

ASPEN HISTORIC PRESERVATION COMMISSION

**MAY 25, 2011
CITY COUNCIL CHAMBERS
130 S. GALENA
ASPEN, COLORADO**

SITE VISIT- Please go by the work session sites on your own.

- I. Roll call**
- II. Approval of minutes – March 23rd minutes**
- III. Public Comments**
- IV. Commission member comments**
- V. Disclosure of conflict of interest (actual and apparent)**
- VI. Project Monitoring:**
- VII. Staff comments – (15 min.)**
- VIII. Certificate of No Negative Effect issued
(Next resolution will be #6)**

I. OLD BUSINESS

- A. 610 E. Hyman Ave. – Landmark designation, Major Development, Commercial Design Review and Aspen Modern negotiation, Public Hearing – (continue to a date certain, to be determined at meeting)**

II. NEW BUSINESS

- A. NONE**

III. WORK SESSIONS:

- A. 135 E. Cooper (30 min.)**
- B. Hyman and Spring Street project (205 S. Spring, 623 E. Hopkins and 625 E. Hopkins (1 hour, 15 min.)**

7:00 Adjourn

Provide proof of legal notice (affidavit of notice for PH)
Staff presentation
Applicant presentation
Board questions and clarifications
Public comments (close public comment portion of hearing)
Chairperson identified the issues to be discussed
Applicant rebuttal (comments)
Motion

No meeting of the HPC shall be called to order without a *quorum* consisting of at least *four (4) members* being present. No meeting at which less than a quorum shall be present shall conduct any business other than to continue the agenda items to a date certain. All actions shall require the *concurring vote of a simple majority*, but in *no event less than three (3) concurring votes* of the members of the commission then present and voting.

Memo

To: Ms. Amy Guthrie and the Aspen Historic Preservation Commission
From: Christy Ferer, Owner of 135 East Cooper Avenue
Thru: Mitch Haas, Haas Land Planning, LLC
Date: May 25, 2011
Re: 135 East Cooper Avenue Work Session

Christy Ferer owns the property located at 135 East Cooper Avenue, at the southwest corner of South Aspen Street and East Cooper Avenue, immediately across the street from the Limelight Lodge. She is honored that the HPC commended her 2004 renovation of residence with an award, and the house has truly turned out to be a jewel for her and her family.

However, the home itself has proven challenging to use for a family. The HPC's review and approval resulted in the need to have two staircases inside the house: one that provides access to the master bedroom located above the addition, and another providing access to the other bedrooms on the second floor of the historic portion of the house. Christy and her family have now lived with the two staircases for nearly seven years despite other preferred designs and solutions for a single, unifying staircase. "*Form follows function,*" is an underlying principle of all good architecture but, in the case of the previous approvals, function was completely cast aside in the name of something then assumed to provide a better form.

The current situation causes a physically divided family and great inconvenience for parents relating and being available to children as the staircases isolate the master bedroom from the kids' rooms. In essence, occupants of the children's bedrooms and the master bedroom cannot get to one another without descending a flight of stairs, crossing through the living room and kitchen areas, and ascending another flight of stairs, yet the two second floor areas are less than ten feet apart. This situation is often unsafe and simply does not work for a household; in short, it does not properly function. The problems it causes are so severe that the owner is willing to go to the effort and incur the expense (estimated at approximately \$500,000) to

de-commission the two staircases for replacement with a single staircase that would unify the house.

Ms. Ferer would like to respectfully ask the HPC, after all these years, to recognize the extenuating circumstances in reconsidering their 2004 decision. The decision to require two sets of staircases was based on the fact that a single stair would have required consuming an additional five (5) feet of exterior wall on the west side of the historic Victorian home. However, the large tree blocking the view of that wall and current linking element from the street continues to get larger. Furthermore, that wall sits behind a historic, wrap-around front porch that further obscures one's ability to see it.

Between the historic wrap-around front porch (which Ms. Ferer restored) and the aforementioned tree that continues to grow, any expansion of the linking element along the Victorian wall is and will become even more obscured from view. Additionally, the neighborhood has changed enormously with very permissive, unsympathetic structures (i.e., the Limelight Lodge redevelopment) overshadowing this house that Ms. Ferer worked so hard to restore. In comparison, the proposed corrective remodel seems like such a small request.

We feel our solution will create a sensitive, nearly invisible and sympathetically designed link where non-reflective glass will be used on the second floor to definitely respect and make apparent the difference in age of the two structures. At the same time, the change will allow a single staircase to unite the family living inside this house. At last, harmony between form and function will be achieved.

