

ASPEN HISTORIC PRESERVATION COMMISSION

**MAY 26, 2010
5:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS
130 S. GALENA
ASPEN, COLORADO**

SITE VISITS:

- I. Roll call**
- I. Approval of minutes – none**
- II. Public Comments**
- III. Commission member comments**
- IV. Disclosure of conflict of interest (actual and apparent)**
- V. Project Monitoring:**
- VI. Staff comments – (15 min.)**
- VII. Certificate of No Negative Effect issued
(Next resolution will be #6)**

- VIII. OLD BUSINESS**
 - A. NONE**

- IX. NEW BUSINESS – PUBLIC HEARING**
 - A. 216 W. Hyman – Substantial Amendment to Major
Development approval.**

- X. WORK SESSIONS**
 - A. None**

- XI. 6:00 p.m. Adjourn**

MEMORANDUM

TO: Aspen Historic Preservation Commission

FROM: Amy Guthrie, Historic Preservation Officer

RE: 216 West Hyman Avenue, Amendment to Minor Development approval - Public Hearing

DATE: May 26, 2010

SUMMARY: 216 West Hyman Avenue is located on a 6,000 square foot lot across from the Ice Garden. Built in circa 1885 as a modest miner's cottage, major alterations have been made to the house. It is now more reflective of the early ski era, when it was the home of Darcy Brown, described by the Aspen Times as "the man who headed the Aspen Ski Corp. as it grew from a two-chairlift hill at the foot of downtown into one of the most widely recognized ski resorts in the world," than it is in keeping with Victorian architecture.

The applicant received approval in 2008 to remove a non-historic addition located at the rear of the property and to convert the existing garage into living space. An amendment to that approval is being requested in order to construct a free standing accessory building at the rear of the site. No variances are needed for the project.

RECOMMENDATION: Staff recommends approval of the Amendment as proposed.

APPLICANT: Ann Mullins, represented by Derek Skalko of 1Friday Collaborative.

PARCEL ID: 2735-124-63-006.

ADDRESS: 216 West Hyman Avenue, Lots O and P, Block 53, City and Townsite of Aspen, Colorado.

ZONING: R6.

MINOR DEVELOPMENT

The procedure for a Minor Development Review is as follows. Staff reviews the submittal materials and prepares a report that analyzes the project's conformance with the design guidelines and other applicable Land Use Code Sections. This report is transmitted to the HPC with relevant information on the proposed project and a recommendation to continue, approve, disapprove or approve with conditions and the reasons for the recommendation. The HPC will review the application, the staff analysis report and the evidence presented at the hearing to determine the project's conformance with the City of Aspen Historic Preservation Design Guidelines. The HPC may approve, disapprove, approve with conditions, or continue

the application to obtain additional information necessary to make a decision to approve or deny. If the application is approved, the HPC shall issue a Certificate of Appropriateness and the Community Development Director shall issue a Development Order. The HPC decision shall be final unless appealed by the applicant or a landowner within three hundred (300) feet of the subject property in accordance with the procedures set forth in Chapter 26.316.

Staff Response: The applicant proposes the construction of a detached 540 square foot accessory building at the rear of the site.

The new building is approximately 7 feet taller at the ridge than the historic resource, however the historic resource has an uncharacteristically shallow roof pitch compared to most miner's cottages. There is a drop in grade of 6 vertical feet from the front of the site to the alley, which reduces the apparent height difference between the two structures. The buildings are 28 feet apart.

Initially staff was concerned that the steep roof and wide overhangs on the outbuilding would not meet the guidelines in terms of compatibility with the historic resource. However we recognize that the home on this site may be an example of a building where alterations have gained significance of their own. The chalet qualities of the proposed new structure do create a strong relationship between the buildings. The outbuilding is planned to have clapboard siding and a metal roof to match the main house.

Staff recommends approval of the Amendment as designed.

