



Item No.: 10.a.1.
Meeting Date: 9/14/2021

TITLE: ANNUAL REPORT OF THE HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) FOR FISCAL YEAR 2020-2021

SUBMITTING DEPARTMENT: Historic Preservation

ATTACHMENTS:

Minutes from 1-27-2021 HARC Board Retreat
Minutes from 3-11-2021 Town Council & HARC Retreat

COMMISSION RECOMMENDATION: On August 18, 2021, HARC voted 5-0 to recommend approval of the Annual Report as contained herein.

BACKGROUND

Pursuant to Land Use Code (LUC) Section 9-206.E, HARC submits an annual report to Town Council 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, 2020 and July 31, 2021.

ONGOING ACTIVITIES AND PROJECTS

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.

- **LUC Amendments:**
 - In January 2020, Town Council adopted a LUC amendment to clarify existing provisions and correct errors and omissions.
 - In November 2020, Town Council adopted a LUC amendment that increased the maximum area for elevator overruns in the Commercial Zone District.
- **5G:** A subcommittee comprising HARC, P&Z, Town Council member Brown, and staff started meeting in March 2021 to consider LUC language and design guidelines for 5G and small cell technology

Training (ongoing activity):

- February 10-12: Town Council member Todd Brown, HARC members Kiernan Lannon, Matt Lee, Peter Lundeen, and Mark Shambaugh, and Staff members Jonna Wensel and Tammy Brand attended the virtual State Historic Preservation (Saving Places) Conference

Retreats:

- HARC held a board retreat (via Zoom) on January 27, 2021
- Town Council and HARC held a joint strategic planning retreat on March 11, 2021

Telluride Historic Architectural Survey (THAS) Update:

- No changes to ratings were made during this year.
- The THAS survey forms have been uploaded to an online interactive [GIS Story Map](#), which can also be accessed through the Historic Preservation page of the Town's website. THAS primary and secondary structures are displayed on separate maps.

Appointments:

- On August 3, 2021, Town Council re-appointed Sherri Harvey to the HARC board for a one-year term

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

HARC Meetings	FY 2018-2019	FY 2019-2020	FY 2020-2021
Regular Meetings	24	19*	22
Special Meetings	2	5	4

* The March, April, and May 2020 HARC meetings were canceled due to COVID-19

Attendance & Recusals

HARC Member	12 Regular Meetings	10 Chair Meetings	4 Special Meetings	Totals	Recusals
Mark Shambaugh, Chair	11	10	4	25/26	3
Sherri Harvey, Vice Chair	12	1	4	17/17	0
Kiernan Lannon	10	-	4	14/16	0
Peter Lundeen	11	-	4	15/16	3
Jack Wesson	12	-	4	16/16	2
Matt Lee	11	-	4	15/16	3
Stewart Seeligson	11	-	4	15/16	3

Large-Scale Projects

Address	Project Name	Use	Status	Notes
222 W. San Juan	TKV	Mixed Use	Withdrawn by applicant	TC Call Up Jan. 12, 2021
217 W. Colorado	Bell Building	Mixed Use	Approved	
320 W. Colorado	Yarn Store	Mixed Use	Preliminary HARC Approved	
320 N. Willow St.	Reinfried Residence	Residential	Preliminary HARC Approved	
300 E. Colorado	Telluride Hotel & Residences (formerly known as Hotel Ajax)	Mixed Use	Approved	TC Call Up July 12, 2021
425 W. Pacific	The 425 W. Pacific Project	Residential	Preliminary Review	
330 W. Columbia	330 W. Columbia – Restoration/Addition	Residential	Preliminary HARC Approved	Reduced to Small Scale

Development Applications

Here is a snapshot of the past three years of HARC-reviewed applications. FY2019-2020 was affected by COVID-19, so that was not a typical year.

FY 2020-2021				
Review	Type	Historic	Non-Historic	TOTAL
HARC Board	Small/Large	11	8	19
HARC Chair	Minor	16	10	26
Staff	Insubstantial	52	136	188
Staff	DNE*	0	36	36
TOTAL		79	190	269

*Determinations of No Effect

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

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
TOTAL		59	161	220

Trends

- In fiscal year 2020-2021, the Small and Large Scale HARC applications required, on average, 1.9 hearings to receive approval. This is up from 1.5 hearings in FY2019-2020. There were more Large-Scale applications this year, which require at least two hearings (a Preliminary and a Final).
- Applications for new construction on the Primrose Lane extension (The Overlook PUD) have started to come in - four HARC applications have been received, and two of those have received HARC approval.

