

**TOWN OF TELLURIDE
TOWN COUNCIL
AGENDA MEMORANDUM**

Meeting Date: 9/12/2023

TITLE: ANNUAL REPORT OF THE HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) FOR FISCAL YEAR 2022-2023

SUBMITTING DEPARTMENT: Historic Preservation

ATTACHMENTS:

Minutes from 2-27-2023 HARC Board Retreat

COMMISSION RECOMMENDATION: On August 16, 2023, HARC voted _____ 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, 2022 and July 31, 2023.

ONGOING ACTIVITIES

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. HARC provided reviews and recommendations on the following LUC Amendments:

- In December 2022, Town Council approved changes to the LUC to eliminate the requirement of some types of HARC Reviews and Recommendations; and to recategorize certain HARC application scales.
- In March 2023, Town Council approved LUC amendments revising public noticing requirements and deadlines.
- In May 2023, Town Council approved LUC amendments revising the review standards for Planned Unit Developments (PUDs) and implemented a residential floor area maximum of 4,000 s.f. in the Residential/Commercial Zone District.
- In August 2023, Town Council approved LUC amendments affecting basements and steep lots, codify Ballot Question 300, revise PUD benefits, and establish a maximum residential size in the Residential/Commercial Zone District.

Training (ongoing activity):

- February 8-10: HARC Chairperson Mark Shambaugh, and staff member Jonna Wensel attended the *virtual* State Historic Preservation (Saving Places) Conference
- June 29: HARC members Bob Mather, Kiernan Lannon, Kristine Perpar, and staff member Jonna Wensel attended the virtual training “Best Practices for an Effective Local Preservation Commission” through the National Alliance of Preservation Commissions

Retreats:

- HARC held a board retreat at the Library on February 27, 2023
- HARC, P&Z, and Town Council held a joint retreat on April 27, 2023

Telluride Historic Architectural Survey (THAS) Update:

- No changes to ratings were made during this year.

Board Appointments / Terms:

- Mark Shambaugh was reappointed for one year on September 13, 2022. *His current term expires on September 24, 2023*
- Robert Mather was appointed for two years as a new regular member on September 13, 2022
- Andrew Williamson was appointed for two years as an alternate on September 13, 2022
- Kristine Perpar was appointed for one year as an alternate on September 13, 2022. *Her current term expires on September 12, 2023.*
- *Stacy Lake’s current term expires on November 30, 2023*
- *Kiernan Lannon’s current term expires on November 30, 2023*

DEVELOPMENT APPLICATIONS & REVIEW / DESIGN ISSUES AND TRENDS

Number of Meetings

HARC Meetings	FY 2020-2021	FY 2021-2022	FY 2022-2023
Regular Meetings (Board / Chair)	22	20	20 (11 / 9)
Special Meetings	4	4	4

Number of Applications Reviewed and Hearings Per Application

HARC Scale	Total # of HARC-Reviewed Applications	Approved in 1 hearing	Approved in 2 hearings	Approved in 3 hearings	Average
Minor (Chair)	14	10	4	-	1.28 hearings
Small	26	19	7	-	1.26 hearings
Large*	12	0	6	6	2.5 hearings
Work Sessions	9	-	-	-	
Review & Rec's.	10	10	-	-	
Total	71	39	17	6	

*At least 2 meetings required: Preliminary and Final

Examples of Large-Scale Projects Approved or Currently Under HARC Review

Address	Project Name	Use	Status	Notes
221 W. Colorado	Phoenix Market	Hotel Suites and AHUs	Preliminary HARC approved	Addition to New Sherian Hotel
121 N Pine St.	Pine Street Perch	Residential – 2 units	Final HARC approved	The property is for sale
133 W. Colorado	The Roma Addition	Mixed Use	Final HARC approved	Addition to Roma
214 S. Fir	214 S. Fir	Mixed Use Addition	Final HARC approved	
226 N. Pine	226 N. Pine	Residential	Final HARC approved	Final approved by Town Council due to lack of HARC quorum

Development Applications

The tables below provide a comparison of the number of Certificates of Appropriateness (CAs) issued in the past three years:

FY 2022-23				
Review	Type	Historic	Non-Historic	TOTAL
HARC Board	Small / Large	7	14	21
HARC Chair	Minor	2	10	12
Staff	Insubstantial + CAAs	42	98	140
Staff	DNE*	0	33	33
TOTAL				206

*Determinations of No Effect

FY 2021-22				
Review	Type	Historic	Non-Historic	TOTAL
HARC Board	Small / Large	6	11	17
HARC Chair	Minor	6	4	10
Staff	Insubstantial	25	112	137
Staff	DNE*	0	17	17
TOTAL		37	144	181