DECISION MAKING OPTIONS:

The HPC may:

- **approve the application,**
- **approve the application with conditions,**
- **disapprove the application, or**
- **continue the application to a date certain to obtain additional information necessary to make a decision to approve or deny.**

RECOMMENDATION: Staff recommends that HPC approve the Amendment with the following standard conditions:

1. There shall be no deviations from the approved plan without first being reviewed and approved by staff and monitor.
2. Information on any planned exterior lighting or landscaping must be approved by staff and monitor prior to purchase or installation.
3. The approvals and vested rights established for this property by Aspen HPC Resolution #20, Series of 2008 remain unchanged.

The development approvals granted herein for a new outbuilding shall constitute a site-specific development plan vested for a period of three (3) years from the date of issuance of a development order. However, any failure to abide by any of the terms and conditions attendant to this approval shall result in the forfeiture of said vested property rights. Unless otherwise exempted or extended, failure to properly record all plats and agreements required to be recorded, as specified herein, within 180 days of the effective date of the development order shall also result in the forfeiture of said vested property rights and shall render the development order void within the meaning of Section 26.104.050 (Void permits). Zoning that is not part of the approved site-specific development plan shall not result in the creation of a vested property right.

No later than fourteen (14) days following final approval of all requisite reviews necessary to obtain a development order as set forth in this Ordinance, the City Clerk shall cause to be published in a newspaper of general circulation within the jurisdictional boundaries of the City of Aspen, a notice advising the general public of the approval of a site specific development plan and creation of a vested property right pursuant to this Title. Such notice shall be substantially in the following form:

Notice is hereby given to the general public of the approval of a site specific development plan, and the creation of a vested property right, valid for a period of three (3) years, pursuant to the Land Use Code of the City of Aspen and Title 24, Article 68, Colorado Revised Statutes, pertaining to the following described property: **216 West Hyman Avenue, Lots O and P, Block 53, City and Townsite of Aspen, Colorado.**

Nothing in this approval shall exempt the development order from subsequent reviews and approvals required by this approval of the general rules, regulations and ordinances or the City of Aspen provided that such reviews and approvals are not inconsistent with this approval.

The approval granted hereby shall be subject to all rights of referendum and judicial review; the period of time permitted by law for the exercise of such rights shall not begin to run until the date of publication of the notice of final development approval as required under Section 26.304.070(A). The rights of referendum shall be limited as set forth in the Colorado Constitution and the Aspen Home Rule Charter.

Exhibits:

- A. Relevant Design Guidelines
- B. Application

Exhibit A- Relevant Design Guidelines

11.3 Construct a new building to appear similar in scale with the historic buildings on the parcel.

- Subdivide larger masses into smaller "modules" that are similar in size to the historic buildings on the original site.

11.4 Design a front elevation to be similar in scale to the historic building.

- The primary plane of the front should not appear taller than the historic structure.
- The front should include a one-story element, such as a porch.

11.5 Use building forms that are similar to those of the historic property.

- They should not overwhelm the original in scale.

11.6 Use roof forms that are similar to those seen traditionally in the block.

- Sloping roofs such as gable and hip roofs are appropriate for primary roof forms.
- Flat roofs should be used only in areas where it is appropriate to the context.
- On a residential structure, eave depths should be similar to those seen traditionally in the context.
- Exotic building and roof forms that would detract from the visual continuity of the street are discouraged. These include geodesic domes and A-frames.

11.7 Roof materials should appear similar in scale and texture to those used traditionally.

- Roof materials should have a matte, non-reflective finish.

11.8 Use building materials that contribute to a traditional sense of human scale.

- Materials that appear similar in scale and finish to those used historically on the site are encouraged.
- Use of highly reflective materials is discouraged.

11.9 Use building components that are similar in size and shape to those of the historic property.

- These include windows, doors and porches.
- Overall, details should be modest in character.

11.10 The imitation of older historic styles is discouraged.

- This blurs the distinction between old and new buildings.
- Highly complex and ornately detailed revival styles that were not a part of Aspen's history are especially discouraged on historic sites.

**RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC)
APPROVING AN APPLICATION FOR AN AMENDMENT TO MINOR
DEVELOPMENT FOR THE PROPERTY LOCATED AT 216 WEST HYMAN AVENUE,
LOTS O AND P, BLOCK 53, CITY AND TOWNSITE OF ASPEN, COLORADO**

RESOLUTION NO. __, SERIES OF 2010

PARCEL ID: 2735-124-63-006.

