

**Teton County Historic Preservation Board
Meeting Minutes**

July 11, 2023, 7:00pm - 9:00pm

Committee Members present: Michael Stern (President)
David Vandenburg (Vice President)
Andrew Salter (Treasurer)
Kiley Maas (Secretary)
Rose Caiazzo
Erin Gibbs
Maggie Moore
Sherry Smith

Committee Members absent: Kurt Dubbe

Consultants: Susan Eriksen-Meier
Samantha Ford (Turn Stone Research)

I. Opening

- A. Meeting called to order by Michael at 7:01 PM.
- B. Roll Call
- C. Quorum Pronouncement by the Chair

II. Adoption of Agenda

Michael proposed moving XII.A. Mercer Cabin to IX. Discussion. section.

Motion: Andy
Second: Rose
Vote: 7-0-2 (David arrived late)

III. Approval of Minutes

June Minutes

Motion: Maggie
Second: Michael
Vote: 7-0-2 (David arrived late)

IV. Correspondence

- A. Mercer Cabin email moved to IX. Discussion.

V. Public Comment

- A. None.

VI. Michael Kudar

- A. Michael Kudar and Serese Kudar were present to informally discuss preservation options for the Kudar cabins. They propose to move the cabins from their current location in town to another place in Teton County. Construction of the cabins began in 1928.
- B. Committee Member Erin Gibbs referred the Kudars to SHPO for more information. SHPO may have a state cultural fund that aims to save buildings from landfills.
- C. There may be options to work with the Planning Dept. regarding FAR going forward on the current property.

VII. Wilson Survey Update / Turn Stone Research

- A. Samantha had not yet arrived at 7:04pm. Moved item due to this. At 7:24pm, Samamnth joined and began her update.

Meeting with Ward family on Thursday at 11am. Going over their history.

Taking photos of Wilson. Has compiled all of the deeds for the 10 properties that are a part of the survey.

Committee Member Rose Caiazzo asked about the survey completion timeline. Samatha Ford stated that a Draft would be received on Aug 1st and the Final would be received on Aug 30th per the grant.

VIII. Action Items / New Business

- A. Demolition Permits
 - a. DEM23-0009 for 180 Aspen Drive

Samatha's property summary was shared with the TCHPB prior to the meeting.

In regards to demo permit DEM23-0009 for 180 Aspen Drive, specifically the accessory unit, the property is not found to be historically significant according to the Town of Jackson Designation Criteria to the Jackson Historic Register. The Teton County Historic Preservation Board does not recommend a ninety (90) day stay in the issuance of a demolition permit.

Motion: Andy
Second: Rose
Vote: 8-0-1

B. Jackson Historic Register Applications

a. P23-082 25 E. KELLY AVENUE

Tyler Valentine presented the cabin that is being requested for historic designation.

The TCHPB to explore opportunities to offer education on building code requirements for existing structures. Many windows are going to landfills that otherwise do not need to. Potentially schedule a meeting with Katie or Kelly.

Sherry mentioned that TCHPB toured the home in 2016.

The Kelly/Murie Cabin on 25 E Kelly Avenue is found to be historically significant according to the following Town of Jackson Designation Criteria:

1. Age
2. Architectural Integrity
3. Historical Significance

Therefore, I move to recommend approval to the Planning Director of application P23-082 to designate the Kelly/Murie Cabin located on 25 E. Kelly Avenue to the Jackson Historic Register, as presented in this staff report dated July 11, 2023.

Motion: Erin
Second: Maggie
Vote: 8-0-1

C. Election of officers for the next fiscal year

- a. Michael Stern continue another year as President.
Andy Salter continue another year as Treasurer.
Kiley Maas continue another year as Secretary.

David Vandenburg offered to be Vice President.

Michael Stern nominated David Vandenburg to be Vice President.

Erin Gibbs seconded.

I move to accept the roster of officers as presented for 2023-2024.

Motion: Erin
Second: Rose
Vote: 8-0-1

IX. Discussion Items

A. Mercer Cabin email

- a. The RFP to move the Mercer Cabin will go before Town Council Monday, July 17th, at the Regular Town Council Meeting.
- b. Issue with moving the cabin:
 - i. The easement that the Land Trust holds on Karns Meadow stipulates that Karns Meadow becomes a 'natural park' and that the site cannot be used for storage.
- c. The TCHPB would like to see the cabin as part of master plan and not moved before it is determined to not be part of the master plan.
- d. The TCHPB is available to offer our services to facilitate in the master plan design and to better understand the historical significance of the structure.
- e. Committee President Michael Stern to connect with Katherine Wanson
- f. Committee President Michael Stern sent letter on 3/1/2023 to clarify the easement on the property.

Michael, David, Maggie, and Sherry to attend the Regular Town Council Meeting on Monday, July 17th.

B. Treasure Mountain Scout Camp Decommission Mitigations

MOU that was drafted with SHPO was shared before the meeting.

Erin and Kiley to review the MOU and provide feedback/interpretations. No specific deadline.

C. TCHPB bylaws updates

Committee Treasurer Andy Salter to review bylaws again and follow-up with Deputy County Attorney Abigail Moore.

D. Town and county 23-24 budget allocations

Susan emailed all contacts at the town and county. County Treasurer, Alyssa, responded that we were not given our full amount and were funded at the prior year's level. Next step for the council is to make sure budget is perfect before it is posted online.

E. Jackson Hole Tour

Committee Member Rose Caiazzo attended the Cleo Tour Webinar.

Marshall University has a Jackson Hole tour already, however, some of the items are incorrect. Samatha Ford would like to work to fix the tour and Rose Caiazzo to assist.

Rapid Response Grant from the Community Foundation could also be available since the tour is already in existence and needs to be modified.

Committee Member Sherry Smith added that the TCHPB created a driving tour of historic sites on Spring Gulch in the 1990's.

Next Steps: Committee President Michael Stern suggested receiving an estimate from Samatha Ford regarding the number of hours she plans to devote to this, along with an outline of planned changes.

F. Katie Leeper, SHPO CLG Coordinator will attend our August meeting (Zoom)

G. Committee President Michael Stern had a meeting with Chris Neubecker and his staff about the County and Town LDRs being inconsistent. Work plan has already been approved for the next year. Michael got preservation added to the list for next year's consideration.

X. Motion to adjourn at 8:46 PM

Motion: Michael
Second: Kiley
Vote: 8-0-1

Next meeting will be held August 8th, 2023 from 7:00-9:00 PM in the Teton County Board of Commissioners Meeting Room, 200 S. Willow St. in Jackson, Wyoming. Meetings are also available via Zoom.

Minutes Approved

Kiley Maas, Secretary

Date

DRAFT