HARC & HISTORIC PRESERVATION DEPARTMENT UPDATES

- **Zoom:** HARC and HARC Chair meetings have been held virtually since June 2020.
- **Scanning:** The scanning of Planning and HARC hard copy files (started in 2019) is ongoing. Progress is slow, as the scanning company can do only a maximum of 8-12 file boxes per year. The scanned files are uploaded to the Town's virtual document center via the website, so they are available online to the public.
- **Staffing:** Since January 2020, Tammy Brand has served as the HP Planning Tech. Tammy will transition into the Preservation, Planning & Building Coordinator in September upon the retirement of Helen Schumack. The search for a Preservation Planner is on-going.

60th Anniversary of the TNHLD

2021 marks the 60th anniversary of the Telluride National Historic Landmark District. The following events were held to recognize this milestone:

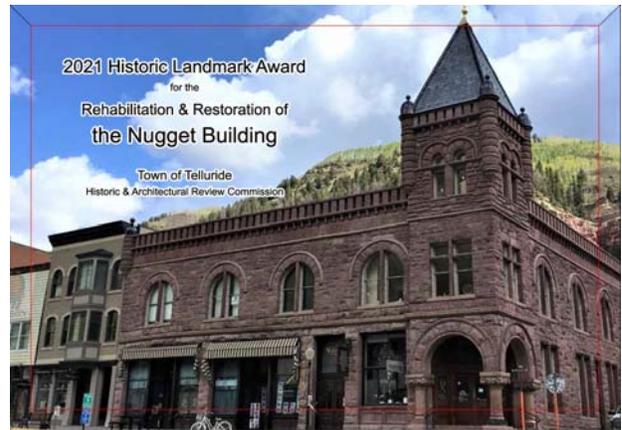
Walking Tours: Free walking tours are hosted by the Telluride Historical Museum and the Historic Preservation Department. The tours highlight Telluride's architectural history and how the TNHLD and HARC have shaped the character of the town. Tour dates: June 11, July 9, August 13, September 10.

Main Street Banner: A banner recognizing the anniversary and walking tours was displayed over Main Street July 4-9. The Telluride Historical Museum will display the banner at the museum until after the September 10 walking tour.



HARC Preservation Awards:

The Preservation Awards returned in June 2021. Four projects were selected by HARC and presented by Town Council, and customized plaques were given to the recipients:



Instagram

The #TellurideLandmarks Instagram account highlights a different Local Landmark or historic building each week with old photos and a brief history. To date, the account has more than 1,300 followers.

Telluride Tales: To highlight some of the changes, trends, and successes of the National Historic Landmark District over its 60 years, the Historic Preservation Department partnered with the Telluride Historical Museum to create a journal, which will be available in print and digital format in September. It includes interviews with people involved in different aspects of preservation and development, features on a couple of Local Landmark buildings, and a timeline of historic buildings.

PROPOSED PROJECTS

Training

1. Staff will continue to provide training for HARC via mini-trainings as time permits and opportunities to attend Certified Local Government training.

HARC Board Requests

1. In-person HARC retreat
2. Continuation of joint retreats with Town Council, HARC, and P&Z to discuss issues related to development review.

Prepared by: Jonna Wensel
Historic Preservation Director

Town Manager Approval

Draft MINUTES
Historic & Architectural Review Commission Meeting
January 27, 2021 Virtual Online Meeting 3:30 PM

- COMMISSION PRESENT:** Chair Mark Shambaugh
Vice Chair Sherri Harvey
Commissioner Kiernan Lannon
Commissioner Peter Lundeen
Commissioner Jack Wesson
Alternate Matt Lee
Alternate Stewart Seeligson
- STAFF PRESENT:** Historic Preservation Director Jonna Wensel
Building & Planning Director Ron Quarles
Senior Planner Phil Taylor
Historic Preservation Tech Tammy Brand
Boards & Commissions Secretary Piper Miller
- COUNCIL PRESENT:** Adrienne Christy, Liaison
Mayor Pro Tem Todd Brown

MEETING INFORMATION

This meeting was held virtually due to COVID-19.