WHEREAS, the applicant, Ann Mullins, represented by Derek Skalko of 1Friday Collaborative, has requested an Amendment to a previously granted Minor Development approval for the property located at 216 West Hyman Avenue, Lots O and P, Block 53, City and Townsite of Aspen, Colorado; and

WHEREAS, Section 26.415.070 of the Municipal Code states that “no building or structure shall be erected, constructed, enlarged, altered, repaired, relocated or improved involving a designated historic property or district until plans or sufficient information have been submitted to the Community Development Director and approved in accordance with the procedures established for their review;” and

WHEREAS, the procedure for an Amendment to Minor Development Review is as follows. Staff reviews the submittal materials and prepares a report that analyzes the project’s conformance with the design guidelines and other applicable Land Use Code Sections. This report is transmitted to the HPC with relevant information on the proposed project and a recommendation to continue, approve, disapprove or approve with conditions and the reasons for the recommendation. The HPC reviews the application, the staff analysis report and the evidence presented at the hearing to determine the project’s conformance with the City of Aspen Historic Preservation Design Guidelines. The HPC may approve, disapprove, approve with conditions, or continue the application to obtain additional information necessary to make a decision to approve or deny; and

WHEREAS, Amy Guthrie, in her staff report dated May 26, 2010, performed an analysis of the application based on the standards, found the review standards and the “City of Aspen Historic Preservation Design Guidelines have been met; and

WHEREAS, at their regular meeting on May 26, 2010, the Historic Preservation Commission considered the application, found the application for an Amendment to Minor Development and the “City of Aspen Historic Preservation Design Guidelines” to be met, and approved the application by a vote of _____.

NOW, THEREFORE, BE IT RESOLVED:

That HPC hereby grants approval for an Amendment to Minor Development for the property located at 216 West Hyman Avenue, Lots O and P, Block 53, City and Townsite of Aspen, Colorado with the following conditions:

1. There shall be no deviations from the approved plan without first being reviewed and approved by staff and monitor.
2. Information on any planned exterior lighting or landscaping must be approved by staff and monitor prior to purchase or installation.
3. The approvals and vested rights established for this property by Aspen HPC Resolution #20, Series of 2008 remain unchanged.

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APPROVED BY THE COMMISSION at its regular meeting on the 26th day of May, 2010.

