. It was therefore unanimously not recommended for a stay, moved by Kind and seconded by Johnson.

165 N Glenwood Update (Nurse's Quarters)

Judge reported she had a very interested party in regards to moving the residence. The mover is meeting again with owners to talk about feasibility, since the size and shape of the building presents some challenges to it being moved.

Brigid Mander, who is a current residence of the front house on the lot spoke on the importance of the structure and its role as workforce housing in the community. Mander spoke with April Norton, who had some interest from an affordable housing standpoint; and with the owner, who said he would sell the property for the price previously paid, with some consideration for possible other concessions for his other properties.

Stern has tried to get in contact with the hospital to see if they have any interest in the extant structures but has not heard back. After discussion, the board suggested Mander set up a meeting that included the representatives from the housing authority, board members, Town and County (Jim Stanford, Mark Newcomb), St. John's Episcopal Church (Bruce Hawtin), and hospital.

#### 10 E. Simpson (Potential Permit)

Katie Wilson reached out to gauge the board's feeling on the building. The board discussed how the structure is a contributing part of the district feel of Simpson. King will reach out to Wilson and Jorgenson to explore options for the property that could include expanding the original structure, rather than demolition.

#### Hitching Post Lodge (Potential Permit)

Schubert explained that there are preliminary plans to move the hitching post lodge cabins to the Forest Service lot on N. Cache. He is working with Judge to gauge movability. Schubert mentioned that there could possibly be a conflict with regard to eligibility and the fact that moving them would be a federal undertaking and thus trigger Section 106. The board discussed the possibility of assisting with hiring a consultant to do a formal Determination of Eligibility, however, the next step is to speak with the hospital regarding committing funds to complete a DOE, as they are the owners of the structures. Olson will set this meeting up.

#### Subcommittee Demo Permits Report Out

Demo permits for 540 Cache Creek Drive and 505 Rancher Street were considered in the interim between board meetings. The subcommittee reported that both were residential structures dating to the 1970s and that neither possessed enough significance or integrity to be conserved for a stay.

#### **PUBLIC COMMENT**

It was noted that the American Legion is completing log crown repairs to their lodge.

#### **STAFF REPORT**

Gibbs gave the phone, email, and mail updates for the past month. The board received the official budget approval letter for \$27,000 from Teton County as well as a post office box renewal slip. For email, the board continues to receive updates from Charles Bello regarding the

Teton Village Electric Transmission line, and also received notification of board appointments. Jim Hammerel with Melody Ranch had questions about Bob Lenz and Steve Duerr's contact information. Lastly, Lea Colasuonno reported that she will follow up on the appropriate process for a demo stay review period.

### REVIEW OF JUNE / JULY ACTION ITEMS

	YES	NO	MOVED
Awards Committee			
• Meet to decide date and location	X		
All			
• Send board vacancy announcement to two people	N/A		
Gibbs			
• Add salvaging building materials to future agenda			X
Wonson			
• Contact JH Conservation Alliance re: Lucas Cabin		x	X
• Letter to Gingery re: 120 day MOA	X		
Olson			
• Call library re: possibility of being able to have the online Preservation Strategies survey available to the public	X		
Stern			
• Follow up with Christy (sic) re: LDR Text Amendment	X		
• Request money from county and get LDR text amendment funding on county agenda	X		
Abbey			
• Follow up with Mil(l)ward sign	X		
• Brainstorm ideas for TTB money with Wonson			X
King			
• Reach out to Esther re: 156 N Glenwood and possibility of moving the structure	X		
Smith			
• Investigate veterans monument and email Mark Barron	X		

## **COMMITTEE REPORTS**

### **Town and County Integration 2020**

#### *Genevieve Lot Update – Easement Coholder and DOE*

The owners of Café Genevieve have hired Dubbe-Moulder to look at a preservation project for the building. The Land Trust is now looking to the board to entirely hold the easement rather than act as a co-holder. Wonson is scheduled to talk with Gingery to gauge the legal feasibility of holding the easement. The board had questions about what holding the easement would entail.

Wonson introduced a motion for the board to act as holder for the preservation easement, but it was decided that there were too many unknowns regarding what would be required from the board to do this successfully. After discussion, it was decided that more information from the National Trust and Historic New England (who holds many easements) would be beneficial for making an informed decision and the motion was rescinded. Stern will reach out to these groups.

#### *LDR Text Amendment Update*

Tabled. Stern still not receiving answer. Move to next meeting.

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

#### *CLG Update*

No update at this time.

#### *Preservation Strategies Study*

The survey that replicates the questions from the in-person workshop is online and operational. Stern will send a link to everyone to distribute and complete the survey. The town has taken the lead on this and it is available on the town's website.

### **Strategic Alliances**

#### *Old Bill's Fun Run*

The board needs to advertise their involvement so people know they have the option to donate. Olson will look into running an advertisement in the movie theaters. Olson and Wonson will meet to brainstorm a call to action. The board needs to consider what they would have at the event if chosen for a booth space.

#### *JHHSM update – New Campus and SPET*

The SPET request from JHHSM continues to move forward and have support with the County and Town. The issue at present is whether or not the town and county should bundle the requests or not bundle the requests. In the past they have been presented as a la carte options. A final decision will be made on July 15<sup>th</sup>. Language needs to be finalized by July 17<sup>th</sup>. JHHSM's position is to own the land and own the project; they are still working on design and capital campaign strategies.

*Jackson Hole and Yellowstone Sustainable Destination*  
Tabled

*USFS Initial Review of Snow King*

The contractor working on the review found that the current integrity of the previously identified Snow King historical district has diminished somewhat since the last report. After looking at the various development proposals, they felt that some would not be considered an adverse effect while others (taking down the Parnorama House, adding large buildings to the ridgeline, adding ski runs on the front side, etc.) would be considered adverse effects.

The contractor brought up the issue of when the district would no longer be considered eligible for the National Register. USFS needs to work through what the character defining features of the district and surrounding landscape are. Schubert will distribute the report to the board once the USFS has had time to review it.

**Awards**

Jouaen will email the group proposed language for the hotel. Abbey is planning the party, which will be at the end of September, beginning of October.

The meeting was adjourned at 9:35