

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING

April 13, 2021; 7:00 PM

CALL TO ORDER

Stern called the meeting to order at 7:00 PM.

PRESENT WERE: Present: Board members Andy Salter, Michael Stern, Monay Olson, Kristine Abbey, Sherry Smith, and McKenzie King were present. Board staff Susan Eriksen-Meier and Clare Stumpf were present, along with members of the public Esther Judge-Lennox, Matt Faupel, Abigail Moore, Amy McCarthy, Michael Kudar, Paul Anthony, Rich Bloom, Morgan Jaouen, Hal Hutchison, and Samantha Ford.

APPROVAL OF AGENDA AND MINUTES

Stern removed the 440 W. Kelly demolition from the agenda as it has already been approved. He also moved the dude ranch topic to the end of the meeting and added a review of Hardeman Barn to the action items. The agenda and minutes were approved unanimously.

ACTION ITEMS

Demo Permit: 100 E Snow King Ave

Eriksen-Meier shared the list of what will be demolished including Panorama House, Summit Lift, pump house, maintenance building, Snow King lift line, ski patrol cabin, etc. The board discussed the ticket booth/snack shack at length. Smith suggested asking them to reconsider moving the ticket booth because it is evocative of the era, it is an important cultural resource to the valley, and people might love to have it. King agreed, but there is still no confirmation that it is the original Snack Shack. Stern said that because they want to construct the new lift by next winter, there could be a lot of pushback if the board asked for a delay for this one structure. The board could ask that they relocate it to save them some time. Salter moved to approve the demolition of all structures except for the ticket booth and request a 30-day stay so that Snow King can move the ticket booth somewhere else on site, at least temporarily. Stern seconded the motion and it passed unanimously.

Demo Permit: 185 Moose Street

Eriksen-Meier talked about the changes made to this residential building mid-century. Salter moved to approve the demolition and King seconded. Smith remarked that we are losing mid-century homes consistently. The motion passed unanimously.

Requests for Historic Recognition/Determination

Valley Spring Ranch: Matt Faupel

Faupel reported that the VSR is for sale. The seller wants to help the future buyer see the incentives in saving old structures. Many structures have moved from River Rock to the existing site, which was built between the 1930s and 1960s. There are two guest houses on the site and each is over a thousand square feet. Stern added that the new LDRs protect historic buildings over a thousand square feet. Stern said that the board would want to see a survey of the structure before adding it to the registry. The board will commission the survey and the property owner will pay for it. Susan will coordinate this action item..

Anchor Ranch: Hal Hutchison

Hutchison seeks to add this ranch established in the 1920s to the registry. There have been minimal revisions and the structures maintain Integrity. A couple of buildings are not historic and will not be included in the request. The owners love the character and want to try and retain it and recognize the Integrity of this place. King made a motion that the board formally recognize Anchor Ranch properties under the TCHPB historic property register. Smith seconded the motion and it passed unanimously.

Wort House: Paul Anthony

Anthony expressed his gratitude to the board for taking up this new registry program and is excited about the prospects. He added that if there are concerns about the provisions of the exterior, the structure also had exposed logs in the 1930s and it has been spruced up over time. Its value is in its scale and mass and there have been few revisions over the last 50 years. It is also close to the street and lies in context with the rest of the town. The application pertains only to the house and there are a few other buildings on the property. King made a motion to nominate the Wort House for inclusion on the register. Smith seconded the motion and it passed unanimously.

NEW BUSINESS

TCHPB Historic Properties List/Jackson Historic Register

Eriksen-Meier said that the board can come up with criteria for this list and/or can mimic what the Town is doing—there should be a contractor working by May 1. Stern had conversations about reviewing and updating the list and can tie it to the mapping project. Hutchison and Betsy Engle might also be able to help.

Dude Ranches/Agricultural Tax Status

There is talk of removing the agricultural tax exemption for dude ranches from county property taxes. Stern is reluctant to weigh in on this issue at the moment. He is not sure it is a historic preservation issue. Eriksen-Meier added that given an increase in taxes, the calley could lose dude ranches. She will send a “light” response expressing that the boar shares some concerns. Moore added that the community can push for a legislative change to protect ranches.

Hardeman Barn

McCarthy brought the board up to date with the Hardeman Barns and expressed gratitude for the board's guidance and encouragement. The Teton Raptor Center has done a lot of work on stabilizing the infrastructure of the barn and would like another endorsement from the board to the county. Duerm added that the building is over 4,000 square feet and we'll have historically appropriate windows and the logs will remain on the exterior of the building. King made a motion to write a letter of support for the modifications to the Hardeman Barn. Stern seconded and the motion passed unanimously.

Mapping RFP

Eriksen-Meier, Stern, and Engle will form a subcommittee to review proposals and select a consultant. Salter made this motion, Abbey seconded, and it passed unanimously.

Frank Johnson Memorial Fund

Smith reported that only 5 people have contributed to the fund. Stumpf suggested making personal asks rather than sending out mass emails. There are 600 contacts on Eriksen-Meier's list.

New Board Members

Smith reminded everyone that they need some new board members by May. Olson is considering reapplying.

Benson-Brown Residence

Stern will follow up with Katherine Wonson about potentially relocating the turbines.

Next Meeting

The next meeting is May 11, 2021.

Meeting adjourned.

Board Terms:

Monay Olson 6/30/21

Sherry Smith 6/30/21

Ryan Nourai 6/30/22

Kristine Abbey 6/30/22

Kurt Dubbe 6/30/22

Mackenzie King 6/30/23

Michael Stern 6/30/23

Andy Salter 6/30/23