

**A REGULAR MEETING OF THE TOWN OF TELLURIDE
HISTORIC AND ARCHITECTURAL REVIEW COMMISSION**

APRIL 19, 2017

WEDNESDAY 6:00 PM

**REBEKAH HALL, TELLURIDE, CO
113 WEST COLUMBIA AVENUE**

I. CALL TO ORDER (6:00 pm)

II. APPROVAL OF MINUTES

1. January 18, 2017 Regular HARC
2. February 15, 2017 Regular HARC
3. March 1, 2017 Special HARC
4. March 15, 2017 Regular HARC

III. STAFF ANNOUNCEMENTS

IV. PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS

V. PUBLIC HEARING ITEMS

1. **PROJECT TITLE:** SMPA Preliminary Large Scale New Construction –*continued from the March 1, 2017 Special HARC meeting (6:10 pm)*

SUMMARY: Consideration of Preliminary Large Scale New Construction in the Commercial Zone District which will contain more than 5,000 square feet of floor area, per LUC Section 7-203.A.2.

LEGAL DESCRIPTION: Lots 2 and 4, Block 6, Town of Telluride

ADDRESS: 160 South Fir Street

ZONE DISTRICT: Commercial Zone District

OWNER: Town of Telluride

APPLICANT: Town of Telluride, represented by FCI, Davis Partners, and McAllister Architects

STAFF MEMBER: Ann Morgenthaler, Senior Planner

The above item will be continued to the May 17, 2017 Regular HARC meeting at the request of the Applicant.

2. **PROJECT TITLE:** 407 East Depot Ave. – *continued from the February 15 & March 1, 2017 HARC meetings (6:15 pm)*

SUMMARY: Consideration of an application for new construction in Accommodations II zone district which will contain 1,500 square feet or more of floor area, but not more than 5,000 square feet of floor area, per LUC 7-203.B.2.

LEGAL DESCRIPTION: Lot 8C, East Depot According to East Depot Subdivision II and PUD Amendment, East Depot Gondola PUD

ADDRESS: 407 East Depot Avenue

ZONE DISTRICT: Accommodations II (AC-2)

OWNER: Prospect House, LLC

APPLICANT: Alpine Planning, LLC & Tommy Hein Associates

STAFF MEMBER: Jonna Wensel, Historic Preservation Planner

3. **PROJECT TITLE:** ENTELECHY II – *continued from the March 1, 2017 Special HARC meeting (7:00 pm)*
SUMMARY: Consideration of a small scale application for **A)** new construction in the Telluride Historic Landmark District which will contain 750 square feet or more of floor area, but not more than 2,500 square feet of floor area per LUC Section 7-203.B.1.a., and **B)** small scale demolition of a non-designated principal structure within the THLD, per LUC Section 7-203.B.8.
LEGAL DESCRIPTION: Part of Lots 6 & 8 Lot 2, Block 29, Town of Telluride and Lots 6 & 8, Block 8, Dakota Addition
ADDRESS: 330 N. Pine Street
ZONE DISTRICT: Historic Residential (HR)
OWNER: Telluride Station, LLC
APPLICANT: Narcis Tudor Architects
STAFF MEMBER: Jonna Wensel, Historic Preservation Planner

4. **PROJECT TITLE:** 537 W. Colorado (8:00 pm)
SUMMARY: Consideration of a small scale application for **A)** repositioning of a rated (Contributing) THAS Primary Structure per LUC 7-203.B.14; **B)** new construction of a garage in the THLD that will contain less than 750 square feet of floor area per 7-203.C.1; and **C)** an addition to a rated (Contributing) building that will increase the floor area by less than 10% per LUC7-203.C.5.
LEGAL DESCRIPTION: Block 9, Lot 10R, Town of Telluride
ADDRESS: 537 W. Colorado Avenue
ZONE DISTRICT: Historic Residential (HR)
OWNER: James G. Costakis, Jr. Revocable Trust
APPLICANT: E Cummings Architect PC
STAFF MEMBER: Jonna Wensel, Historic Preservation Planner

VI. BOARD AND STAFF DISCUSSION

VII. ADJOURN

For more complete information on these applications or projects, please contact Town of Telluride Planning Department at (970) 728-2170. More complete information is on file and available at Rebekah Hall, 113 W. Columbia, (970) 728-2170. If you would like to comment on the proposed development, please forward your comment letter to "Attention: Historic and Architectural Review Commission" by mail to P.O. Box 397, Telluride, CO 81435, by fax to (970) 728-3078, by e-mail to Jonna Wensel at jwensel@telluride-co.gov, or in person to Rebekah Hall at the address listed above. **Written comments must be received by the Town by 10 a.m. on the Friday prior to the hearing for inclusion in the packet. After the deadline, comments will be distributed at the hearing.**

NOTE: The HARC may request public comment to be kept to 5 minutes per person in the interest of managing the agenda.

NOTE: Times are approximate