

ASPEN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

OCTOBER 26, 2011 – 5:00 P.M.

CITY COUNCIL CHAMBERS

130 S. GALENA

ASPEN, COLORADO

SITE VISIT- 4:30: Please meet at 117 Neale Avenue (log cabin uphill from Herron Park)

- I. Roll call**
 - II. Approval of minutes – Oct. 12, 2011.**
 - 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 #13)**
-
- I. OLD BUSINESS**
 - A. 517 E. Hyman Ave. (aka Little Annie’s Eatery Location – 521 E. Hyman Ave. (aka The Benton Building) and the parking lot on the corner of Hunter and Hyman - Conceptual Major Development, Conceptual Commercial Design Standard Review, Demolition, Open and Continue the Public Hearing to Dec. 14th.**
 - II. NEW BUSINESS**
 - A. 217 E. Bleeker Street – Conceptual Major Development, On-site relocation, Demolition and Variances, Public Hearing (OPEN AND CONTINUE PUBLIC HEARING TO NOV. 16th) This will be a work session.**
 - B. 610 N. Third – Minor Development, Public Hearing (30 min.)**
 - III. WORK SESSIONS**
 - A. 117 Neale Ave. Eligibility for landmark designation(30 min.)**
 - IV. 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.

PROJECT MONITORING- *Projects in italics are not currently under construction.*

Sarah Broughton
610 W. Hallam
110 E. Bleeker
604 W. Main
222 E. Bleeker

Brian McNellis
132 W. Main
Fox Crossing
332 W. Main

Ann Mullins
Deep Powder
Boomerang
604 W. Main
300 S. Spring
222 E. Bleeker
Lift One
135 W. Hopkins

Jay Maytin
28 Smuggler Grove
627 W. Main
Red Butte Cemetery
Lift One
920 W. Hallam

Nora Berko
28 Smuggler Grove

Jason Lasser
630 E. Hyman
Boomerang
Lift One
135 W. Hopkins
Red Butte Cemetery

Jamie Brewster McLeod
630 E. Hyman
202 N. Monarch

Willis Pember
508 E. Cooper

II a)

**Proposal for Development
At
217 East Bleeker Aspen, CO 81611
HPC Conceptual Hearing October 26, 2011**

RECEIVED
OCT 19 2011
CITY OF ASPEN
COMMUNITY DEVELOPMENT

The property to be developed consists of a 4513 square foot building site, which was separated from the lot immediately to the east by a Historic Lot Split which was completed in 2006. The terms of the lot split award 2280 sq ft of FAR to this house, and 1800 sq ft remain with original Victorian. Each of the houses is eligible to apply for a 250 sq ft FAR bonus.

The only structure on the property is a wood building which has been used as a barn, part of which is thought to be a Victorian era cottage and part of which is a lean-to structure added at a later date. While the structure has some pieces of sound timber on the inside, much of the original structure has been replaced with modern timber, the floor is completely destroyed and the wood siding is in poor condition. The condition of the lean-to is even worse than that of the historic barn. And it is pulling away from the original structure. The whole structure is approximately 23 X 25, or 575 square feet. The historic portion is approximately 14x25, or 350 square feet. Together with the overhangs of approximately one foot on each side, the Historic portion of the structure occupies about 430 square feet of the building site. The building sits in the southwest corner of the property, presently encroaching on both the alley and the neighbor's yard to the west. There is a license for the encroachment.

In addition to the historic structure, the site is home to a huge spruce tree in the northwest corner of the property. The owner has discussed the tree with the Parks Department and it has been determined that the tree is "iconic" and must remain in place. The Parks Department has also asked that we be considerate of the tree in the design of the home. The drip line of the tree covers approximately 700 square feet; about 400 square feet of this area is inside the building envelope.

Given the required setbacks of 10 feet front and rear and 5 feet on each side, that leaves a building envelope of 35 X 80, or 2800 square feet. With the tree occupying about 400 square feet and the historic portion of the barn occupying more than 400 square feet, the remainder of the building envelope is less than 2000 square feet. In addition to these factors, we recognize the need to be considerate of the small scale of the Victorian cottages, which flank the building site. These three factors added together make designing a house for this site a challenge, to say the least. We will be asking for some variances from the design standards and the side set backs, in order to accommodate these mitigating circumstances.