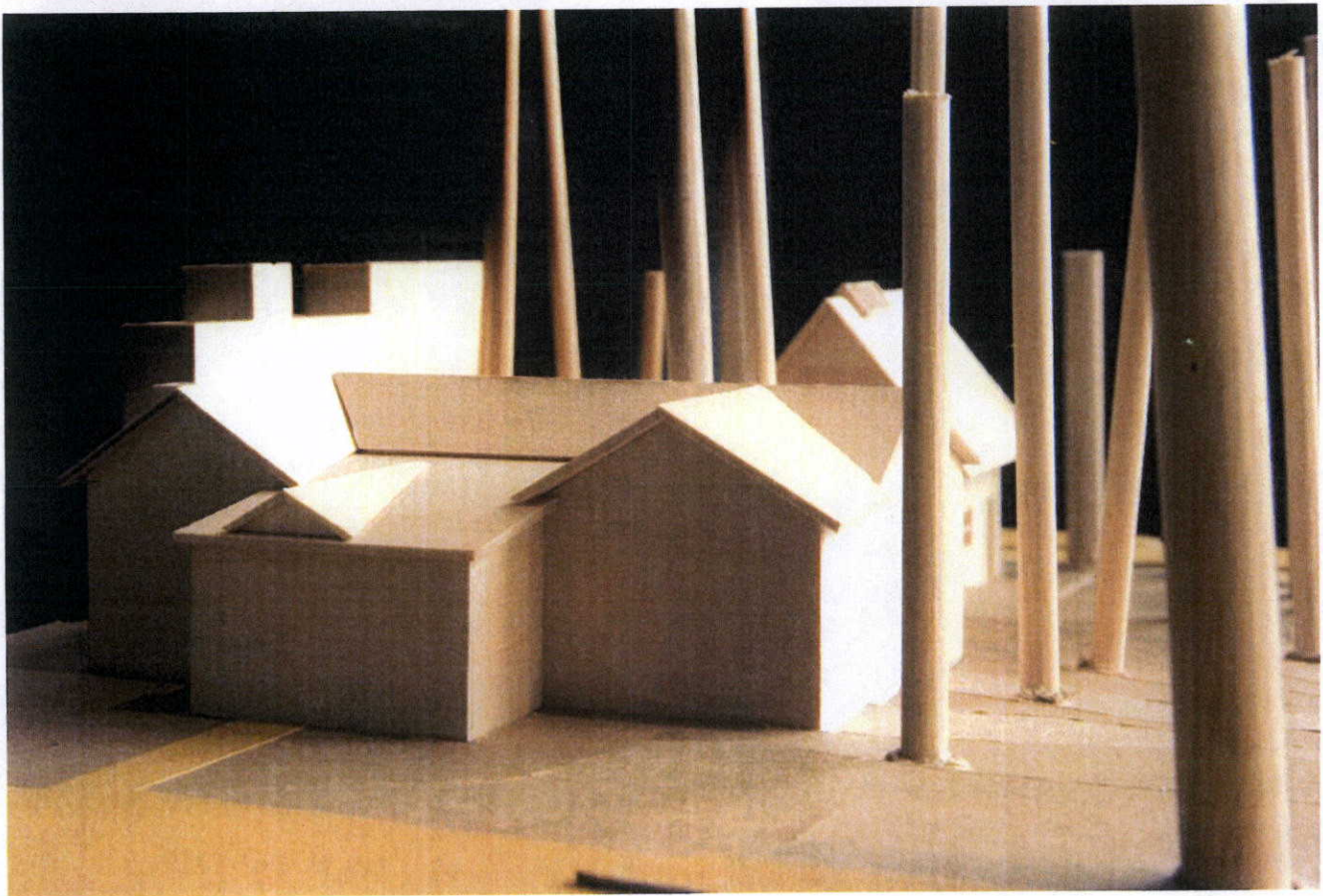
