



Item No.: 1a  
Meeting Date: 9/15/2020

**TITLE:** ANNUAL REPORT OF THE HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) FOR FISCAL YEAR 2019-2020

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**SUBMITTING DEPARTMENT:** Historic Preservation

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**ATTACHMENTS:** CLG Quadrennial Evaluation 2017-2020, dated 7-21-2020

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**COMMISSION RECOMMENDATION:** On August 19, 2020 HARC voted 5-0 to recommend approval of the annual report as contained herein.

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### **BACKGROUND**

Pursuant to Land Use Code (LUC) Section 9-206.E, HARC submits an annual report to Town Council each year in September. The report is intended to:

- Summarize HARC's decisions and activities in the preceding year
- Analyze design issues that have arisen
- Propose projects for inclusion in the Town Council's Goals and Objectives

This report covers the period between August 1, 2019 and July 31, 2020.

### **ONGOING ACTIVITIES AND PROJECTS**

**1) Regulation Changes (ongoing activity)** HARC reviews and makes recommendations regarding proposed changes to the Land Use Code (LUC) pertaining to districts within the THLD or the Transitional Hillside Treatment Area. Staff continues work on priority items identified by Town Council, HARC, and P&Z.

- In December 2019, Town Council adopted a LUC amendment to establish consistent minimum rear yard standards for all secondary structures listed in the Telluride Architectural and Historic Survey (THAS).
- In February 2020, Town Council adopted amendments to the LUC which clarify certain definitions and the method that floor area and site coverage are calculated.

**2) Training (ongoing activity)**

- August 2019: Staff attended Historic Preservation Commission meetings in Crested Butte and Aspen.
- October 10-12, 2019: Staff attended the National Trust for Historic Preservation "PastForward" Conference in Denver.
- January 9, 2020: Preservation Consultant Nore Winter spent the day in Telluride

- training HARC, Town Council, and P&Z at a joint work session, walking tour, and workshop on design review.
- January 29-February 1, 2020: Staff and HARC member Kiernan Lannon attended the State Historic Preservation (Saving Places) Conference in Denver and presented a training session on improving public perceptions of HP boards.
  - On-going: Staff continues to present "mini-trainings" during the first 10 minutes of HARC meetings, as time permits.

**3) Tax Credits:** On March 31, 2020, Town Council rescinded the authority of the Town to review Historic Tax Credit applications.

**4) HARC Preservation Awards (Ongoing activity):** The Preservation Awards were reinstated in 2019, during National Preservation Month. The awards are anticipated to be awarded every other year, so there were no preservation awards during this year.

**5) Telluride Historic Architectural Survey (THAS) Update:**

- No changes to ratings were made this year.
- The Historic Structures map was revised to show the changes to ratings that have occurred since 2015.
- Summer 2020: A photographic survey of sheds has been completed to document THAS designated sheds and monitor condition of sheds. The last survey of sheds was completed in 1997.

## **DEVELOPMENT APPLICATIONS & REVIEW / DESIGN ISSUES AND TRENDS**

<b>NUMBER OF HARC MEETINGS</b>			
	<b>FY 2017-2018</b>	<b>FY 2018-2019</b>	<b>FY 2019-2020</b>
Regular Meetings	23	24	19*
Special Meetings	4	2	5
<b>TOTAL</b>	<b>27</b>	<b>29</b>	<b>24</b>
* The March, April, and May 2020 HARC and HARC Chair meetings were canceled due to COVID-19			

In fiscal year 2019-2020, the HARC board, the HARC Chair, and Staff reviewed a total of **158** projects:

<b>FY 2019-2020</b>				
<b>Review</b>	<b>Type</b>	<b>Historic</b>	<b>Non-Historic</b>	<b>TOTAL</b>
HARC Board	Small/Large	6	12	18
HARC Chair	Minor	15	3	18
Staff	Insubstantial	38	76	122
<b>TOTAL</b>		<b>59</b>	<b>99</b>	<b>158</b>

By comparison, in fiscal year 2018-2019, the HARC board, the HARC Chair, and Staff reviewed a total of **220** projects:

FY 2018-2019				
Review	Type	Historic	Non-Historic	Total
HARC Board	Small / Large	2	16	18
HARC Chair	Minor	11	23	34
Staff	Insubstantial	46	122	168
<b>TOTAL</b>		<b>59</b>	<b>161</b>	<b>220</b>

- Overall, the same number of historic applications were reviewed in FY2019-2020 as in FY2018-2019.
- The majority of construction projects are residential, and the majority of Certificate of Appropriateness (CA) applications for alterations and additions are at the Insubstantial Scale (staff level review).
- There were fewer chair and staff level reviews in 2019-2020, but the same number of board level reviews as in 2018-2019.
- There are also a significant number of Site/Landscape and Sign applications, which are processed as Insubstantial Scale.
- In fiscal year 2018-2019, small and large scale HARC applications required, *on average*, 1.3 hearings to receive approval. This is down from 1.5 hearings in FY2019-2020.

### **HARC & HISTORIC PRESERVATION DEPARTMENT UPDATES**

- The Historic Preservation Department lost its Historic Preservation Planner II in September 2019. Historic Preservation Tech Tammy Brand was hired in January 2020. The HP Tech reviews Insubstantial HARC applications, prepares Public Noticing documents, coordinates the file scanning project, and assists with general administrative duties.
- The scanning of Planning and HARC hard copy files (started last year) is ongoing, but great progress was made this year. The scanned files are uploaded to the Town's virtual document center via the website, so they are available online to the public.
- HARC and HARC Chair meetings were suspended in March, April and May 2020 due to COVID-19, but staff continued to process Insubstantial applications, reviewed Small-Scale and Large-Scale applications for completeness and compliance, and met with applicants virtually.
- Two new HARC alternate members were appointed in November 2019: Matt Lee and Stewart Seeligson.

- The required board and commission training videos were transferred from DVD to an online platform for easier access and the ability to share with more board members at one time.
- History Colorado staff observed the June 17, 2020 HARC meeting (virtually) and prepared their Quadrennial CLG/HARC Evaluation, which outlines how the board and preservation program complies with the Certified Local Government (CLG) requirements, and provides recommendations on areas that could be improved.

## **2021 PROPOSED PROJECTS**

### **Training**

1. Staff will continue to provide training for HARC via mini-trainings and opportunities to attend Certified Local Government training.
2. Encourage all HARC members to attend 2021 Saving Places Conference virtually.

### **HARC Board Requests**

1. Cooperate with the Telluride Historical Museum to recognize the 60<sup>th</sup> anniversary of the establishment of the Telluride Historic Landmark District (1961).
2. Continue joint retreats with Town Council, HARC, and P&Z to discuss issues related to development review.
3. Plan a site visit / tour (or presentation) on recently completed projects held to acquire feedback on HARC's past approvals.
4. Hold a HARC strategic planning retreat (when it is safe to meet in person) to discuss process, meeting efficiencies, and board policies.

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Town Manager Approval