

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
VIRTUAL MEETING

May 12, 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; Kurt Dubbe; Monay Olson; Kristine Abbey; and Ryan Nourai. Board administrator Clare Stumpf was present. Morgan Jaouen and Betsy Engle were present, along with members of the public: Brigid Mander, Ryan Dorgan, Ali Price, Natalie Fath, and Esther Judge-Lennox.

APPROVAL OF AGENDA AND MINUTES

The board approved the agenda and last month's minutes unanimously.

NEW BUSINESS

Snow King MOA Update

Engle did not attend the last meeting, but Dubbe and Stern did. Conversation circled around mitigation. JP Schubert is soliciting priorities from people. SHPO officials are asking if Snow King could afford mitigations. Stern: Jaouen noted that Ryan Stanley seemed agreeable, but they don't have plans for gondolas. SHPO said they may add incorporation into gondola cars—why isn't it a must? No alternative as of now. Stern reported that there would be a 3rd meeting.

Historic Preservation Month Planning, May 2020

It is happening now! Jaouen reported that more than fifty people shared a JHSM Facebook post—people are listening and watching.

Kelly Homes

Ryan Dorgan brought concerns about four homes in Kelly to the board. They are all NPS-owned properties but thinks that they have been vacant. Tex Little built the oldest home in the early 40s. Others date back to 50s-early 70s. Dorgan got some information from the park that they plan to demolish them maybe next summer. He wanted to make sure they were doing everything they needed to do before they're demolished. Engle explained that the Park has done studies on the Tex Little house and the Driscoll house, but the other two are not eligible because they're not 50 years old. The people who lived there were really significant, but the buildings have changed over time. Wonson wanted to make sure with the NPS that the houses were not eligible before removing them. Dorgan noted that there is another NPS-owned house that was rehabilitated. Wonson, Nourai, and Smith will work on this issue—King will sign a letter as VP.

Proposed Grant Program

Stern explained that Mander is looking for a grant to support her work on the Nurses' Quarters and suggested setting up a grant fund. There could be a cap at \$10k, and Dubbe's office will contribute time to meet Mander's goals. Stern thought that the board had enough money

(\$50k) in the bank to fund this grant. He proposed that we spend \$30k on administrator over the next 9 months. Other board members cited concerns about a tightening budget due to COVID-19. Wonson moved to create preservation seed grant program as outlined by Stern. Abbey seconded the motion. The motion passed unanimously. Mander explained she needed to pay for an assessment of the Nurses' Quarters. Stern suggested that half of the money go to supplement Dubbe's work and other half to Mander for her work. Dubbe and King need to recuse themselves because it is their assessment firm. Mander said that the sooner she gets the grant, the better because the developer is staging the development soon. Stern said that the worst that would happen would be that the board wouldn't be able to fund another project next year. Wonson made a motion to fund \$5k grant with a plan to revisit and revisit budget as it unfolds. Smith seconded. Motion passed unanimously, and Dubbe and King abstained.

Shacks on Racks

230 E. Pearl

This property could move to 7905 S. Highway 89. The owner wants to get it permitted as an ARU. Existing size is 1,200 ft², can get it down to 1,017 ft². The owner needs the board to ask for a variance due to historical value. Price did the drawings and said that they were counting upstairs as habitable, but now they're calling it an attic to help with square footage. Without the staircase to the attic, it is under 1,000 ft². Wonson suggested checking about the staircase before asking for a variance. Dubbe noted that in the past, they have exempted stairs and fireplaces. Judge-Lennox said that she needs a letter to be submitted with permit. Price will edit the document with stairs in yellow and adjust sizes.

10 E. Simpson & Elk Refuge

Fath is the visitor services and housing manager at the Elk Refuge. She is exploring housing solutions and the potential to relocate homes to the Refuge. Smith asked if she have money to move this house. Fath reported that the relocation deadline is July 2020, but it could be a six-month process while they figure out sewage/utilities. She can store it while that's being figured out. Fath wants help putting together an internal review—maybe also for 437 Glenwood. Wonson said that the board will assist as possible and needed.

Demolition Permits

650 Cedar Lane

The cabin was constructed in 1935, but was not at this location—it was one of the Kudar Motel cabins. King said they are relocating the cabin to Hoback. Wonson said that neither the garage nor shed has significance. Judge-Lennox said that the board should put a stay. Wonson said that it does not meet national criteria because it was moved from the original site. King agreed. Dubbe said that Kudar cabins have a history of being moved around. King made a motion to not recommend a stay for 650 Cedar Lane including the garage, shed and cabin. Dubbe seconded. Motion passed unanimously.

375 W. Broadway

King said that the original single-story structure was built in 1961. Stern felt inclined to ask for a stay because the building has unique character, even with remodeling on its original site. Smith noted that the county is losing lots of these 1950-60s buildings—would putting a stay help raise

these issues with the public? Wonson and Stern worried about irritating the owners and overloading Town Council agendas. Judge-Lennox suggested running a dual ad with Shacks on Racks to raise awareness that this destruction is happening in Teton County. Katherine: could we make it more of a story than an ad campaign? Smith asked: Stern made a motion for a 30-day stay to document the building. Abbey seconded. Stern noted that they would have to ask for the fencing to be taken down to take photographs. Dubbe said that he supported Stern's motion and that he will stop by and reacquaint himself to mid-century modern design elements. Wonson and King denied the motion, everyone else voted yes. The motion passed.

Pearl Ave. Updates

The board skipped this item.

165 N. Glenwood (Nurse's Quarters) Update

The board skipped this item.

20 E. Hansen

No updates.

Miller House

No update, Wonson has been meaning to reach out. It could be under contract.

Frank Johnson Memorial Fund

The board skipped this item.

Staff Person Update

Susan Eriksen-Meier is a great candidate, and the board would like to offer her the position next week. It will cost the board \$30k for nine months of her time, and then they will need to find more funding. Wonson moved to offer contract to Susan Eriksen-Meier not to exceed the \$30k allocated. Stern seconded. Passed unanimously.

PUBLIC COMMENT

None.

Next Meeting

The next meeting is June 9, 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