Specifically, the attached plans for the proposed design envisions extending the linking element eight feet (8') further toward the front of the house, leaving almost twenty-seven feet (27') of historic wall and front porch unscathed before the link begins. The existing link is one story with a deck area on top. The proposal will make the linking element two stories in height to allow direct indoor passage from one second floor portion of the residence to the other; the upper story of the linking element will be designed to be as transparent, sympathetic and unobtrusive as practicable. All remaining changes will occur on the interior of the structure.

In addition, the accessory dwelling unit at the rear of the property (along the alley) has proven to be very dark as little natural light penetrates into the interior space. The applicant wants to place a skylight in the roof of the structure.

Thank you for your consideration.

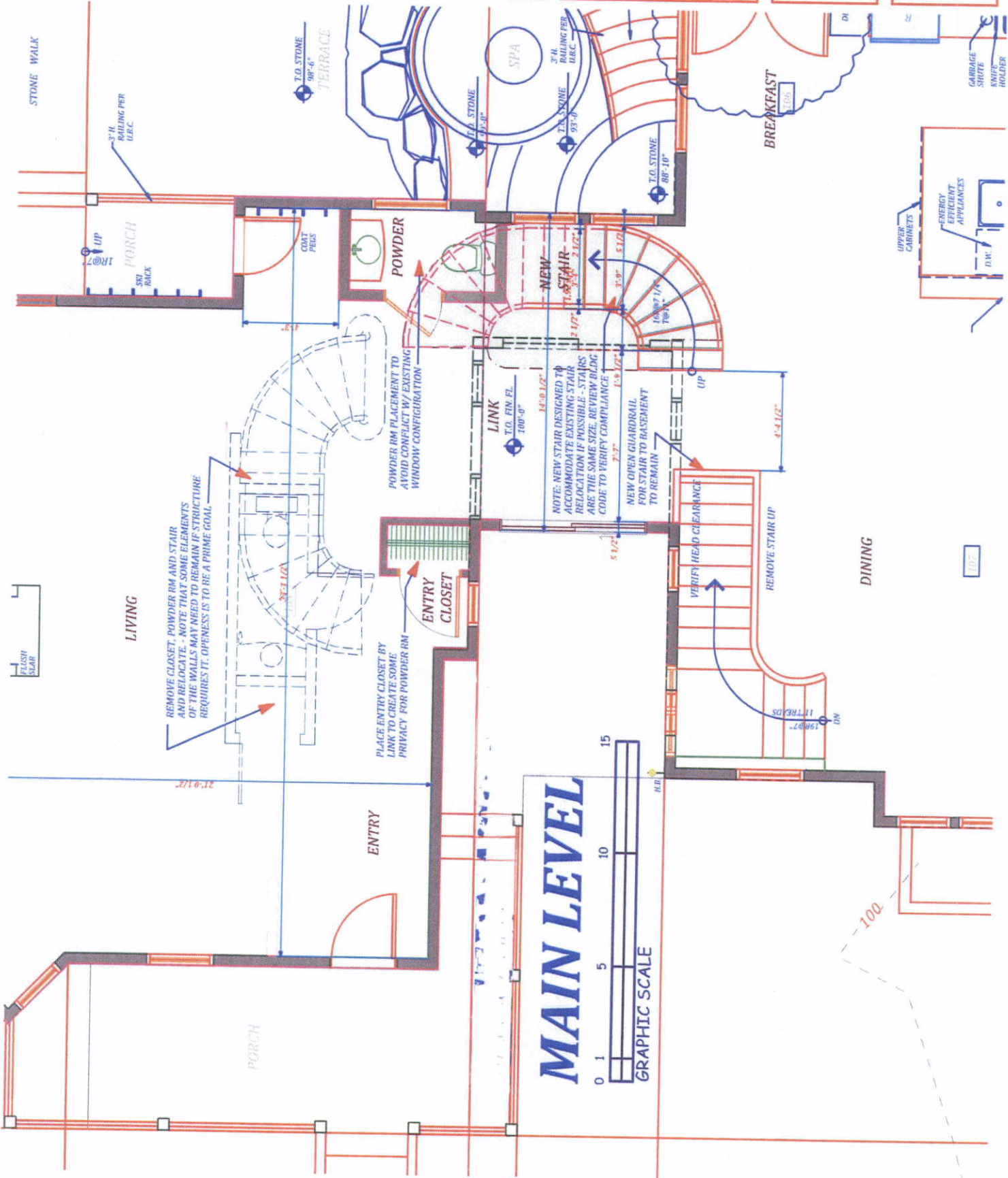
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FERER RESIDENCE REMODEL & ADDITION
 135 EAST COOPER STREET
 ASPEN, PITKIN COUNTY, COLORADO
 CHRISTY FERER

