

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**

March 10, 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 and Monay Olson, via phone; Kurt Dubbe; and Ryan Nourai. Board administrator Clare Stumpf was present. Morgan Jaouen and Betsy Engle as present, along with Teton Raptor Center Board member Rich Bloom.

**APPROVAL OF AGENDA AND MINUTES**

The Board moved the Snow King MOA item to be the first item under “New Business.” 20 E. Simpson was added to the Demo Permit Update list. Wonson moved to approve to modified agenda, Stern seconded, and the new agenda was approved unanimously. February minutes were approved as presented.

**NEW BUSINESS**

*Snow King MOA Update*

Engle is working on MOA to mitigate impacts to cultural landscape in parallel with the DEIS. There is no selected alternative yet, so it is unclear what the impact will be. The Panorama House is a contributing building and ski runs (not hiking trails) are also contributing. The Board wants to be involved with the design of any new buildings. Snow King agreed to follow ridgetop guidelines even though they don't have to because it's federal land. The proposed building will not be visible from Town Square or the Elk Refuge. Snow King might donate some old signage to the Historical Museum. Engle and Dubbe will be on the next phone call. Wonson reminded the Board that their job is to speak from the perspective of a cultural landscape. Stern has concerns about the impact of the road.

*Historic Preservation Month Planning, May 2020*

No updates.

*Demolition Permits*

20 E. Simpson Update

Wonson made a motion to not recommend a stay on 20 E Simpson. King seconded. Motion passed unanimously.

10 E. Simpson Update

Engle said it was constructed in the 1930s and was owned by Charlie Fox. The siding has been changed and all windows have been swapped out—Dubbe mentioned that some of these changes are irreversible. Sam Ford says not eligible for National Registry but it could potentially meet a local registry. Stern voiced a concern that the town is losing the context of residential Jackson quickly, but Wonson explained that it is difficult to argue for preservation until there are criteria for such a district. The Board could ask for 60 days to educate the public and come

up with criteria or ask the Town Council to do so. Stern thinks that someone on the Town Council needs to bring up this issue—the Board could ask Arne. Stern moved to not recommend a stay, King seconded, and the motion passed unanimously. King may go back into the archives and look for more buildings that the town has lost.

#### 174 N. King

Wonson made a motion to not recommend a stay. Dubbe seconded. Motion passed unanimously.

#### 635 S. Cache Street

Wonson commented that it is similar to 10 E. Simpson—not significant in and of itself. King moved to not recommend a stay, Wonson seconded. Motion passed unanimously.

#### Pearl Ave. Updates

Stern reported that the Board is at an impasse because owner is insisting on high insurance that Esther Judge-Lennox does not agree with. Owner wants it gone. The Board did not put a stay on this one. Demo permits last for a year.

#### 165 N. Glenwood (Nurse's Quarters) Update

Dubbe reported that Brigid Mander is back in town.

#### 20 E. Hansen

No updates.

#### Miller House

No updates.

#### *Frank Johnson Memorial Fund*

Smith said that the Board needs to decide who potential donors are and who is best to approach. Jaouen suggested that there could be an end goal instead of a yearly event.

#### *Staff Person Update*

Kristen Waters posted the RFP to the Teton County homepage. One person who was interviewed has accepted another position. Olson has sent out potential interview times to meet with Stern and Wonson.

#### **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 start advertising for new Board members in late April/early May. Heather Rockwell shared some historic planning documents and Stern thinks the Board should have a training. Erin Gibbs offers a 1-2 hour primer that could work.

Important Dates:

- April 16: 11 AM-3 PM CLG training in Rawlins, \$10
- April 22 4-4:15 PM budget meeting with joint board in BCC Chambers. Stern may or may not be here.