The proposed plan centers around the renovation of the original portion of the historic structure and maintaining it as an apparent stand alone building which

Exhibit 7

would be joined to the main house only by means of an interior stairway to the basement of the new home. We propose to remove the lean-to addition to the barn, rotate it approximately ninety degrees back to its original orientation and move it slightly forward, in order to vacate the encroachment into the alley. As an option, the building could be rotated in the opposite direction, if the HPC feels that exposing the front door the alley would add to the life and ambiance in this block where the alley is home to several other outbuildings.

The barn presently sits on the west boundary with its' overhang encroaching on the neighboring property. We propose to move the barn east a sufficient amount to correct the encroachment, but are asking for a one foot-six inch side yard setback for the historic resource only. The rest of the development can maintain the required five foot setback on the west side of the property.

We are submitting a plan which observes the five foot setback on the east side of the property. This would allow for a very minimum two-car garage, and a walkway approximately three feet wide between the garage and the historic building. While we feel that these conditions are workable, we also feel that it would be nice if the barn had a more generous separation space. If the HPC sees any merit in a granting a variance of a foot or so to provide a bit more "breathing room" for the historic structure, we would certainly be interested in pursuing this idea. At our work session, the committee suggested leaving the building right on the alley. This idea works well to give the building a generous separation from the new house on the north side.

The development on the front side of the property is dictated by the large tree. There are only about nine feet between the east edge of the tree and the east edge of the building envelope. This forces us to ask for variance from the residential design standard which requires sixty percent of the front of the house to be within five feet of the front yard set back. We will have to depend on the front porch to provide "street presence" for the house. The front porch will be slab on grade to satisfy the wish of the Parks Department that we excavate for basement only on one side.

The proposed design meets Aspen Historic Preservation Design Guidelines as follows:

- The original portion of the historic resource will remain as a stand-alone building. The building would be rotated back to its' original orientation.
- The historic building would be converted back to living space, as it was used originally.
- We will work closely with the HCP to develop a strategy for restoration. The building is in fragile condition and has been greatly altered from original at different time periods, so we expect the restoration to be complicated.

- Some horizontal siding will be used on the new structure in order to relate it to the old one, but the new building will be more contemporary and will not imitate or compete with the old building.
- The entry of the new residence is oriented towards Bleeker St. The front porch is a step up, as is the entry to the neighboring Victorian, where the front porch has since been enclosed.
- The porch and entry foyer have a low roofline on the east side, respecting the scale of the historic resource to the east.
- The triple window design in the bay of the Victorian is echoed in the triple door/sidelight combination of the new home.
- There are two two-story masses. One is located on the west side of the lot towards the front, where it will be much hidden behind the tree. The height of this section is approximately equal to that of the neighbor on the west. The other is located on the east side of the lot, far to the rear. The forward wall of this section is located well behind the peak of the roof of the home to the east, only four feet forward of the rear of that house.
- The design of the new home is simple and recta-linear. The large masses are broken into smaller modules by use of different siding materials and by different applications of the same siding materials.
- Siding materials will include 4-6" lap siding, relating to the historic resource. Because this is a new building, stucco has been added to the material list in order to bring a modern material to the building.
- Architectural details are similar in height and shape to the historic resource to the west. Details have been kept to a minimum in order to reflect the simplicity of the historic resource to the east.
- We are requesting a variance in order to house the trash and recycling containers in the corner of the historic building, near the alley. This will minimize the visual impact in the alley and leave the area behind the house clean and uncluttered.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF JULY 13, 2005

support the project and it meets the zoning regulations regarding height and mass. The soil stabilization will be a condition in the resolution.

MOTION: Sarah moved to approve Resolution #25, 2005 as stated in staff's memo; second by Jason. All in favor, motion carried 4-0.

