

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**April 16, 2019; 7:00 PM**

**CALL TO ORDER**

Wonson called the meeting to order at 7:12 p.m.

**PRESENT WERE:** Katherine Wonson, President; Mackenzie King, Vice President; Sherry Smith (via conference call); Kristine Abbey, member. Members of the public present were: Morgan Albertson Jaouen, JHHSM Executive Director; Hal Hutchinson, representing 105 E Broadway; Esther and Mike Judge, with shacks on racks.

**APPROVAL OF AGENDA AND MINUTES:**

The agenda was approved with modification, moved by Wonson and seconded by King. The March minutes were approved with modification, moved by Wonson and seconded by King.

**NEW BUSINESS**

*105 E Broadway Rezone*

Hal Hutchinson, representing the firm who owns 105 E Broadway, addressed the board regarding their plans for rezoning the property. At this time, the owners have plans to demolish the commercial building fronting Broadway (1970s) as well as a shed located off the alley on the parcel (1930s). The owners are applying for a rezone from UC to DC, which will allow additional FAR for the parcel. Regardless of the rezone, the owners will move forward with redeveloping the property. Michael Stern encouraged Hutchinson to attend the TCHPB meeting following a community meeting on April 11<sup>th</sup>.

The board discussed the potential historic significance for the 1930s shed off the alley and decided additional research was needed to make a determination. Hutchinson is looking for a letter from the board in support of the rezone. Jaouen inquired if the shed could be incorporated into the new development. Hutchinson felt this was unlikely. Hutchinson will send photos to Gibbs, who will then pass them along to Judge.

Olson brought up the town's 2019 efforts to research zoning and historic preservation's role within the larger context of planning, suggesting the board wait until the town and county make a decision. After more discussion, the board decided to wait on making a formal decision regarding a supporting letter, citing lack of information and lack of members.

*212 and 234 E Pearl*

Wonson recapped board decisions regarding 212 and 234 E Broadway. Because the board requested a stay through a formal vote, but did not communicate this to the County due to attempts to contact the owner first, the permit was allowed to pass uncontested. The board will now contact the Sterns to inquire the status of the project. King will reach out to Zach Stern, and Abbey will contact the builder – New West.

*County-owned house on Pearl (Cy Ferrin House)*

Now that the county owns the Cy Ferrin house, the board felt it would be beneficial to write the county and urge preservation for the existing historic structure. Smith will write the formal letter that includes the history of the building as well as language expressing the need for preserving the property.

*Old Bill's*

A mandatory meeting for non-profits to be included in Old Bill’s Fun Run is May 1<sup>st</sup>. Olson to attend.

*Changes to the National Register of Historic Places Process*

Wonson and Gibbs explained the proposed changes to the National Register of Historic Places nomination process, which have the potential to undermine what would be included in Section 106 review. The board decided individual responses for the public response period would be most effective. Gibbs will send information regarding the changes and where to submit comments.

*Demo Permits*

555 E Hansen

The building at 555 E Hansen does not have substantial integrity or significance to merit a stay request. The board voted unanimously to not request a stay, moved by Wonson and seconded by King.

555 E Hansen

The building at 555 E Hansen does not possess the required significance and integrity to be considered for a demolition say. The board voted unanimously to not recommend a stay, moved by Wonson and seconded by King.

**PUBLIC COMMENT:**

There was no public comment for items not already included on the agenda.

**STAFF REPORT**

Gibbs went though board correspondence for the past month. Rita Lucas had contacted the board again regarding a historic cabin on the property that would need to be demolished due to Nature Conservancy requirements. The board will contact the local representative for the Nature Conservancy to ask if there is any other recourse.

Gibbs also went through mail correspondence (Yellowstone Quarterly newsletter and International Bronze Plaque Co. catalog), email (FEMA Teton Village Transmission Line MOA, 105 E Broadway rezoning meeting participation), and phone messages (Jim Kofoed – looking for a projector).

**REVIEW OF MARCH / APRIL ACTION ITEMS**

|   | YES | NO | MOVED |
|---|-----|----|-------|
| Snow king subcommittee (Engle, Smith, Johnson, Wonson, Jaouen, Abbey)   |     |    |       |
| <ul style="list-style-type: none"> <li>Meet to discuss USFS’s consultant report on snow king – red lines and statement on findings</li> </ul> |     |    |       |
| Everyone  |     |    |       |
| <ul style="list-style-type: none"> <li>Send in nominations for preservation awards</li> </ul>   |     |    |       |
| Albertson Jaouen  |     |    |       |
| <ul style="list-style-type: none"> <li>Email to remind everyone to send in nominations for preservation awards</li> </ul>                     |     |    |       |
|   |     |    |       |

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|---|--|--|--|
| Gibbs   |  |  |  |
| <ul style="list-style-type: none"> <li>Put demo request letter on letterhead and send to Cohen-Davis under Katherine's name</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>Fill out demo log with decision – waiting for April Meeting</li> </ul>                             |  |  |  |
| <ul style="list-style-type: none"> <li>Upload approved minutes / agendas – Waiting for April Meeting</li> </ul>                           |  |  |  |
| <ul style="list-style-type: none"> <li>Create agenda one week ahead of time and post for public</li> </ul>                                |  |  |  |
| Wonson  |  |  |  |
| <ul style="list-style-type: none"> <li>Follow up on text amendment for preservation LDRs -reach out to Bill Collins</li> </ul>            |  |  |  |
| <ul style="list-style-type: none"> <li>Share story of Van Vleck Block with JHNG</li> </ul>  |  |  |  |
| Olson   |  |  |  |
| <ul style="list-style-type: none"> <li>Provide any update regarding one on one meeting with elected officials re: preservation</li> </ul> |  |  |  |
| Stern   |  |  |  |
| <ul style="list-style-type: none"> <li>Contact Shelley re: budget request and follow up with Jaouen</li> </ul>                            |  |  |  |
| <ul style="list-style-type: none"> <li>Meet with Erin and Sky re: Initiative</li> </ul>   |  |  |  |
| Schubert  |  |  |  |
| <ul style="list-style-type: none"> <li>Send consultant report when ready</li> </ul>   |  |  |  |