7. Review of February / March Action Items

8:50-8:55

	YES	NO	MOVED
All			
<ul style="list-style-type: none"> <li>• Make edits to Olson’s staff person contract description (if necessary)</li> </ul>			
<ul style="list-style-type: none"> <li>• Get agenda items to Gibbs five days before meeting</li> </ul>			
<ul style="list-style-type: none"> <li>• Brainstorm ideas for what the Frank Johnson Memorial Fund may look like.</li> </ul>			
Stumpf			
<ul style="list-style-type: none"> <li>• Post agendas and minutes</li> </ul>			
<ul style="list-style-type: none"> <li>• Submit outstanding to town</li> </ul>			
<ul style="list-style-type: none"> <li>• Upload missing surveys</li> </ul>			
<ul style="list-style-type: none"> <li>• Ask Shelley how board members can reapply and when applications are due</li> </ul>			
<ul style="list-style-type: none"> <li>• Update demolition log for 225/275 Redmond</li> </ul>			
<ul style="list-style-type: none"> <li>• Upload documents to Google Drive</li> </ul>			
Stern			
<ul style="list-style-type: none"> <li>• Follow up with county about posting RFP</li> </ul>	X		
Wonson			
<ul style="list-style-type: none"> <li>• Write letter of support for half-grant for Nurses’ Quarters</li> </ul>			
<ul style="list-style-type: none"> <li>• Write Teton Raptor Center Letter</li> </ul>	X		

Nourai			
<ul style="list-style-type: none"> <li>• Ask Sherry about 275 Redmond</li> </ul>		X	
Olson			
<ul style="list-style-type: none"> <li>• Post staff person job description on boards and newspaper (after final draft is greenlighted)</li> </ul>			
<ul style="list-style-type: none"> <li>• Send out thank you notes for Old Bill's (possibly already completed)</li> </ul>			
<ul style="list-style-type: none"> <li>• Follow up with 20 E. Hansen</li> </ul>			
<ul style="list-style-type: none"> <li>• Ask for \$\$ from Travel &amp; Tourism Board for Historic Preservation Month</li> </ul>			
<ul style="list-style-type: none"> <li>• Call Buckrail and tell them about LDR amendment vote</li> </ul>			
Engle			
Abbey			
Dubbe			
<ul style="list-style-type: none"> <li>• Contact Sam Ford re: John Dodge Homestead</li> </ul>	X		
<ul style="list-style-type: none"> <li>• Write letter of support for Darwin Ranch nomination and send to Gibbs</li> </ul>	X		
Smith			
<ul style="list-style-type: none"> <li>• Communicate with church re: Frank Johnson Memorial Fund</li> </ul>			
Jaouen			
<ul style="list-style-type: none"> <li>• Remind Sam Ford to share research on John Dodge Homestead</li> </ul>			
King			

• Do research on 275 Redmond	X		
• Make sure someone's on the phone for MOA Snow King meetings	X		

## COMMITTEE REPORTS

### Town and County Integration 2020

*Genevieve Lot*

Wonson talked and Robin Strauss is drafting the easement. Strauss is the lawyer for the donor family.

*LDR Text Amendment Update*

The text amendment was approved on February 18. Olson did not contact Buckrail about this event. Bloom thanked the Board for taking the lead on the LDR amendment. He asked that the Board issue a letter about the buildings on TRC property. Bloom addressed all of King's comments. Wonson said there was good footing even if buildings like the Pump House move within the site. Stern commented that the Board needs a better process for going through these projects.

*Demolition Permit Review*

King decided that because there is no change to the 21-day review, the application form can have additional information. She sent letter and got no response.

### Grant/Contract Oversight Committee

*Preservation Strategies Study*

Stern submitted the form the SHPO for reimbursement and did not receive a response.

### Strategic Alliances

*JHSM Location Move Update*

Jaouen reported that the Town has approved the development plan. The concrete building will be torn down. Jaouen and Dubbe will meet to talk details.

*Community Character Initiative*

Stern has been to a few meetings for the GIS exercise. Currently there are no other meetings scheduled. They are trying to refine the inventory for criteria. They want to do a public process, but not sure what the plan is. Stern suggested planning a retreat with the Town and County, perhaps at Whitegrass, potentially in late May.

### Affordable Historic Housing

Wonson asked Gibbs to meet. Gibbs could spearhead this effort. Wonson also met with Ann Cresswell who runs the affordable housing trust, and she is interested in historic preservation.

*Next Meeting*

The next meeting is April 14, 2020.

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