

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**August 13th, 2019; 7:00 PM**

**CALL TO ORDER**

Wonson called the meeting to order at 7:05 p.m.

**PRESENT WERE:** Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Monay Olson Secretary; Sherry Smith; Kurt Dubbe, and Kristine Abbey, board members. Advisors present were Betsy Engle. Members of the public present were Keith Gingery, Attorney for Teton County, and Esther Judge with Shacks on Racks.

**APPROVAL OF AGENDA AND MINUTES:**

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

**NEW BUSINESS**

*Staff Person*

Olson and Stern will continue to work on the position description and expected deliverables for the staff person position and send to group for review. The position will be sent out as an RFP and the staff person will have contractor status. The goal is to get the position out by September 1, 2019.

Gibbs will email the description directly through different mailing lists. The position will also be posted on job boards for the community as well as the newspaper. Gibbs will forward received resumes to a subcommittee made up of Olson, Wonson, Engle, and Stern.

Gingery will write the contract for the staff person after the board has made a selection; the contract will then need to be approved by the board.

*Board Appointments and Election of Officers*

Ryan Nourai is the only applicant for the vacant board seat. The election of officers was as follows:

President and Vice President – Katherine Wonson and Mackenzie King, respectively. Nominated by Stern, seconded by Olson, and unanimously approved.

Secretary – Monay Olson. Nominated by Wonson, seconded by Dubbe, and unanimously approved.

Treasurer – Michael Stern. Nominated by King, seconded by Abbey, and unanimously approved.

*Board Commitment Forms*

Johnson's signature still absent. Will need to collect at September meeting.

*Demo Permits*

725 Cache Creek Dr. – Shed and detached garage

#### Shed

The shed was deemed to not have adequate significance for consideration as worthy of preservation. The board unanimously voted to not recommend a stay, moved by King and seconded by Dubbe.

#### Garage

The garage is already slated for removal and relocation to Hoback. The board determined it did not possess enough significance to be seriously considered for preservation. The garage was unanimously voted to not recommend a stay, moved by Dubbe and seconded by King.

360 N Cache.

The building at 360 N Cache, also known as the *cold storage building*, was constructed in the 1950s. The buildings and landscape around the structure have been significantly altered, rendering the building without context to determine if it has significance regarding its history or relationship to the site. It does not possess architectural significance. Because of this, the board determined it did not possess adequate significance or integrity needed for preservation and voted unanimously to not recommend a stay, moved by King and seconded by Smith.

10 E Simpson – upcoming permit

The building at 10 E Simpson was constructed sometime in the 1930s and has significance for its connection to John and Maggie Simpson, who named the town of Jackson, through their son William, who owned the house. The board discussed the movability of the structure and what preservation might look like on site. Dubbe will reach out to the current owner to see what his plans are. The board unanimously voted approval for a motion made by Wonson and seconded by Smith to contract an architectural historian to write a Wyoming Cultural Resources Survey form.

165 N Glenwood Update (Nurse's Quarters)

Wonson met with the church (St. John's Episcopal) and Bridgid Mander (current resident). The church is interested in acquiring the property from SR Mills (the developer) and would redevelop the existing structures to be used for housing. Mills stated that he is amenable to selling to St. John's for the price equal to what he originally purchased the lot for as long as it does not interfere with his timeline.

Hitching Post Lodge (Potential Permit)

SHPO determined that USFS would not need to go through Section 106 for the removal and relocation of the cabins. A demo permit will be sent to the board when the project begins.

230 E Pearl Update

Zach Stern (owner) is planning on donating the structure at 230 E Pearl to a Hoback fire victim. He plans on keeping the structures at 212 and 237 E Pearl on site for now. Further conversation with Zach is needed to clarify his position on 212 and 237, as well as confirm that the board is supportive of his relocating 230 E Pearl to Hoback.

*Fall Tour and Retreat*

The board determined that their fall outing will take place at White Grass Dude Ranch on October 12<sup>th</sup>. This meeting will include only board members and advisors. Wonson is tasked with finding a facilitator. The board also decided that they would have a larger meeting with members from Town and County government, including Paul Anthony, Tyler Sinclair, Christy (sic) Malone, Keith Gingery and Lea Colasuonno. This will be in November.

**PUBLIC COMMENT**

No public comment

**STAFF REPORT**

Gibbs gave the phone, email, and mail updates for the past month. The board received notification of Ryan Nourai’s board appointment.