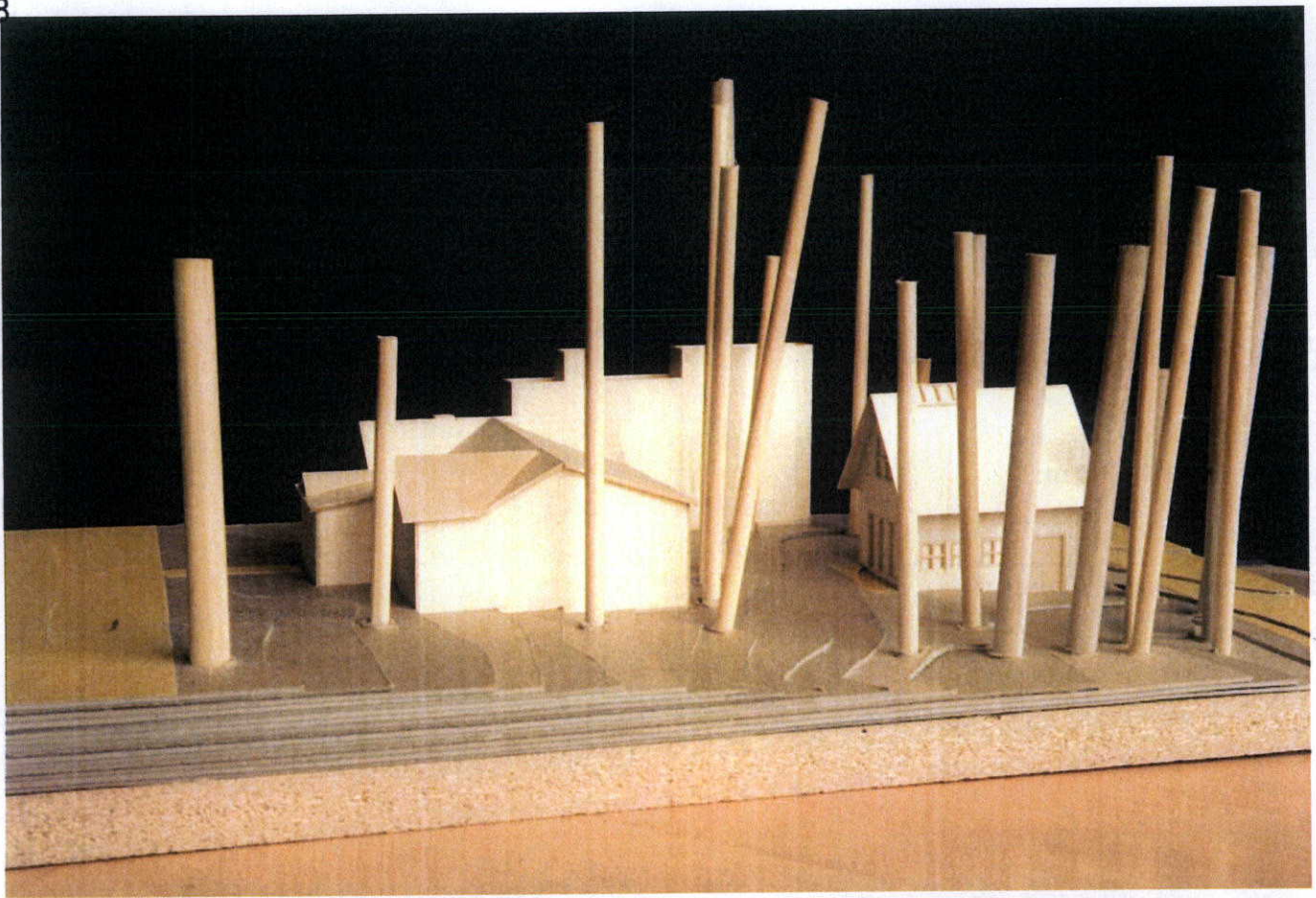
Michael Hoffman, Chair

