

**TOWN OF TELLURIDE
TOWN COUNCIL
AGENDA MEMORANDUM**

Item No.: 1a
Meeting Date: 9/16/2014

TITLE: ANNUAL REPORT OF THE HISTORIC AND ARCHITECTURAL REVIEW
COMMISSION (HARC) FOR 2013-2014

SUBMITTING DEPARTMENT: Building & Planning Department

ATTACHMENTS: B & 3C

COMMISSION RECOMMENDATION: On August 20, 2014 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 which have arisen.
- Comment on design trends.
- Propose projects for inclusion in the Town Council's Goals and Objectives.

This report covers the period between July 1, 2013 and June 30, 2014. This coincides with the period of the annual report required by the Colorado Historical Society (CHS).

ONGOING ACTIVITIES AND PROJECTS:

- 1) **Regulation Changes (ongoing activity).** HARC reviews and makes recommendations regarding proposed changes to the Land Use Code (LUC). Staff continues work on priority items identified by Town Council, HARC, and P&Z. These included:
 - Enhance Notification re: Demolitions
 - Review Tree ordinance
 - Update the LUC to include references to the 2013 update to the Historic and Architectural Survey
 - Review and Recommendation to P&Z regarding the Pearl Property Subdivision
 - We have also implemented various policy changes to better manage ongoing requirement related to historic structures.

- 2) **Training (Ongoing activity):**
 - HARC board members (Chair) Chance Leoff, (Commissioners) Peter Sante, Dave Hodges and (Alternate) Brian Ahern, along with planning staff attended the State Historic Preservation Conference in Denver – February 5th to the 7th, 2014.

 - HARC and PZ members Attended Town Council Retreats related to hearing procedures and parliamentary procedure training.

- HARC is now receiving electronic packet via I Pads provided by the town.
- 3) **Tax Credits (Ongoing activity):** No activity during the reporting year.
 - 4) **HARC Preservation Awards (Ongoing activities):** HARC presented the sixth annual group of awards to 4 projects.
 - 5) **Survey of Historic Structures Update:** Completed in October 2013. Included over 80 hours of public hearings and special HARC meetings.
 - 6) **The Historic Structures Map:** The Historic Structures Map is being updated and will include linking the county maps to the individual survey forms on the Town of Telluride Website. Other maps are also being updated.
 - 7) **Maintenance of Rated Structures:** Database is being updated yearly. With the completion of the survey, the data base is being updated to indicate changes in the rating of structures.
 - 8) **Board Orientation Manuals.** The Town is revising and resurrecting the HARC and PZ Orientation Manuals which should be available 2014.

DEVELOPMENT APPLICATIONS & REVIEW / DESIGN ISSUES AND TRENDS:

- See attachments A & B for a detailed breakdown of meeting and applications.
- There was a 56% drop in the number of HARC applications from the 2012/2013 period. Applications were almost evenly split (88/83) between June 2013 and July 2014.
- The large majority of construction projects are residential, with the majority of Certificate of Appropriateness (CA) applications for alterations and additions of an insubstantial scale or minor scale. There was a significant drop in the number of insubstantial scale projects, minor scale had a small drop, small scale projects rose slightly and there was a small drop in large scale applications.
- Most new construction was infill development on vacant lots, but with some associated demolition of 1 non-designated and two non-rated (non-contributing without qualifications) existing structures.
- There was a small drop in the number of applications to redevelop sites with contributing and non-contributing structures. Most of the projects seek to maximize the amount of development on the site.
- Three very large development applications came through as work sessions – Hotel Ajax, Telluride Transfer (4 Corners), both in the Commercial Zone District and the Minarovic project in the Residential Zone District.
- There were also a small number of Site/Landscape/Tree and Signage applications.