Yes vote: Jason, Derek, Sarah, Jeffrey

**227 E. BLEEKER – HISTORIC LANDMARK LOT SPLIT –
 VARIANCES – PUBLIC HEARING**

Affidavit of posting – Exhibit I

Sarah said this is an historic lot split and the property is 9,000 square feet in size and it contains two historic structures. One is a single story miner's cottage circa 1893. The form and scale of the wood framed building are intact but there have been a lot of additions. There is also an historic shed on the property, circa 19th century which is located on the alley. Both structures are on the 1904 Sanborn map and will remain in their current locations. The applicant proposes to split the lot into two 4,500 square foot lots. Lot II will contain the historic residence and Lot I the shed. The applicant is requesting some setback variances for the existing non-conforming shed. There is a GMQS exemption requested in the application and presently there are no alterations proposed at this time. The application meets the review criteria.

Sarah said there was a request for a FAR bonus and that each lot be eligible for the 500 square foot FAR bonus. Wording would be added in the resolution that both lots are eligible for only one 500 square foot bonus and the owners would be joint applicants.

Amy clarified that there is only one 500 square foot bonus for this parcel which is the case all the time.

Mitch Haas represented the applicants. Mitch explained that there are two sides of the family in conflict with each other. Since then, there has been a settlement agreement that they seek splitting the lot. For that reason I am trying to make sure there is nothing left to dispute about. In the application I asked that each party could apply for the 500 square foot FAR bonus which is treading new ground. Each lot would have an historic building on it.

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MINUTES OF JULY 13, 2005

Getting that bonus would be subject to HPC review and presumably the bonus would be granted for an outstanding project. If it is decided that this is not possible my fall back position would be that neither lot could request more than a 250 square foot bonus each. One owner could request a 250 square foot bonus. That way neither owner could encroach on each others rights. The variances requested are for the existing building to get the building into compliance.

Amy pointed out that as a condition we should say that they can't have more than half of the square footage that is available. We are discussing amending the FAR bonus.

Jeffrey pointed out that the bonus is not a given, it is for an exemplary project. Amy said she will include that the applicants are eligible to ask for the bonus.

Chairperson, Jeffrey Halferty opened the public hearing. There were no comments from the public. The public hearing was closed.

The board agreed on the language of asking for half of what is allowable.

Sarah pointed out that this is a win-win situation for our historic inventory.

*MOTION: Sarah moved to approve Resolution #26 as stated in staff's memo with the following conditions: Amend 4C – to reflect that this is a residential zone district, not a mixed use district. 4D – Lot line of 4,500 square feet with 2,280 square feet of floor area, and with the option of requesting half of the grantable FAR bonus. Similarly on Lot 2, 4,500 square feet with 1,800 square feet of floor area plus half of the grantable FAR bonus. Motion second by Jason and carried 4-0.
 Yes vote: Jason, Derek, Sarah, Jeffrey.*

Code amendment – FAR bonus – referral comments – no minutes
 Skier's Chalet – worksession – HPC awards – worksession –
 308 E. Hopkins – building relocation – worksession

MOTION: Jason moved to adjourn; second by Derek. All in favor, motion carried.

Meeting adjourned at 7:15 p.m. Kathleen J. Strickland, Chief Deputy Clerk

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OCT 19 2011

CITY OF ASPEN
COMMUNITY DEVELOPMENT

ATTACHMENT 3 - Dimensional Requirements Form
(Item #10 on the submittal requirements key. Not necessary for all projects.)

Project: The KRIBS RESIDENCE
Applicant: KAREN KRIBS
Project Location: 217 EAST BLEEKER ST.
Zone: R-6
District: R-6
Lot Size: 4,513 SQ. FT.
Lot Area: 4,513 SQ. FT.

(For the purposes of calculating Floor Area, Lot Area may be reduced for areas within the high water mark, easements, and steep slopes. Please refer to the definition of Lot Area in the Municipal Code.)

