



NOTICE OF PUBLIC HEARING
Before The
**HISTORIC AND ARCHITECTURAL
REVIEW COMMISSION (HARC)**

January 29, 2026

Dear Property Owner,

You are receiving this public notice as required by the Town of Telluride Historic and Architectural Review Commission (HARC) because you own property within 150 feet of a proposed development.

Notice is hereby given that on **February 18, 2026, at 5:30 PM** or as soon as possible thereafter, via virtual meeting at [www.Zoom.us](https://www.zoom.us) > click "Join A Meeting"; or by Phone at 1-301-715-8592 or 1-253-215-8782; Meeting ID: 812 9136 3866; Passcode: 440860, or at such other time and place as this hearing may be adjourned. **This meeting will be held as a hybrid meeting.**

A public hearing will be held to consider:

PROJECT TITLE: 238 N Pine (TBD – Lot 18B)

SUMMARY: Consideration of an application for **A)** Small scale demolition of a non-rated THAS primary structure, per LUC 7-203.A.3.b.6.; **B)** Small scale new construction that will contain nine hundred fifty (950) square feet or more of floor area, but not more than two thousand five hundred (2,500) square feet of floor area, inside the THLD, per LUC 7-203.A.1.b.1.; **C)** Small scale repositioning of a designated THAS secondary structure, per 7-203.A.3.b.5.a.; and **D)** Minor scale alteration of a rated structure that does not increase its floor area, per 7-203.A.3.c.2.

LEGAL DESCRIPTION: Lot 18, Block 28, Telluride

ADDRESS: 238 North Pine Street

ZONE DISTRICT: Historic Residential

OWNER: 238 North Pine Street, LLC, A Colorado Limited Liability Company

APPLICANT: Alpine Planning – Christopher Hawkins

STAFF MEMBER: Kristen Clothier, Historic Preservation and Planning Director

Web Link to View Proposed Development Plans:

Packets will be available in advance of the meeting:

<https://www.telluride-co.gov/100/Historic-and-Architectural-Review-Commis>

To Submit Comments on This Proposal:

Via e-mail: preservation@telluride-co.gov

Or by surface mail to:

Town of Telluride
Historic and Architectural Review Commission
PO Box 397
Telluride, CO. 81435

Vicinity Map