PROPOSED PROJECTS:

- 1) **Rehabilitation finance.** Staff would continue to provide support for projects seeking historic rehabilitation grants or tax credits. The State of Colorado approved funding for tax credit projects in 2014, expanded the types of projects that are eligible for tax credits and the amounts available.
- 2) **Regulations.**
 - Staff would continue to work on revisions or updates for the LUC, Green Building Code, and Design Standards.
 - Design Standards: Work is expected to restart in the 4th quarter of 2014 and to be completed in 2015.
 - Historic & Architectural Survey: Town Council reviewed and approved the survey update in October 2013. The survey included an increase in the number of rated structures and provided additional information regarding each property in terms of history, ownership and rating based on significance & integrity.
- 3) **Training.** Staff would continue to provide training for HARC.
- 4) **Awards.** HARC would continue the award program. Notices are sent out in November and collected the end of January. Framed Certificates are being awarded.
- 5) **HARC Board Requests:**
 - Having a member of Town Council attend the Saving Places Historic Preservation Conference.
 - Conduct a joint Town Council/HARC Board site walk of alleys and other areas of town and discuss successes and failures.
 - Discuss the number of special HARC and HARC Chair hearings over the past year.
 - Recognition of HARC board participation thru some form of compensation – such as a ski pass, if re-appointed to a second term.

Prepared by: Bob Mather, RA,
Historic Preservation Architect



Town Manager Approval

**CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT
TOWN OF TELLURIDE
CLG HISTORIC PRESERVATION COMMISSION MEETING SUMMARY**

Exhibit 3C - 07/09/2014

TIME PERIOD: July 1, 2013 to June 30, 2014

PREPARED BY: Bob Mather, RA, Historic Preservation Architect - Town of Telluride

MEETING TYPE	DATE		NOTES
	MONTH	DAY	
	2013		
Special Chair	July	2	
Regular	July	17	
Chair	July	19	
Special	Aug	8	Joint HARC/P&Z - Survey
Regular	Aug	21	
Chair	Aug	23	
Special	Sept	4	
Regular	Sept	18	
Chair	Sept	20	
Special	Oct	2	
Regular	Oct	16	
Chair	Oct	18	
Special Chair	Nov	8	
Regular	Nov	20	
Chair	Nov	22	
Regular	Dec	18	
Chair	Dec	20	
Special Chair	Dec	27	
	2014		
Regular	Jan	22	
Chair	Jan	24	
Regular	Feb	19	
Chair	Feb	21	
Regular	Mar	19	
Chair	Mar	21	
Regular	Apr	23	
Chair	Apr	25	
Regular	May	21	
Special	May	22	Joint HARC & P&Z
Chair	May	23	
Regular	June	25	
Chair	June	27	

**CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT
TOWN OF TELLURIDE ANNUAL REPORT
CLG DESIGN REVIEW SUMMARY**

Exhibit B - 07/09/2014 REVISED 09/01/2014

TIME PERIOD: June 30, 2013 to July 1, 2014
PREPARED BY: Bob Mather, RA Historic Preservation Architect - Town of Telluride

TYPE OF REVIEW	No. of Projects 2013	No. of Projects 2014	NOTES
INSUBSTANTIAL	41	46	STAFF
MINOR	17	15	HARC CHAIR
SMALL SCALE	24	17	HARC BOARD
LARGE SCALE	5	5	HARC BOARD
TOTAL:	87	83	

TYPE OF PROJECT	No. of Projects 2013	No. of Projects 2014	NOTES
NEW CONST.	5	7	
ADDITION/ALTERATION - R*	15	12	* RATED STRUCTURES
ADDITION/ALTERATION - NR**	30	39	** NON-RATED & NON-DESIGNATED STRUCTURES
SITework & LANDSCAPE	4	2	
SIGNS	8	4	
DEMOLITION***	2	1	***ASSOCIATED WITH NEW CONSTRUCTION - 1 NON-DESIGNATED & 2 NON-RATED
MISC.	23	18	
TOTAL:	87	83	