**COMMITTEE REPORTS**

**Awards Committee:**

Jaouen went through the nominations for preservation plaques: Mangy Moose, Teton Village Hostel, and Corbet's Cabin. King made a motion to nominate the hostel for a preservation plaque, seconded by Wonson. The board voted unanimously to approve the motion. More information is needed to make a determination for the Mangy Moose. Jaouen will have Nora at JHSM do some research and report back.

Jaouen also went through the nominations for preservation awards: Lauren and Chris Dickey for 290 E Kelly, Janaks for 240 E Hansen, and Gill family for Jackson Drug. Wonson moved to nominated all three for preservation awards, seconded by Abbey. The board voted unanimously to approve the motion. The awards committee will contact the nominees.

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

*Van Vleck Lot*

Wonson reported that an anonymous family is under contract for the entire lot, but their purpose is only as a placeholder. The larger plan is to subdivide the lot for purposes of conservation and preservation. The family's

plan is to propose a rezone for the NW corner of the block and the Bella Cose section. In exchange, the family will preserve the Genevieve Café, Persephone, and Juicery buildings through preservation easements. The red building's future is undecided.

At this time, the owners of the preservation easement are undecided. The process of placing an easement will go through the land trust, but the holder would have to be either, or a combination of, TCHPB and JHSM. Fundraising for the easements will be led by the Land Trust.

A stakeholders meeting for the block was held the previous week. The effort will need substantial help from the community in the form of money for the easements, the cost of which is unknown at this time. The board will help with drafting easement language. The rezone request needs to be completed by August.

#### *Hole in the Ground Neighborhood Meeting*

The board briefly discussed the "hole in the ground" just northwest of downtown. Unfortunately, no members will be able to attend the meeting. The Judge's were able to provide some information, but ultimately concluded nothing of substance had come from the meeting. The board's concern is in regards to a historic house located near the hole and its future as the parcel is developed.

#### *Text Amendment to County LDRs*

The text amendment for preservation that was brought up through the Raptor Center project is estimated to cost \$5000. Because of the cost, Planning asked the Raptor Center to cover the cost, but Wonson is exploring options via phone call with the Raptor Center and Planning to find the best path forward.

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

#### *Preservation Strategies Study*

The project will now include the final phase of the study – written proposals for feasible preservation strategies by the contractor – which was previously postponed due to funds. This phase will be handed over to the town for oversight. There is a community input meeting on LDRs scheduled for May or June.

#### *Residential Survey*

The contractor is unable to come to the county to finish photos for the survey because of snow, but will be in the area in May and finish submittal by the deadline.

### **Strategic Alliances**

#### *Snow King Update*

No update. Abbey to contact Schubert for any further information.

#### *Chamber of Commerce Intern*

The intern that the board could hire through the chamber of commerce internship would most likely be a high school student. The board will advertise through the High School's Youth Career Expo. Tasks the board felt the intern would be capable of handling include: filing, digitizing and printing, uploading to the website and facebook account. Jaouen offered to possibly share the intern if the board didn't think there was enough work to justify half-time.

#### *Community Character Initiative*

The Initiative is moving forward with putting forth a grant application to research the mechanisms for purchasing property rights, seeking out public funding, and identifying critical properties that are referenced on a GIS layer. Stern and Wonson met with the leaders of the Initiative to address some of the issues the board felt

concern about, such as the perception of being anti-development. Wonson stated that she now felt comfortable continuing to be involved as a signator with the Initiative’s proposal.

*JHSM Building Update*

Jaouen reported that JHSM is moving their collection housed in the buildings on Mercill. The town has released an RFP to develop the Mercill property. JHSM has put in an application for an extension of their lease. The town prefers to see the cabins moved off the property by 2020, and may pay for their removal.

**Affordable Housing**

*Nothing for April Meeting*

**SCHEDULE NEXT MEETING**

May 14, 2019

**ADJOURN**

The meeting was adjourned at 9:23

**ACTION ITEMS FOR MAY MEETING:**

|   | YES | NO | MOVED |
|---|-----|----|-------|
| Awards Committee  |     |    |       |
| • Contact three families nominated for preservation award                         |     |    |       |
| Albertson Jaouen  |     |    |       |
| • Have Nora research Mangy Moose building   |     |    |       |
| • Meet with Sky re: Genevieve Block   |     |    |       |
| Gibbs   |     |    |       |
| • Send photos of 105 E Broadway to Esther   |     |    |       |
| • Share correspondence with Schubert re: Teton Village Electric Transmission Line |     |    |       |
| • Send National Register information to board                                     |     |    |       |
| • Reply to Rita Lucas   |     |    |       |
| • Keep in contact with Jim Kofoed   |     |    |       |
| • Post minutes and agendas  |     |    |       |
| • Update demo log   |     |    |       |
| Wonson  |     |    |       |
| • Send Smith site form for Cy Ferrin house  |     |    |       |
| • Contact Greer about Lucas property  |     |    |       |
| • Meet with Sky re: Genevieve block   |     |    |       |
| Olson   |     |    |       |
| • Attend Old Bill’s meeting May 1st   |     |    |       |

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|   |  |  |  |
| 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> |  |  |  |