



**Board of County Commissioners - Staff Report**

**Meeting Date:** November 10, 2020

**Presenter:** Alyssa Watkins

**Submitting Dept:** Administration

**Subject:** Consideration of a Grant Application from Teton County Historic Preservation Board for a Certified Local Government Grant Program, JH Preservation Plan: Moving Forward.

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**Statement / Purpose:**

To consider approval of a grant application from the Teton County Historic Preservation Board to the Certified Local Government Grant Program, focused on mitigating cultural losses and building on recent successes.

**Background / Description (Pros & Cons):**

The Teton County Historic Preservation Board (TCHPB) wishes to submit a grant application to the Certified Local Government (CLG) Grant Program for a project entitled "JH Preservation Plan: Moving Forward." JH Preservation Plan: Moving Forward builds on our 2018 CLG Grant-funded project Benchmarking Historic Preservation for Jackson Hole. That collaborative project included the CLG, Teton County planning office, Town of Jackson planning office, and the Teton County community, resulting in the Jackson and Teton County Strategy Paper for Historic Preservation and Updates to Downtown LDRs, our community's historic preservation plan. To best guide our local historic preservation program JH Preservation Plan: Moving Forward fleshes out the details of the preservation plan recommendations and implementation. If approved, this project will be funded by The Community Foundation of Jackson Hole and the Certified Local Government Grant Program. The TCHPB will supervise project activities. This project will mitigate cultural losses and build on recent successes. Efficient, innovative and appropriate preservation program and tool design guided by our preservation plan will keep our local history safe.

Although the grant application requires and lists a specific Project Manager, the TCHPB has not yet released a Request for Qualifications (RFQ) as required per Teton County Rules and Regulations, Chapter 3, Section 2-3-1 Professional Services. Following the RFQ procurement process, should the consultant selected be other than the Project Manager currently listed on the application, the TCHPB commits to working with the Certified Local Government Grant Program to update the grant-related records and secure approval for the staffing substitution.

**Stakeholder impact:**

This project includes collaboration with the CLG, Teton County planning office, Town of Jackson planning office, and the Teton County community, resulting in the Jackson and Teton County Strategy Paper for Historic Preservation and Updates to Downtown LDRs, our community's historic preservation plan. In order to best guide our local historic preservation program JH Preservation Plan: Moving Forward fleshes out the details of the preservation plan recommendations and implementation.

**Fiscal Impact:**

The grant request is for \$38,950 and is detailed in the attached grant application. Teton County would be the fiscal agent for any grant funds awarded.

**Legal Review:**

Gingery

**Staff Input / Recommendation:**

Staff recommends approval of the Certified Local Government Grant Application.

***Service • Excellence • Collaboration • Accountability • Positivity • Innovation***



**Board of County Commissioners - Staff Report**

**Attachments:**

Certified Local Government Grant Application

**Suggested Motion:** I move to approve the Teton County Historic Preservation Board's grant application to the Certified Local Government Grant Program for the JH Preservation Plan: Moving Forward project.

*Please review the Grant Application Instructions before completing this application.*

## 1. APPLICANT INFORMATION

<b>Name of CLG:</b>	Teton County Wyoming	
	<b>Project Manager Contact</b>	<b>Fiscal Manager Contact* must be a separate person from Project Manager</b>
Name:	Betsy Engle	Michael Stern
Title:	Past Board Member, Advisor	TCHPB Treasurer
Phone:	307-413-7788	412-956-3750
Mailing Address:	POB 9083	PO Box 837
City, State, Zip:	Jackson, Wy 83001	Jackson WY 83001
Email:	Eoflint.engle@gmail.com	michael@masplaces.com
<b>Chief Elected Official:</b>	Natalia Macker	
Title:	Chair, Teton County Board of County Commission	
Phone:	307-732-8406	
Mailing Address:	P.O. Box 3594	
City, State, Zip:	Jackson, WY 83001	
<b>Commission/Board Chair:</b>	Katherine Wonson, President	

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Chief Elected Official Signature & Date

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Commission/Board Chair Signature & Date

## 2. PROJECT INFORMATION

(\*Project Checklist and NEPA Worksheet required. \*\*Contact SHPO before continuing the application)

Project Title:	JH Preservation Plan: Moving Forward	
Brief Description:	Planning for the implementation of historic preservation plan recommendations	
Project Type:	<input checked="" type="checkbox"/> Preservation Plan <input type="checkbox"/> Survey <input checked="" type="checkbox"/> Planning <input type="checkbox"/> National Register <input type="checkbox"/> Preservation, Restoration, or Rehabilitation* <input type="checkbox"/> Training <input type="checkbox"/> Public Education <input type="checkbox"/> Other**	
<b>Funds Requested</b>		
Federal:	\$13,500	
Cash Match:	\$25,450	
In-Kind Match:	TBD	
Total Project Cost:	\$38,950	