PURPOSE

Strategic planning retreat to develop and implement process improvements, better understanding and consensus on the guidelines, and improve adherence to HARC's values.

1 CALL TO ORDER (3:30PM)

The meeting was called to order at 3:30 PM.

2 BOARD AND STAFF DISCUSSION

Director Wensel asked the Commission if they would be available for a joint meeting with Planning & Zoning Commission on February 23, 2021 to discuss a small-scale subdivision and invited them to attend the Town Council Retreat on January 28, 2021. Director Wensel also announced the launch of the Telluride Historic Landmark Instagram account to help celebrate the 60th Anniversary of Telluride's National Historic Landmark designation.

HEARING PROCESS

Director Wensel facilitated a discussion on ways to improve the hearing process and meeting efficiency.

Input was received from Mayor Pro Tem Brown and Councilperson Christy.

DESIGN GUIDELINES

Director Wensel and the board discussed the application of the Design Guidelines with regard to historic windows, roofing materials, mass and scale, treatment zones, and discussed a procedure for fourth stories. Comment was received from Director Quarles and Mayor Pro Tem Brown.

HARC VALUES

Chair Shambaugh sought feedback on board performance and collaboration. Councilperson Christy and Mayor Pro Tem Brown offered feedback.

OTHER

Chair Shambaugh thanked Director Wensel for all she does for the board and asked for another retreat to be held in the Fall.

3 ADJOURN (5:30PM)

The meeting was adjourned by unanimous consent at 5:35 PM.

Piper Miller, Boards &
Commissions Secretary

MINUTES
Town Council Meeting
March 11, 2021 Virtual Online Meeting 9:00 AM

COUNCIL PRESENT: Mayor DeLanie Young
Mayor Pro Tem Todd Brown
Councilperson Jessie Rae Arguelles
Councilperson Lars Carlson
Councilperson Adrienne Christy
Councilperson Geneva Shaunette
Councilperson Tom Watkinson (Joined at 9:14 a.m.)

COUNCIL ABSENT: None

HARC PRESENT: Chair Mark Shambaugh
Vice-Chair Sherri Harvey (Joined at 9:22 a.m.)
Stewart Seeligson
Kiernan Lannon
Jack Wesson
Peter Lundeen

STAFF PRESENT: Assistant Clerk Ashley Berard
Legal Assistant Lauren Bloemsma
Preservation Tech Tammy Brand
Town Attorney Kevin Geiger
Town Manager Ross Herzog
Town Clerk Tiffany Kavanaugh
Program Director Lance McDonald
Assistant Clerk Piper Miller
Public Information Officer David Nepsky
Planning & Building Director Ron Quarles
Finance Director Kailey Ranta
Administrative Assistant Sydney Roop
Historic Preservation Director Jonna Wensel

MEETING INFORMATION

This meeting was held virtually due to the COVID-19 virus.

CALL TO ORDER

Mayor Young called the meeting to order at 9:03 a.m.

1. WORK SESSIONS

- 1.a. Historic and Architectural Review Commission (HARC) Overview
 - HARC's Role and Responsibilities
 - HARC Applications and Review Process
 - HARC Items Reviewed by Town Council
 - Procedure for a Town Council Call-Up of a HARC Decision
- 1.b. Design Guidelines in Action - Review Of A Few Recently Completed Projects
- 1.c. Discussion about desired Preservation and Development Goals & Community Values and Priorities

Director Wensel presented via the shared screen function (Exhibit 1), provided background on the history of Telluride's National Historic Landmark District and Local Historic Districts designation, the Telluride Historic and Architectural Survey, reviewed HARC's roles and responsibilities, HARC's review process, Design Guidelines, Land Use Code, appeals and call-ups, and reviewed a few recently completed projects.

Discussion ensued regarding HARC's review process, meeting frequency and efficiency, applicant's submittal process, and authority of Director Wensel.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 11:56 a.m.

Town Clerk Tiffany Kavanaugh