Commercial net leasable: Existing: N/A Proposed: N/A
Number of residential units: Existing: 0 Proposed: 1
Number of bedrooms: Existing: 0 Proposed: 4

Proposed % of demolition: 20% on Historic Barn only / 100

DIMENSIONS: (write n/a where no requirement exists in the zone district)

Floor Area: Existing: 559 Allowable: 2,530 Proposed: 2,530

Height

Principal Bldg.: Existing: N/A Allowable: 25'-0" Proposed: 24'-0"

Accessory Bldg.: Existing: 13'-6" Allowable: N/A Proposed: 13'-6"

On-Site parking: Existing: 0 Required: 2 Proposed: 2

% Site coverage: Existing: N/A Required: N/A Proposed: N/A

% Open Space: Existing: N/A Required: N/A Proposed: N/A

Front Setback: Existing: 10' Required: 10' Proposed: 10'-8"

Rear Setback: Existing: 10' Required: 10' Proposed: 8'-6 1/2"

Combined Front/Rear: N/A Rear Setback Accessory Proposed: 1'

Indicate N, S, E, W Existing: 0 Required: 20' Proposed: 25'-2 1/2"

Side Setback: E Existing: 0 Required: 5' Proposed: 5'

Side Setback: W Existing: 0 Required: 5' Proposed: 5' / Accessory: 1'-6"

Combined Sides: Existing: 0 Required: 10' Proposed: 10'

Distance between buildings: Existing: 0 Required: 5' Proposed: 3'

Existing non-conformities or encroachments and note if encroachment licenses have been issued:

EXISTING BARN LICENSE NO. 2005-E-091 Recorded 12/2/2005

Variations requested (identify the exact variances needed):

SU EXHIBIT 14: ATTACHED

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OCT 19 2011

CITY OF ASPEN
COMMUNITY DEVELOPMENT**VARIANCES REQUESTED FOR 217 EAST BLEEKER
FOR THE CONCEPTUAL HPC HEARING ON OCTOBER 26, 2011**

1. West Side Yard Setback: Accessory Bldg. = 3'-6"
2. Rear Yard Setback: Accessory Bldg. = 4'-0"
3. Rear Yard Setback: Principal Bldg. = 1'5 -1/2"
4. Residential Design Standard 26.410.30 A.2 Build to lines.
The development is retaining the large evergreen located on the North of the Property. Due to the preservation of the tree it is impossible to have 60% of the front façade close to the front yard setback.
5. A 250 Square Foot FAR Bonus.
6. Zoning: 26.710.040 D 9. Minimum distance between detached buildings on the lot: 5 feet

A zoning variance may or may not be needed for this zoning requirement. The building is attached below grade, but detached above grade. Above grade the building is detached 3 feet. The 2003 International Residential Code allows for a separation of 3 feet with fire separation requirements. In speaking to the Building Dept, they would not classify this historic barn as a detached building, therefore, the zoning variance may not be needed as the definition of a detached building does not apply here.

Exhibit 14

HIB

MEMORANDUM

TO: Aspen Historic Preservation Commission

FROM: Amy Guthrie, Historic Preservation Officer

RE: 610 N. Third Street, Minor Development- Public Hearing

DATE: October 26, 2011

SUMMARY: 610 N. Third is a Victorian home that was moved to Lake Avenue from Cooper Avenue in the late 60s. After relocation, the original gable roof was removed and a mansard upper floor was added. Additional remodeling and additions took place in the 70s and 80s in an eclectic Victorian style which confuses the history of the house.

The footprint of the original cottage is still discernable, and there are some original features including the front porch, but overall the historic house is significantly altered. The front porch faces Lake Avenue. There is no alley, so the rear façade is completely exposed to view on Third Street.

The property owner is experiencing roof leaks on the flat roofed sections of the house. The proposal is to create new low pitched roofs across the house that will shed water. Initially proposed to be a 3:12 pitch, the new roofs have been reduced to 1:12 for HPC review, in order to reduce visibility. (Please note that the attached drawings show work done in previous remodels. The only information for HPC to consider at this time are the changes to the roof.)



STAFF RECOMMENDATION: Staff recommends that the applicant provide additional evidence that the proposal meets the design guidelines and is the only reasonable means to address the leaking issues.

APPLICANT: Sheldon Lubar, owner, represented by Stan Mathis.

PARCEL ID: 2735-124-02-001.

ADDRESS: City and Townsite of Aspen.

ZONING: R-6.

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.

