

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**May 14th, 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; Treasurer Michael Stern; Monay Olson Secretary; Sherry Smith; Kurt Dubbe, Kristine Abbey, Frank Johnson; Mark Newcomb, BOCC liaison. Members of the public present were: Morgan Albertson Jaouen, JHSM Executive Director, Betsy Engle.

**APPROVAL OF AGENDA AND MINUTES:**

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

**NEW BUSINESS**

Before starting New Business items, the board briefly discussed the summer intern initiative. Olson will pick up unused flyers advertising the internship from Morgan and place around town.

*Demo Permits*

165 N Glenwood

The four buildings located at 165 N Glenwood are known as the Nurses Quarters. The property was owned by the Deloney family in the 1930s. Dr. Charles Huff purchased the property and turned its ownership over to the hospital. In the later 1930s, one of the buildings was built on site, while the front building was moved onto the property from across Glenwood. Eventually, the quarters were sold and branded as apartments. The buildings are eligible for the National Register of Historic Places. The period of significance for the buildings starts in 1939.

In discussion of the property, Wonson asked the owners that if they allowed a variance or some type of bonus, would they be interested in keeping the building closest to the road (the building originally built on site) in situ? Wonson also asked if the owners would potentially be willing to wait until November 15<sup>th</sup> 2019 for demolition, with the understanding that the date would be a placeholder only. The question was also raised as to whether the stay would be issued on the both structures or just the one built on site.

The owner of the property joined the meeting via conference call and expressed their willingness to a stay. They also offered a 120 day stay outlined in a memorandum of agreement to allow additional time to find a solution. There were some concerns raised in regards to structural integrity, but the owner felt that with substantial work it would be possible to regain stability.

Jaouen states that the building originally built on site is in fair condition, with the main issue being lack of maintenance. The rear elevation needs the most work. The building is currently being used as a residence. This is in contrast to the current owner, who is having issues insuring the property and who believes the property is in poor condition. Wonson suggests averaging the condition of the two properties, with the result being a poor rating.

Esther Judge with Shacks on Racks states that they have movers coming into town to look at a different property. If possible, she would like to get into contact with the owner of 165 N Glenwood directly. Wonson asked Dubbe his thoughts on the feasibility of moving the buildings. Dubbe felt that moving the buildings were not impossible, but would be challenging.

Smith recommended a stay of 90 days for all 4 buildings on the property, seconded by Johnson. Discussion followed. The board brought up the possibility of having funds that would go toward demolition be directed toward moving the buildings instead. The owner was amenable to this idea as long as the company moving the buildings has experience and a proven track record of successfully relocating structures in the county.

After more discussion, Smith amended the motion to recommend a 90 day stay for the two nurses quarter buildings at 165 N Glenwood, seconded by Johnson. The motion was unanimously approved.

Wonson will draft a memorandum of agreement for a 120-day stay and send to Lea Colasuonno, the interim town attorney, and Keith Gingery, the county attorney. Stern and Smith will be the points of contact between the mover and Esther Judge, if this is the route that is taken.

Esther Judge requests that she receives confirmation of all demo permits in the future.

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

Wonson and King signed the Old Bill's application. Wonson would like to have a booth at the event.

#### **PUBLIC COMMENT**

There was no public comment for items not on the agenda

#### **STAFF REPORT**

Gibbs not present. Wonson fills the board in on correspondence from the past month.