### 3. PROJECT SELECTION

In our 2018 CLG application we wrote that our community was at a tipping point, with high real estate demand driving requests for demolition permits. Two years and COVID's impact has only exacerbated this trend. Real estate inventory in Teton County has never been so low, nor the demand so high. The October 22, 2020 issue of the Jackson Hole News and Guide reads, "Our real estate market has broken no less than 42 financial and statistical records already this year".<sup>1</sup>

As land becomes unbelievably expensive and hard to find, demolition of older buildings becomes a routine strategy for satisfying demand. We've moved from a tipping point to an extremely urgent situation. At the same time our local community is showing a passionate interest in the preservation of our community character, creating a unique opportunity for preservation. We must act now while change is possible. Given the increasing number of demolition permit requests, there is no question that the losses suffered from inaction will be significant and permanent.

JH Preservation Plan: Moving Forward builds on our 2018 CLG Grant-funded project Benchmarking Historic Preservation for Jackson Hole. That collaborative project included the CLG, Teton County planning office, Town of Jackson planning office, and the Teton County community, resulting in the Jackson and Teton County Strategy Paper for Historic Preservation and Updates to Downtown LDRs, our community's historic preservation plan. In order to best guide our local historic preservation program JH Preservation Plan: Moving Forward fleshes out the details of the preservation plan recommendations and implementation.

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<sup>1</sup> Jackson Hole News and Guide, Jackson Hole real estate shatters records in 2022", 10/22/2020

#### 4. PUBLIC BENEFIT

##### Who Benefits from this Project?

This project benefits **local residents** who fear that new development in our community will destroy its character and **visitors** who come here to immerse themselves in all things Wyoming. Without a preservation program, new development will extend to the limits of the building envelope, turning our historic green lawns and welcoming porches into long, walled corridors.

**Local businesses, and thereby local government**, also benefit from this project. While the national parks draw visitors, access to the parks is significantly restricted in the winter. Cozy restaurants and coffee houses in historic structures as well as a strong historic museum support tourism in the winter and our shoulder seasons. In turn, sales tax revenue funds local government.

**Property owners** who seek preservation support, or who own historic property and are unaware of their property's significance, benefit from a strong palate of preservation tools. Access to incentives can support projects that the owners could not afford or do not know how to complete. Access to historic property information gives property owners the leverage they need to make good decisions as their property ages. This project includes a community awareness campaign spreading the word about new preservation resources, opportunities, successes, and challenges

Finally, this project helps **local town and county planners and elected officials** navigate the new historic preservation plan. Our community is lucky to be home to several expert preservationist. These individuals have businesses and families and cannot attend every planning meeting. Instead, we tap their expertise and experience in the design and planning of programs thereby supporting a variety of future planning work.

## PROJECT DESCRIPTION

Last year our community approved its first historic preservation plan. Today historic preservation ordinances and related land use regulations are being amended following the guidance therein. [JH Preservation Plan: Moving Forward](#) compliments last year's strategic planning with implementation planning, ensuring effective and efficient preservation work as we move into the future.

### Project Goals

#### **Increase Livability and Quality of Life**

Historic structures reinforce community identity. In many neighborhoods, when historic structures are located together on a block, they contribute to a pleasing street scene with consistent setbacks and regular repetition of similar building forms, creating a "pedestrian-friendly" environment which encourages walking and neighborly interaction. This reinforces desirable social patterns and contributes to a feeling of stability and security. How does this specific project support this? By promoting preservation? By...? The completion of an easement program will...

#### **Support Community Efforts for Housing Diversity and Affordability**

The preservation, reuse and rehabilitation of historic structures, including large and small single-family homes and small apartment buildings, maintains a wider stock of housing types and can provide more affordable options.

#### **Support Structural Adaptability**

Floor plans of many historic structures easily accommodate changing needs. They can house a variety of uses while retaining their historic character. Changes may include converting a house to an office or converting a carriage house or garage to an Accessory Dwelling Unit (ADU).

#### **Enhance Economic Benefits**

The economic benefits of investing in historic structures are well documented. Because historic structures are finite and cannot be replaced, they can be precious commodities, adding value to the properties. Historic buildings also attract small businesses who can utilize small historic structures, attract visitors and attract investment to preserve the structure and the area. Other economic benefits center on job creation in rehabilitation projects and on the income generated by heritage tourism. Studies show that heritage tourists spend more dollars on travel than other tourists.

