

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING

December 10th; 7:00 PM

CALL TO ORDER

Stern called the meeting to order at 7:04 PM.

PRESENT WERE: Michael Stern, Treasurer; Sherry Smith (via phone), Ryan Nourai, Kurt Dubbe, and Kristine Abbey, board members. Local elected officials present were Arne Jorgensen (Town Council). Members of the public present were Esther Judge Lennox, owner of Shacks on Racks; Clare Stumpf; and Ann Noble.

APPROVAL OF AGENDA AND MINUTES

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

NEW BUSINESS

Darwin Ranch Nomination, Ann Noble

Noble presented her National Register Nomination for Darwin Ranch. In order for the nomination to be considered by the state, the board must approve the nomination. The ranch is being nominated under criteria A (events—commerce, trapping, recreation, settlement) and C (Western Craftsman style). The property is being nominated as a district, with 9 contributing buildings and 12 non-contributing buildings.

Smith had some clarifying questions and suggestions for the nomination. The board unanimously passed a motion to write a letter in support of Noble's Darwin Ranch National Register of Historic Places nomination and submit to Brian Beadles with the State Historic Preservation Office, moved by Dubbe and seconded by Stern. Dubbe will write the letter while Wonson will sign and send to the state.

Demolition Permits

10 E Simpson Update

Ford was not present at the meeting to present a draft of the 10 E Simpson survey. Dubbe still needs to contact the owner to explore alternatives to demolition. Judge Lennox reported that the owners are receptive to having the building moved to a new location, and there are two groups interested in taking the building.

Pearl Ave Updates

Wonson and Abbey have been trying unsuccessfully to set up a meeting with the owner of New West (Robert Huggins). The owner of the properties is unresponsive in general, but is giving one of the buildings to a fire victim in Hoback. New West will communicate upcoming demo permits moving forward.

165 N. Glenwood (Nurse's Quarters) Update

There continues to be no movement on the property. The church is no longer responsive regarding the preservation of the building. Stern had a conversation with the owner to get some basic purchase documents together. Brigid Mander may be pursuing purchasing the property on her own.

20 E. Hansen

Kept on agenda as placeholder until new owner confirms preservation of the house.

Miller House

The Miller House is for sale. Gibbs will look to see if there is a survey already completed of the property.

John Dodge Homestead

Dubbe's firm completed measured drawings and is looking for additional historical documentation. Gibbs will get Dubbe in touch with Sam Ford, who has done some research on the property.

75 W. Broadway

The building that sits at 75 W. Broadway is the former Elkhorn Café. There is no demo permit yet, but the owners have plans to demolish the 1961 portion that faces Broadway. The owners want to reconstruct a building on the site with the same square footage.

Frank Johnson Memorial Fund

The Board will brainstorm options of what this will look like before the next meeting. Smith suggested bringing St. John's Episcopal Church into the conversation and will assist with coordinating with JHSM, who has Johnson's maps and notes.

Staff Person

The RFP has not been posted yet, but the interim plan is to have Clare Stumpf assist with the basic administration functions currently being completed by Gibbs.

PUBLIC COMMENT

Esther Judge Lennox—385 E. Broadway

Judge Lennox explained that the owners of 385 E. Broadway will keep the house where it is for the foreseeable future. There are no plans to demo the building at this time.

STAFF REPORT

Gibbs presented the phone, email, and mail from the past month, which included requests to act as a consulting party for two communications towers (RESCOM), as well as correspondence from SHPO related to the Darwin Ranch nomination and notification of training opportunities for CLGs.