REMODEL & ADDITION DESIGN
LINK & NEW STAIR LOCATION PLANS

REVIEW SET

ISSUE DATE
 03.18.2011
ARCH



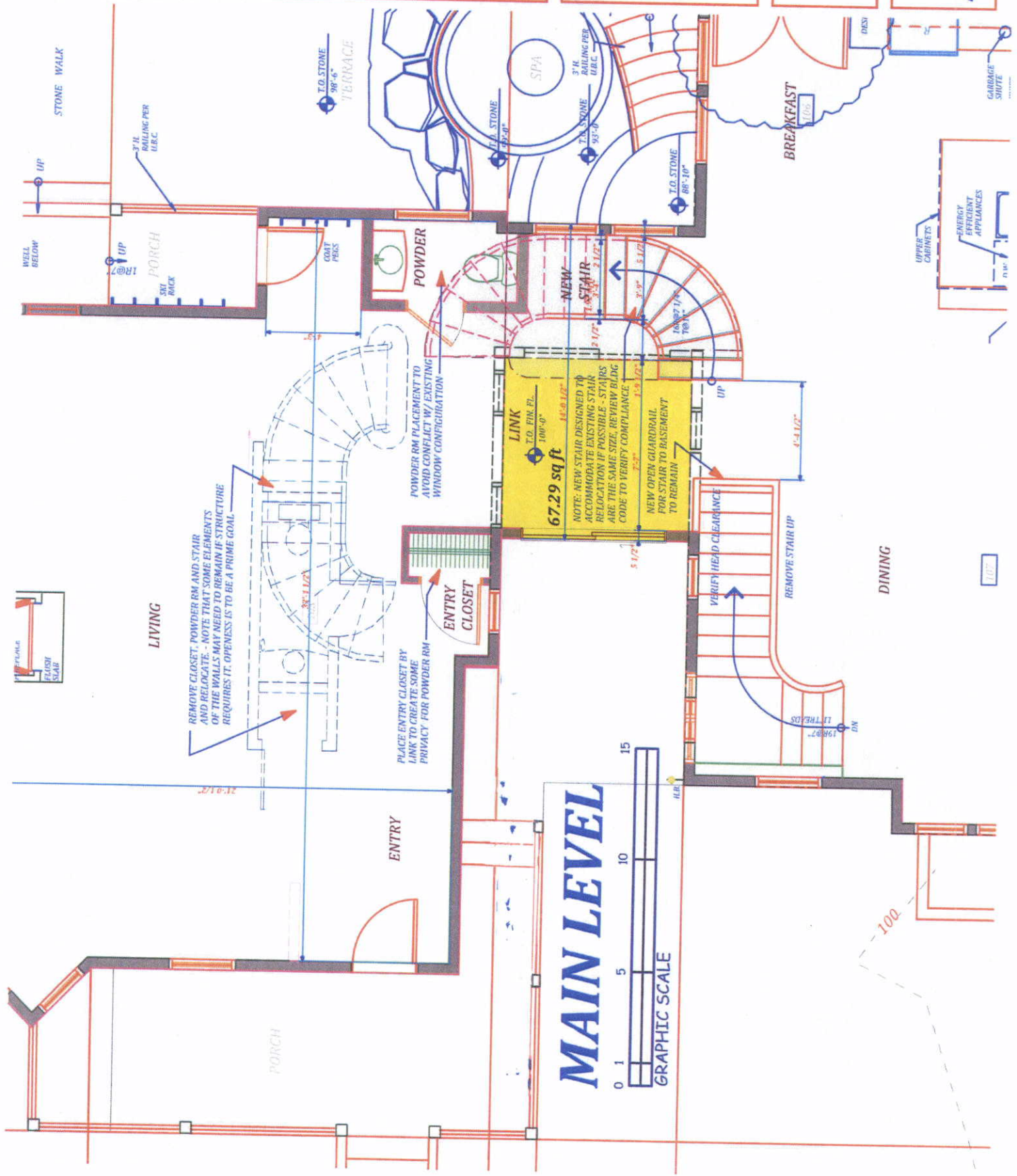
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MAIN LEVEL
 GRAPHIC SCALE
 0 1 5 10 15
 1/8" = 1'-0"

107





Staircase
"link"