#### **Ensure Environmental Preservation**

Sensitive stewardship of the existing building stock reduces our environmental impact. Re-using a building preserves the energy and resources that were invested in its construction, reduces the amount of materials going to the landfill and avoids the need to produce new materials. According to the Environmental Protection Agency (EPA), building debris constitutes around a third of all waste generated in the United States. This can be reduced significantly if historic structures are retained rather than demolished.

**Deliverables**

1. Final report, provided in PDF format.
2. Teton County Historic Preservation Board 2021-2024 Strategic Plan, provided in PDF format.
3. Historic Easement Program, including criteria, procedures and resources in a format easily replicated in other parts of the state.
4. Online mapping resource and procedures complimenting both state and county resources and instructional for other communities that want to join the online system.
5. Community Awareness assets, such as examples of Instagram, Facebook, MailChimp, and newspaper materials. Asset performance reports as available, i.e. click-throughs to our website from social media posts.

**Project Activities**

JH Preservation Plan: Moving Forward includes four primary activities

1. **Strategic planning for TCHPB:** The Board will engage in strategic planning to review and focus their work following the approval of the historic preservation plan and changes in local ordinances and LDRs.
2. **Design of historic property easement program:** Includes work to ensure that the new program will be consistent with national, state, and local rules. Specific objectives include the establishment of easement criteria, process by which TCHPB coordinates with other entities, and initial contract for easement management.
3. **Historic Property Mapping:** Includes consolidation of all existing TCHPB historic property listings, and an online subscription to provide the online mapping of those properties consistent with the TC Planning Office's and Wyo Track systems.
4. **Community Awareness Campaign:** Advertising and other activities to increase community awareness of historic preservation opportunities, successes, and challenges in our community.

**Names and rolls of people:** Qualified GIS/mapping professional. For the easement program: lawyer to review program? Also, any preservation professional will meet the professional standards defined by the Secretary of the Interior.

Role	Name	Company or title	Credentials
Project Manager	Betsy Engle	Advisor to TCHPB	
Legal	Teton County Attorney's Office		
GIS Technology and Support	TBA		
Strategic Planning	Susan Eriksen-Meier	Eriksen-Meier Consulting, inc.	Standards for Excellence Licensed Consultant

**5. PRESERVATION, RESTORATION, OR REHABILITATION PROJECT: Not applicable to this proposal**

<b>7. Scope of Work &amp; Timeline</b>		
<b>Task</b>	<b>Responsible Party</b>	<b>Completion Date</b>
Strategic planning for TCHPB: This internal, routine, review will include bylaws, operations, etc. to focus the board's activity.	TCHPB	2/15/2021
Design of historic property easement program: Includes work to ensure that the new program will be consistent with national, state, and local rules. Specific objectives include the establishment of easement criteria, process by which TCHPB coordinates with other entities, and initial contract for easement management	TCHPB	4/1/2021
Historic Property Mapping: Includes consolidation of all the TCHPB listing of historic properties in Teton County, and an online subscription to provide the online mapping of those properties consistent with the TC Planning Office's and Wyo Track mapping and information.	TCHPB	8/1/2022
Community Awareness Campaign: Advertising and other activities to increase community awareness of historic preservation opportunities, successes, and challenges in our community.	TCHPB	3/1/2021

8. Project Budget					
Task	Federal Funds	In-Kind Match	Cash Match	Source of Match	Total
Strategic planning for TCHPB: This internal, routine, review will include bylaws, operations, etc. to focus the board's activity.		X	\$2,400	Community Foundation of Jackson Hole (requested)	\$2,400
Design of historic property easement program: Includes work to ensure that the new program will be consistent with national, state, and local rules. Specific objectives include the establishment of easement criteria, process by which TCHPB coordinates with other entities, and initial contract for easement management	\$3,000	X	\$7,350.00	Community Foundation of Jackson Hole (requested)	\$7,950
Historic Property Mapping: Includes consolidation of all the TCHPB listing of historic properties in Teton County, and an online subscription to provide the online mapping of those properties consistent with the TC Planning Office's and Wyo Track mapping and information.	\$10,500		\$10,200	Community Foundation of Jackson Hole (requested)	\$20,700 Data set up and initial data entry Ensure system works with TOJ, TC, and Wyo Tracker
Community Awareness Campaign: Advertising and other activities to increase community awareness of historic preservation opportunities, successes, and challenges in our community		X	\$5,500	Community Foundation of Jackson Hole (requested)	\$5,500
<b>TOTALS</b>	\$13,500	TBA	\$25,450		\$38,950