#### **REVIEW OF APRIL / MAY ACTION ITEMS**

	YES	NO	MOVED
Awards Committee			
<ul style="list-style-type: none"> <li>Contact three families nominated for preservation award</li> </ul>			
Albertson Jaouen			
<ul style="list-style-type: none"> <li>Have Nora research Mangy Moose building</li> </ul>			
<ul style="list-style-type: none"> <li>Meet with Sky re: Genevieve Block</li> </ul>			
Gibbs			
<ul style="list-style-type: none"> <li>Send photos of 105 E Broadway to Esther</li> </ul>			
<ul style="list-style-type: none"> <li>Share correspondence with Schubert re: Teton Village Electric Transmission Line</li> </ul>			
<ul style="list-style-type: none"> <li>Send National Register information to board</li> </ul>			
<ul style="list-style-type: none"> <li>Reply to Rita Lucas</li> </ul>			
<ul style="list-style-type: none"> <li>Keep in contact with Jim Kofoed</li> </ul>			
<ul style="list-style-type: none"> <li>Post minutes and agendas</li> </ul>			
<ul style="list-style-type: none"> <li>Update demo log</li> </ul>			
Wonson			
<ul style="list-style-type: none"> <li>Send Smith site form for Cy Ferrin house</li> </ul>			
<ul style="list-style-type: none"> <li>Contact Greer about Lucas property</li> </ul>			
<ul style="list-style-type: none"> <li>Meet with Sky re: Genevieve block</li> </ul>			
Olson			
<ul style="list-style-type: none"> <li>Attend Old Bill's meeting May 1st</li> </ul>			
Stern			
<ul style="list-style-type: none"> <li>Follow up with Sherry Daigle re: budget</li> </ul>			
Engle			
<ul style="list-style-type: none"> <li>Research history of 105 E Broadway</li> </ul>			
King			
<ul style="list-style-type: none"> <li>Reach out to Zach Stern re: 212 and 234 E Pearl to see what their plans are</li> </ul>			
Abbey			
<ul style="list-style-type: none"> <li>Contact New West re: 212 and 234 E Pearl</li> </ul>			
<ul style="list-style-type: none"> <li>Contact JP for Snow King update</li> </ul>			
Smith			
<ul style="list-style-type: none"> <li>Write letter featuring Cy Ferrin house geared toward the county that pushes for stewardship</li> </ul>			

## **COMMITTEE REPORTS**

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

#### *Genevieve Lot Update*

Wonson gives an update on the Café Genevieve property in regards to preservation and land easements. A buyer has offered to act as a placeholder while the community raises funds to purchase the property. Wonson states that there most likely will be development on the lot, but reduced dramatically from GCM plans.

JHHSM is in the process of determining if they can make the Pillow Fluffer building their campus location, which would include year-round operations, exhibit space, classrooms, research space and offices. JHHSM is looking into whether a SPET would be possible to help fund the move from their current location and complete necessary changes to the new location in keeping with SOI standards.

Newcomb stated that he believes a SPET for JHHSM is under discussion and suggested Wonson sit down with Gingery and to further discuss the issue to avoid any potential legal problems moving forward. Jaouen asks the board to support the JHHSM's request for a SPET that would go toward covering their purchase of the new campus. A SPET item must be sponsored by County or Town.

Stern recommended a strong letter of support. Jaouen will draft the letter, send to Wonson for editing, and Wonson will send to County and Town.

In regards to easements on the property, the Land Trust has asked the board to hold the preservation easements. This raises the question as to whether TCHPB has the capacity to a. regulate and hold easements and b. do so legally.

Next steps for moving forward with the easements include writing out roles and responsibilities of the involved parties, reviewing the board's enabling legislation, and meeting with Gingery.

#### *Budget Update*

The board requested \$12,500 in funds from TOJ. At the budget meeting Wonson stated that the board is beyond stretched thin around its ability to act on demolition permits. The town asked questions regarding the particulars of having an employee for the board. \$27,000 was approved for TCHPB's budget from Teton County. Wonson will follow up with town of Jackson budget regarding the status of the board's funding request.

#### *Text Amendment ARUs*

Wonson gave an update on the text amendment request for the Raptor Center. The purpose of writing the amendment was to save the Bull Barn on site. The Raptor Center chose to not support the \$5,000 that was needed to help prepare the language to amend the LDRs.

## **Grand / Contract Oversight Committee**

No updates for either the Residential Survey or the Preservation Strategies Study

### **Awards**

Jaouen and Abbey gave a brief update on the awards program. Three families have been selected: The Gill Family for Jackson Drug and Teton Theater, the Janek's for rehabilitating their historic cabin and Lauren and Chris Dickey for rehabilitating their historic house on the corner of Kelly and Vine.

The Hostel was recommended for a plaque. The board discussed whether the Janek's property could satisfy the requirements for a preservation plaque. The board decided to wait until next cycle to consider the Janek's property for a plaque. Stern brought up possibility of Travel and Tourism Board sponsoring the preservation awards program.

### **ADDITIONAL ISSUES**

#### *Leek's House*

The Leek's Property is under contract and has back-up offers. All want to preserve the house on the site.

Note that Jim Turley has resigned from the board. Will need to find someone to complete Jim's term.

The meeting was adjourned at 9:35.