**REVIEW OF JULY / AUGUST ACTION ITEMS**

	YES	No	MOVED
All			
• Distribute online survey			
Veterans Memorial Committee			
• Meet to formulate opinion to present to town council			
• Contact Steve Ashworth with Parks and Rec			
Gibbs			
• Arrange food for Brews and Banter event			
• Upload agendas and minutes			
• Add demo permit decisions to matrix			
• Send email to Brigid referencing who she needs to contact			
• Post survey on website			
• Distribute staff person job description to board			
Wonson			
• Contact Nature Conservancy re: Lucas Cabin			
• Letter to Gingery re: 120 day MOA			
• Attend meeting with hospital re: hitching post lodge cabins			
• Write letter stating board’s position on Van Vleck block rezone, send to town, send to Stern			
• Speak with Land Trust re: easement and financial support			
• Meet with Monay to brainstorm a call to action re: Old Bills			
Olson			
• Meet with Wonson to brainstorm a call to action re: Old Bill’s			
• Set up meeting with hospital to discuss funds for a DOE for hitching			

post lodge cabins			
<ul style="list-style-type: none"> <li>Research how much ad for movie theater would cost and what it would look like</li> </ul>			
Stern			
<ul style="list-style-type: none"> <li>Follow up with Christy (sic) re: LDR Text Amendment</li> </ul>			
<ul style="list-style-type: none"> <li>Continue to try to reach hospital re: Nurse's quarters</li> </ul>			
<ul style="list-style-type: none"> <li>Attend July 15<sup>th</sup> Town Council meeting where rezone of Van Vleck block is being considered</li> </ul>			
<ul style="list-style-type: none"> <li>Call historic new England and national trust for easement information</li> </ul>			
<ul style="list-style-type: none"> <li>Send link for preservation strategies online survey</li> </ul>			
Abbey			
<ul style="list-style-type: none"> <li>Continue plaque party planning</li> </ul>			
King			
<ul style="list-style-type: none"> <li>Meet with Katie and Arne re: 10 E Simpson</li> </ul>			
Schubert			
<ul style="list-style-type: none"> <li>Meet with Esther re: Hitching Post Lodge Cabins</li> </ul>			
<ul style="list-style-type: none"> <li>Send Olson hospital point person for hitching post lodge cabins</li> </ul>			
Jaouen			
<ul style="list-style-type: none"> <li>Email group proposed language for hotel plaque</li> </ul>			

## COMMITTEE REPORTS

### Town and County Integration 2020

#### *Genevieve Lot Update*

The fundraising goal for the lot was met. In regards to an easement, Gingery stated that he was not sure whether or not the board is technically a legal entity, a status that is needed to hold an easement. The board will look to Sheridan Inn in Sheridan WY, which is the only property to have a preservation easement in WY.

The National Trust for Historic Preservation will assist with review of the easement, but will not be able to act as the easement holder. Right now, the Town of Jackson is the most logical option for acting as the easement holder. TCHPB would act as a reviewing body and make recommendations. Monitoring and enforcement of the easement will be the most difficult aspect moving forward.

#### *JHSM Update*

SPET for JHSM went on the ballot and will be a la carte. JHSM will not buy the land without the SPET, which would be designated for improvements to the building.

#### *LDR Text Amendments Update*

The board is still waiting on hearing from the town regarding funding the amendment. If the board has not heard by next month, they will engage Alex Norton and complete the amendment in-house.

#### *Veteran's Monument Report Out*

Town Council voted unanimously to accept the design as presented by open for discussion of text and war-related graphics.

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

#### *CLG Update*

Hagen has drafts for all deliverables. Stickney is working on the grant report and has contacted the Commissioners to get the grant on the agenda for final signatures. Engle reported that the site forms look well done and thorough. Next steps will be discussed next meeting.

#### *Preservation Strategies Study*

Stern is forwarded updated report to board (phase I deliverable). The survey ends Monday, August 26.

### **Strategic Alliances**

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

The board will have a booth at the run on September 7<sup>th</sup>. Olson, Smith, and Stern will man the booth. Olson will put together a movie theater advertisement.

### **Affordable Historic Housing**

#### *Melody Ranch Cabin*

Dubbe is working with an owner to move the cabin to a property on the West Bank.

### **Awards**

The event will be on Wednesday, October 16<sup>th</sup>, with a 5:30 reception at the Silver Dollar Show Room. Plaques and Medallions have been ordered and Abbey is working on sponsors. King and Abbey are working on a flyer for the event.

The meeting was adjourned at 9:03