

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

**MAY 17, 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. February 17, 2017 HARC Chair Minutes
2. March 17, 2017 HARC Chair Minutes
3. April 19, 2017 HARC Minutes
4. April 25, 2017 JT Special HARC & P & Z Minutes

**III.        STAFF ANNOUNCEMENTS**

**IV.        PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS**

**V.         REVIEW AND RECOMMENDATION PUBLIC HEARING ITEMS**

**1. PROJECT TITLE:** SMPA Lot Subdivision (6:10 pm)

**SUMMARY:** Review and Recommendation by HARC to P&Z regarding a Small Scale Subdivision application to combine two lots into one 11,750 square foot lot, pursuant to LUC Section 6-403.A.

**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

**VI.        PUBLIC HEARING ITEMS**

**2. PROJECT TITLE:** SMPA Preliminary Large Scale New Construction – *continued from the March 1, 2017 Special HARC meeting and the April 19, 2017 regular HARC meeting* (7:00 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 without discussion.*

3. **PROJECT TITLE:** 407 East Depot Ave. – *continued from the February 15, March 15, and April 19, 2017 HARC meetings (7:10 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
  
4. **PROJECT TITLE:** Rosenthal Residence (8:00 pm) – *continued from the March 15, 2017 HARC meeting*  
**SUMMARY:** Consideration of a small scale application for new construction in the 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:** Parcel C, Lot 37, Backman Village Subdivision  
**ADDRESS:** 792 W. Smuggler Ave.  
**ZONE DISTRICT:** Accommodations II (AC-2)  
**OWNER:** 792 Mahoney Drive, LLC  
**APPLICANT:** Sante Architects  
**STAFF MEMBER:** Jonna Wensel, Historic Preservation Planner
  
5. **PROJECT TITLE:** 433 W. Colorado  
**SUMMARY:** Consideration of a small scale application in the Historic Residential zone district for **A)** repositioning of a rated (Contributing) THAS Primary Structure per LUC 7-203.B.14; **B)** an addition to a rated (Contributing) building that will increase the floor area by less than 10% per LUC 7-203.C.5.; and **C)** an alteration of a non-rated structure which does not increase its floor area per LUC 7-203.D.4  
**LEGAL DESCRIPTION:** The West 8 ½ feet of Lot 8 and all of Lot 9, Block 4, West Telluride Addition (WTA)  
**ADDRESS:** 433 W. Colorado Avenue  
**ZONE DISTRICT:** Historic Residential (HR)  
**OWNER:** Guanaja, LLC, a Wyoming Limited Liability Company  
**APPLICANT:** Luke Trujillo AIA, Architect  
**STAFF MEMBER:** Jonna Wensel, Historic Preservation Planner

## VII. BOARD AND STAFF DISCUSSION

## VIII. 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](mailto:jwensel@telluride-co.gov), or in person to Rebekah Hall at the address listed above. **Written comments must be received by staff no later than 10 a.m. on the Wednesday prior to the hearing for inclusion in the packet. After the deadline, comments will be distributed at the hearing.**

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

**NOTE: Times are approximate.**