*Determinations of No Effect

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

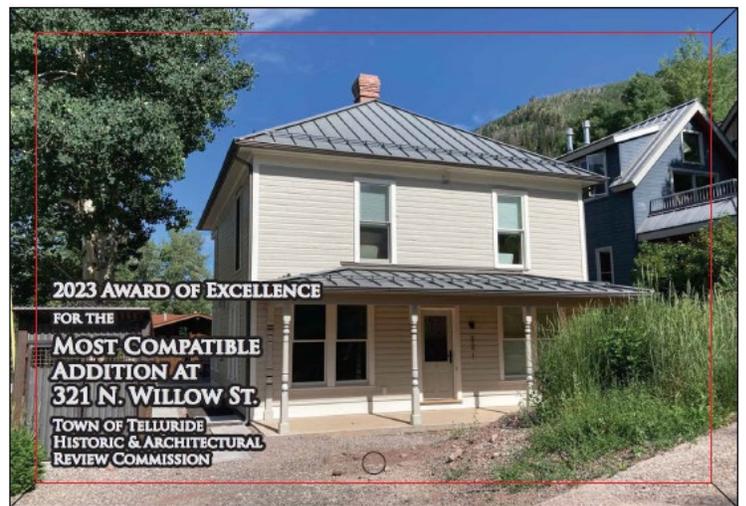
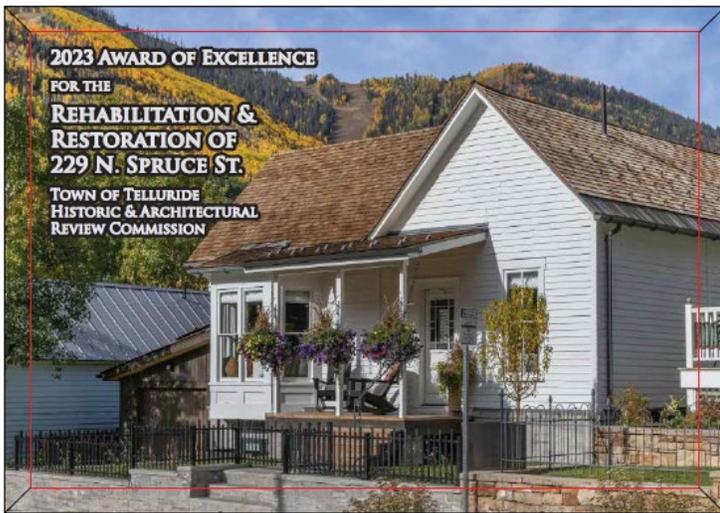
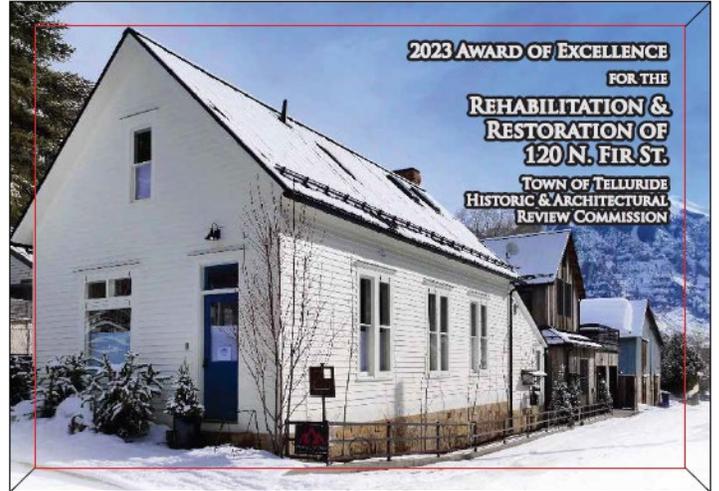
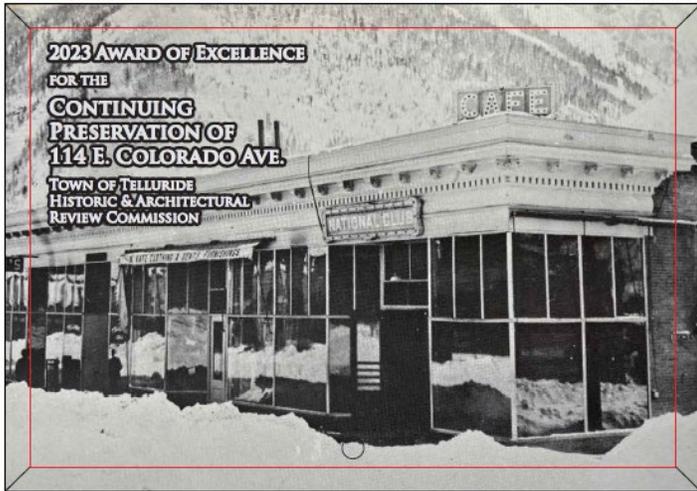
Attendance & Recusals

HARC Members	11 Regular Meetings	9 Chair Meetings	4 Special Meetings	Totals	Recusals*
Mark Shambaugh, Chair	11/11	7/9	4	22	3
Kiernan Lannon	9/11	2/2	4	15	1
Matt Lee	11/11	-	4	15	5
Stacy Lake	10/11	1/1	3	14	5
Robert Mather (app. 9/22)	10/10	-	4	14	0
Andrew Williamson (app. 9/22)	10/10	-	4	14	2
Kristine Perpar (app. 9/22)	10/10	-	4	14	1

*Recusals may be required for proximity, financial interest, or contractual relationship with applicant

HARC & HISTORIC PRESERVATION DEPARTMENT UPDATES

- **Board Composition / Vacancies:** HARC has had a full slate of members since September 2022. Four members' terms will expire this fall.
- **Document Scanning:** The scanning of Planning and HARC hard copy files (started in 2019) is ongoing. About half of the files have been sent to Denver and scanning of those is in process. The remainder should be sent off before the end of 2023.
- **HARC Preservation Awards:**
The Preservation Awards returned in July 2023. Four projects were selected by HARC and presented by Town Council, and customized plaques were given to the recipients:



Proposed 2024 HARC Goals:

- Revise Design Guidelines
- HARC Board Retreat (February)
- Other?