ATTEST:

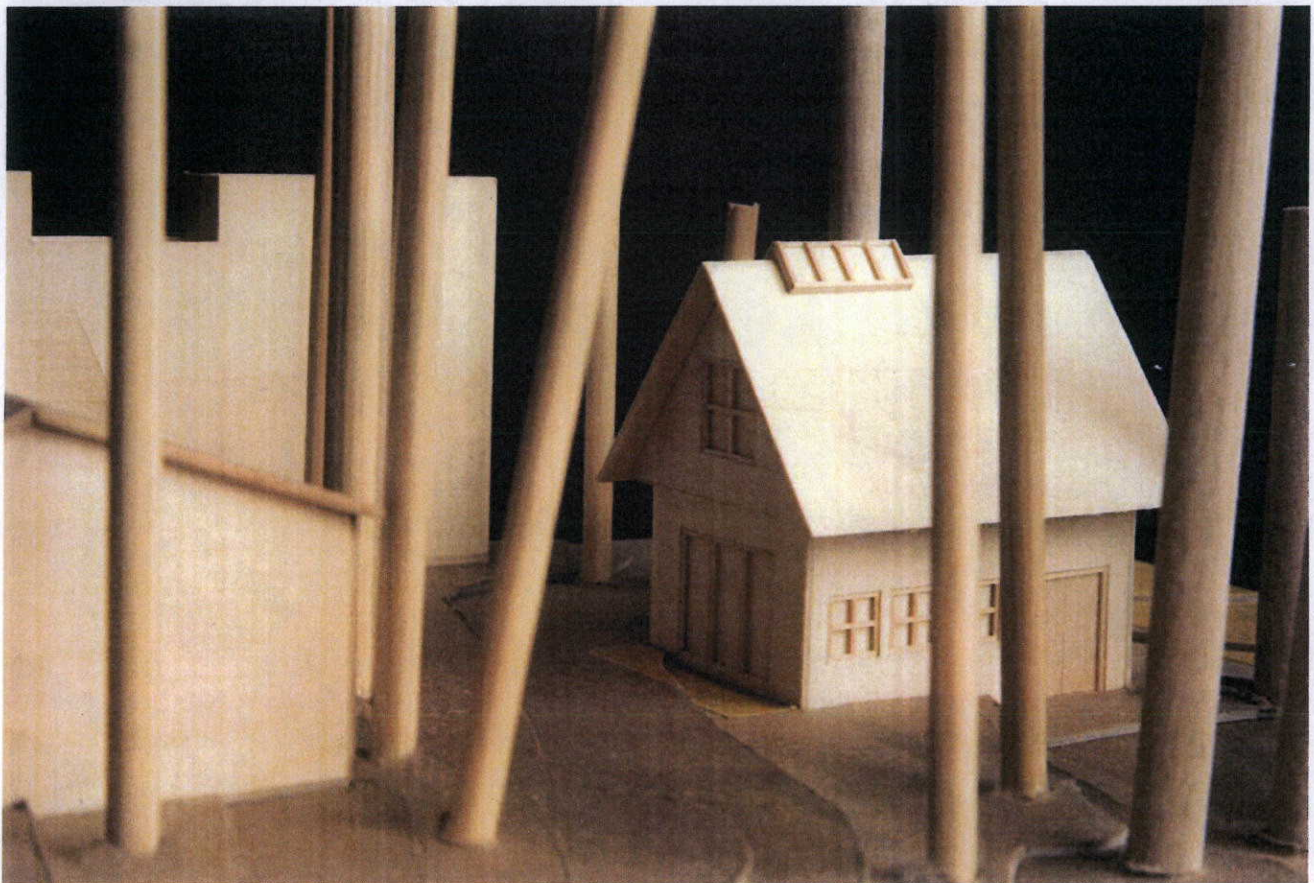