Important dates:

- January 27: Planning Commission will consider LDR text amendment
- February 18: BOCC LDR Text Amendment consideration
- February 20: State Review Board Meeting for Darwin Ranch nomination in Cheyenne

REVIEW OF NOVEMBER/DECEMBER ACTION ITEMS

	YES	NO	MOVED
All			
<ul style="list-style-type: none"> • Make edits to Olson’s staff person contract description (if necessary) 			
<ul style="list-style-type: none"> • Get agenda items to Gibbs five days before meeting 			
Gibbs			
<ul style="list-style-type: none"> • Post agendas and minutes 			
<ul style="list-style-type: none"> • Submit Board information to Town 			
<ul style="list-style-type: none"> • Make edits to Snow King letter and give to Katherine for signature 			
<ul style="list-style-type: none"> • Contact Shelley regarding open board seat 			
<ul style="list-style-type: none"> • Attend event for volunteer boards on the 22nd 			
<ul style="list-style-type: none"> • Upload missing surveys 			
Wonson			
<ul style="list-style-type: none"> • Contact JH Conservation Alliance re: Lucas Cabin 			
<ul style="list-style-type: none"> • Find facilitator for board outing / work on putting together fall retreat in general 			
<ul style="list-style-type: none"> • Meet with Robert from New West re: Pearl Ave. properties 			
<ul style="list-style-type: none"> • Send Snow King letter to USFS (Patricia O’Connor) and CC SHPO and including Golightly 			
<ul style="list-style-type: none"> • Invite new planner (Chris Neubecker?) to meeting on the 19th 			
<ul style="list-style-type: none"> • Send out language Alex Norton submitted for the LDR text amendment to the Board 			
Olson			
<ul style="list-style-type: none"> • Post staff person job description on boards and newspaper (after final draft is greenlighted) 			
<ul style="list-style-type: none"> • Send out thank you notes for Old Bill’s 			

Engle			
<ul style="list-style-type: none"> • Provide Gibbs with mailing list for staff person advertisement 	X		
<ul style="list-style-type: none"> • Draft letter to County Commissioners recognizing Frank's commitment to Board 			
Abbey			
<ul style="list-style-type: none"> • Meet with Robert from New West re: Pearl Ave. properties 			
Dubbe			
<ul style="list-style-type: none"> • Reach out to Bill Schwartz re: 10 E Simpson 			
Smith			
<ul style="list-style-type: none"> • Communicate with Ford and Engle re: DOE project proposal 			
Jaouen			
<ul style="list-style-type: none"> • Remind Sam Ford to share research on John Dodge Homestead 			
King			
<ul style="list-style-type: none"> • Work on marketing materials for volunteer board event on the 19th 			
<ul style="list-style-type: none"> • Set up meeting for Si Ferrin house (145 E. Pearl) 			
<ul style="list-style-type: none"> • Talk to Paul Anthony regarding the demo permit process: IN PROGRESS 			

COMMITTEE REPORTS

Town and County Integration 2020

Van Vleck Lot Update

Easement issue is before Town Council. Amberley with the Conservation Alliance drafted easement language and shared with Colasuonno.

LDR Text Amendment Update

Jorgensen brought up a potential issue with language in the amendment that deals with a property's "original site" within the period of significance. His concerns were related to the disconnect between preservation and planning: the Planning Department most likely will not understand period of significance and so "original site" could be construed. The amendment has been submitted to the BOCC for review.

Si Ferrin's House

Dubbe reported that the town plans on changing the building to housing and offices in the short term. In the long term (after 15-20 years) they plan to demolish the building.

Demo Review

King is working with Anthony on making changes that streamline the process.

Grant/Contract Oversight Committee

Preservation Strategies Study

Winter and Co's report was well received in general. They will have next steps ready after the holiday season on what incentives they recommend and how best to implement them.

Strategic Alliances

JHSM Location Move Update

JHSM is moving forward with moving out of Mercill. They have until the end of March to remove collections.

Community Character Initiative

The CC received a grant from the Community Foundation to establish a rubric for what makes a property an important part of the town character, identifying these properties, and identifying funding sources for easement, etc. This work will start after the new year and the board will participate in an advisory capacity. The CCC will come up with a list of threatened properties, map them and integrate them into the county GIS system, and then share with the community for review.

Meeting adjourned at 8:49, moved by Abbey and seconded by Nourai.

Board Terms:

Mackenzie King 6/30/20

Michael Stern 6/30/20

Monay Olson 6/30/21

Sherry Smith 6/30/21

Ryan Nourai 6/30/22

Katherine Wonson 6/30/22

Kristine Abbey 6/30/22

Kurt Dubbe 6/30/22