

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING

February 11, 2020; 7:00 PM

CALL TO ORDER

PRESENT WERE: Board members present were Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Sherry Smith, via phone; Monay Olson; Kurt Dubbe; Ryan Nourai; and Kristine Abbey. Board administrator Clare Stumpf was present. Local elected official present was Arne Jorgensen, Town Councilor.

APPROVAL OF AGENDA AND MINUTES

The agenda was approved. January minutes were approved as presented.

NEW BUSINESS

Historic Preservation Month Planning, May 2020

Abbey had a meeting with Waldrop at the Wort Hotel. There will be a tour of the Wort during the morning with breakfast and they are expecting 50-70 people. Waldrop has ideas for people who will lead the tours. Stern reported that the TCHPB will be unable to sponsor the event. There will be a small charge for breakfast. Wonson suggested that it might be better not to charge people, and that maybe they can ask for money from the Travel & Tourism Board.

Demolition Permits

10 E Simpson Update

Jorgensen reported that the permit could be submitted tomorrow, 2/12. TCHPB might have to schedule an extra meeting to talk about it because the Board needs to respond in 21 days. The Board could also ask for the permit to be submitted fewer than 21 days before the next meeting.

Pearl Ave. Updates

Wonson has asked for meetings and received no response.

165 N. Glenwood (Nurse's Quarters) Update

Dubbe visited the site with Brigid Mander and Jim LaRoe. The developer was scheduled to attend a Town Council meeting but was delayed because airports were closed. The developer is planning on attending the February 18 Town Council meeting and seems open to hearing ideas for stabilizing the quarters. Mander offered to meet with him when he comes to town. Dubbe reported that after going through the building, he did not see anything that was a significant structural integrity concern. Wonson will write a letter in support of a half-grant.

20 E. Hansen

No updates from realtors. Board needs to find out if it has been sold.

Miller House

No updates.

75 W. Broadway

Stern met with the architect and tried to persuade the architect to look at renovation options, but the owners are not interested.

225 Redmond

Built in 1971. Wonson did not want to say that it has architectural significance. King made a motion to approve demolition permit for 225 Redmond. Wonson modified the motion to not recommend a stay. King made a motion to not recommend a stay on 225 Redmond and Wonson seconded. Motion passed.

275 Redmond

Built in 1955. Demolition would begin spring 2020. Some asbestos are present. Board knew nothing about the history of the lot. Esther Judge Lennox may want to move this building. Stern suggested that the point of a stay may be to find out more about the building. Dubbe agreed that the property may be worth further research. Wonson suggested that the Board could ask the owner to not submit a demolition permit for a few weeks so the Board can do research.

Frank Johnson Memorial Fund

Smith reported that Morgan Jaouen has contacted Sally Johnson and she did offer to be the first person to contribute. Jaouen is now on vacation and will report more when she is back.

Staff Person Update

Stumpf posted the job on the Facebook page Stern said that the County was going to put it on their website. Stern may out an ad in the paper. Wonson said that supervision of the person is going to be an issue and Nourai suggested that the Board give the staff person monthly assignments.

Wyoming's Most Endangered Historic Places

Dubbe suggested the WY State Hospital campus in Evanston. The National Trust is now making an effort to identify and encourage underrepresented states in the Trust. There is lots if interest from a national level. Dubbe will put together a narrative with supporting documentation and narrative for next year. The Board agreed that it is good to talk about state-level significance.

Finance Meeting

Stern reported that the County wants to be more thorough regarding requiring boards to submit financials. Currently, TCHPB is the only county board that has its own bank account. In the short term, Stern will give the County rudimentary ledger data monthly, and in July the County will take over financials. The County will bill the Town for portion of TCHPB budget.

PUBLIC COMMENT

None.

STAFF REPORT

Stumpf presented the phone calls, email, and mail from the past month, including correspondence from the Shelley Fairbanks, who reported that they are going to wait to fill the Board vacancy until June. Stumpf invited Heather Rockwell to our monthly meetings, and Sherry Daigle sent a budget request.

Important Dates:

- February: Memorandum Of Agreement meetings start for Snow King: Kurt, JP, Betsy, and Mackenzie
- February 18: Building Better Boards training 4-7 PM, UW Extension Office
- Feb 18: text amendment voted on by County Commissioners, 9AM
- February 20: State Review Board meeting for Darwin Ranch in Cheyenne: Kurt will call in, will vote to accept nomination
- March 6: Access to FY 2021 Human Service/Community Development Budget Requests files closed

7. Review of December / January Action Items

8:50-8:55

All	YES	NO	MOVED
<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 			
<ul style="list-style-type: none"> • Brainstorm ideas for what the Frank Johnson Memorial Fund may look like. 			
Stumpf			
<ul style="list-style-type: none"> • Post agendas and minutes 			
<ul style="list-style-type: none"> • Submit outstanding to town 			
<ul style="list-style-type: none"> • Upload missing surveys 			
Wonson			
<ul style="list-style-type: none"> • Find facilitator for board outing / work on putting together fall retreat in general 	X		
Olson			
<ul style="list-style-type: none"> • Post staff person job description on boards and newspaper (after final draft is greenlighted) 			

• Send out thank you notes for Old Bill's (possibly already completed)			
Engle			
Abbey			
• Meet with Robert from New West re: Pearl Ave. properties			N/A
Dubbe			
• Reach out to Bill Schwartz re: 10 E Simpson			N/A
• Contact Sam Ford re: John Dodge Homestead	X		
• Write letter of support for Darwin Ranch nomination and send to Gibbs	X		
Smith			
• Communicate with church re: Frank Johnson Memorial Fund			
Jaouen			
• Remind Sam Ford to share research on John Dodge Homestead			
King			
• Talk to Paul Anthony regarding the demo permit process	X		

COMMITTEE REPORTS

Town and County Integration 2020

Genevieve Lot

Wonson may try to write the easement. The sale date is later this spring, but the easement should be written before then.

LDR Text Amendment Update

Stern explained that the text amendment for County LDRs would allow the retention of historic accessory structures and not count them towards FARs. Alex Norton wrote it. This amendment is the first step towards historic preservation in the County. Wonson said that the bull barn, north barn, and pump house at the Teton Raptor Center are all eligible for the National

Registry. The Teton Raptor Center wants a letter that includes the horse barn as historic properties. The Board can support them as historic buildings in Teton County.

Demolition Permit Review

There are changes to the form and submission process.

Grant/Contract Oversight Committee

Preservation Strategies Study

There should be money coming for a residential survey. The East Simpson property was determined to be ineligible due to lack of integrity.

Strategic Alliances

JHSM Location Move Update

Smith said that there is no update, as they are still working on the easement issue and fundraising. Wonson is on the design committee and hasn't heard anything.

Community Character Initiative

Nourai talked about the matrix to determine community character, potentially going backwards by determining which buildings have community character and finding what qualities they all have, i.e. resource accessibility, green space, architectural style, historic value, buildout potential. The entire county will be surveyed using GIS, aerial photos, and deeds.

Snow King

King will take the lead on making sure people are at meetings. Most Town Council decisions are made. TCHPB is concerned mostly with the entire landscape rather than just the base. It is not the Board's job to solicit public comment.

Next Meeting

There will be a subcommittee meeting on February 25.

Meeting adjourned.

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