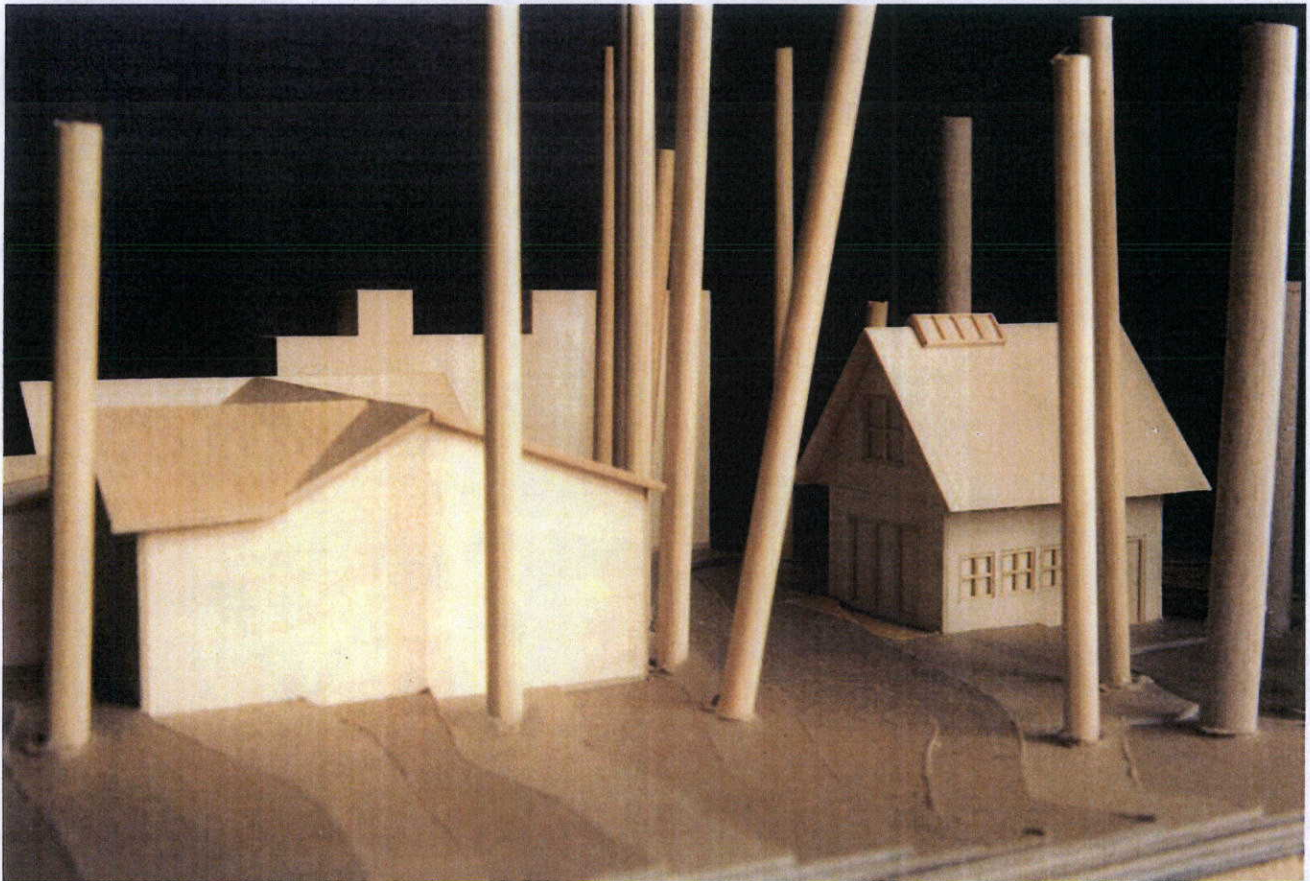
Kathy Strickland, Chief Deputy Clerk

Approved as to Form:

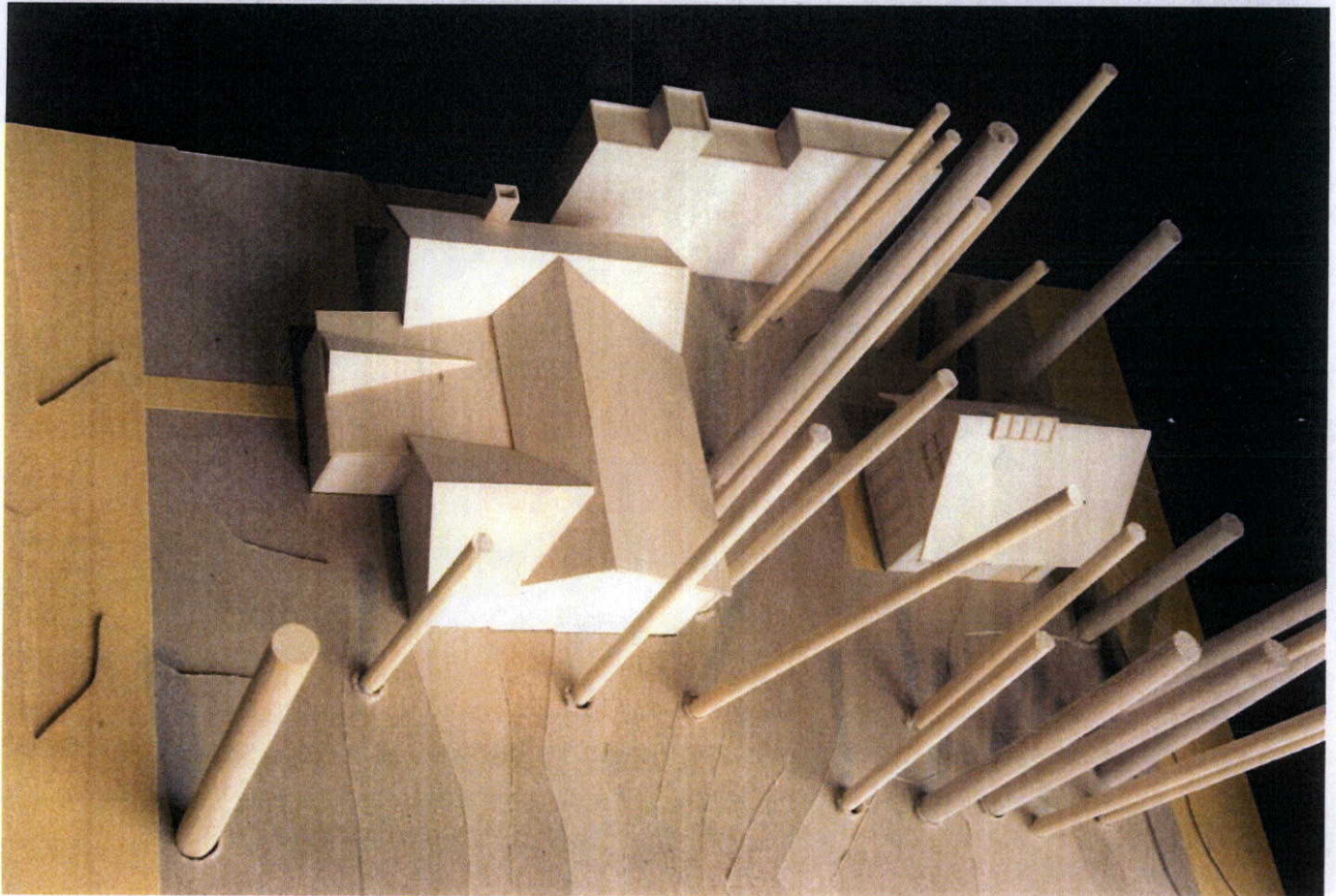
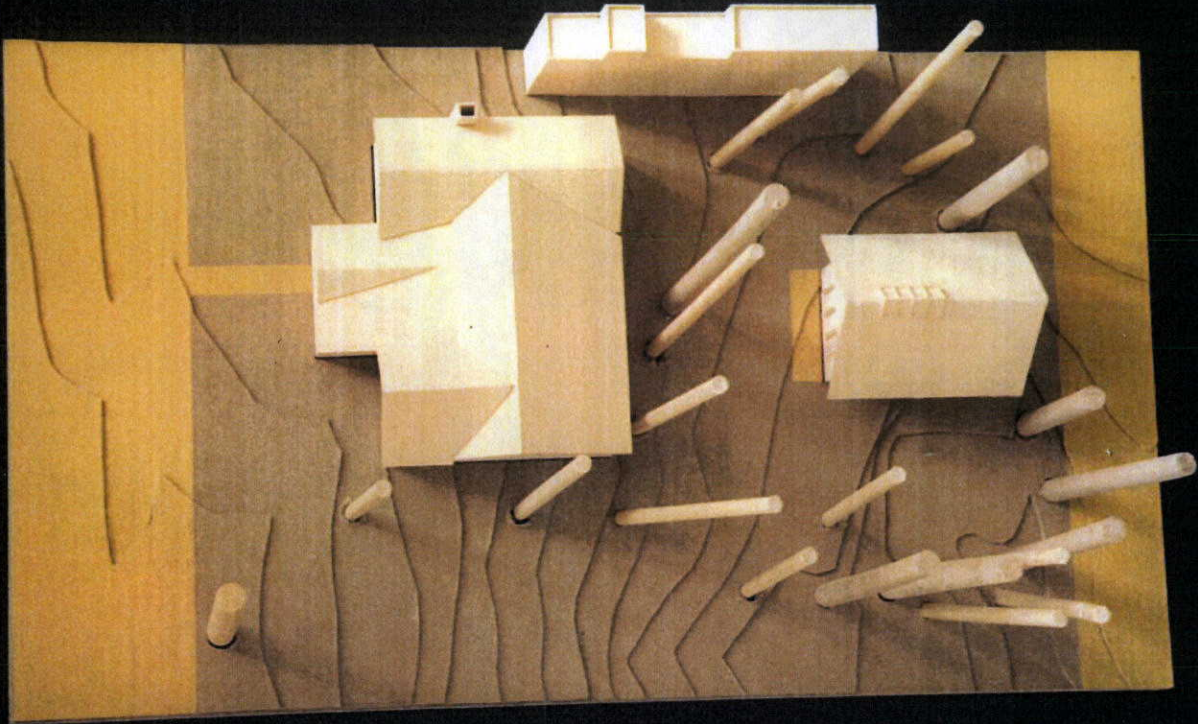
Jim True, Special Counsel



216 West Hyman Residence Model Imagery - May 2010



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