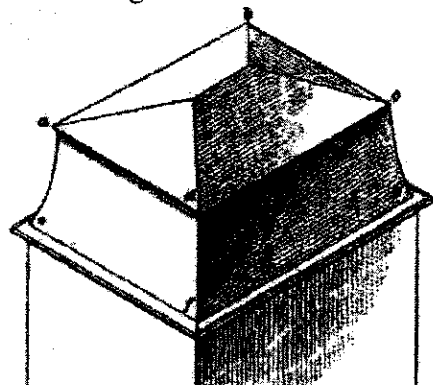
Staff finding: The relevant guidelines from "The City of Aspen Historic Preservation Design Guidelines are listed on Exhibit A.

The historic and new portions of the house have primarily flat membrane roofs. The applicant has indicated that there are significant problems with leaking. Snow must be routinely shoveled off of the roof because the structure is undersized for snow loads.

The proposal is to create a new low pitched metal roof across the structure in order to shed water. The new roofing may have limited visibility from the street because the house is well above the street level on Lake Avenue. The portion of the house that is seen from Third Street is not historic.

Staff is concerned that the proposal does not meet any of the guidelines particularly in the area of the historic house. The existing mansard roof greatly detracts from the historic character and authenticity of the miner's cottage, although it should be noted that the building received landmark designation after this alteration was made. Staff's goal is that the proposed repair should not cause additional integrity issues. The mansard is clad with wood shingles, which were the typical roof material for Victorian era buildings. The standing seam metal roof that is proposed to be added is not a typical roof material for this type of building.

A mansard roof typically is not flat at the top, but does include the kind of pitch proposed in this application and illustrated at right. The applicant's proposal is not out of character with how mansards have traditionally been designed.



The application does not detail what other options would be possible for 610 N. Third. If the proposed solution is approved, it appears that the metal roof will wrap over the existing parapet caps. The application mentions gutters, but locations are not specified.

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 require additional information about other possible solutions before accepting the proposal as compliant with the design guidelines.

Exhibits:

- A. Relevant HPC design guidelines
- B. Application

Exhibit A: Relevant Historic Preservation Design Guidelines for 610 N. Third, Minor Development

7.1 Preserve the original form of a roof.

- Do not alter the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing.

7.9 New or replacement roof materials should convey a scale, color and texture similar to those used traditionally.

- Replacement materials should be similar to those used historically on comparably styled buildings.
- If a substitute is used, such as composition shingle, the roof material should be earth tone and have a matte, non-reflective finish.
- Flashing should be in scale with the roof material.
- If copper flashing is to be used, it should be treated to establish a matte, non-reflective finish.

7.10 If it is to be used, a metal roof should be applied and detailed in a manner that is compatible and does not detract from the historic appearance of the building.

- A metal roof material should have an earth tone and have a matte, non-reflective finish.
- A metal roof with a lead-like patina also is an acceptable alternative.
- Seams should be of a low profile.
- A roof assembly with a high profile seam or thick edge is inappropriate.

7.11 Avoid using conjectural features on a roof.

- Adding ornamental cresting, for example, where there is no evidence that it existed creates a false impression of the building's original appearance, and is inappropriate.

October 11, 2011

Stan Mathis
 7515 Coal Creek Circle
 Colorado Springs, Colorado 80911
 719.390.6065
 719.391.8199
 970.618.6636 cell
pmbaddogs@gmail.com

Aspen Community Development Department
 C/o Amy Guthrie
 130 S. Galena Street
 Aspen, Colorado 81611

RE: Lubar Residence
 Salter/Lubar Lot Line Adjustment
 610 N. 3rd Street
 Parcel ID. #273512402004

Dear Amy,

The Applicant, Sheldon Lubar, is requesting a certificate of appropriateness for minor development to construct a new standing seam metal roof with a 1/12 pitch over the existing flat roof.

The existing flat roof has been re-roofed 4 times, the latest in 2000, and repaired many times, but continues to leak. If you refer to attached Sht.S2.1 and look at the structural note in the upper right hand corner bounded by a rectangle, you will see that it is recommended that snow be removed when the load approaches 50#/sq. ft. The existing roof structure is under designed for the code required 70#/sq. ft. of snow load. I believe these leaks are the result of damage that occurs when workers have to be on the existing roof to remove built up snow.

I am proposing that a standing metal roof with 1"/12" pitch be built over the existing flat roof. Just the edge of the metal roof will extend over the existing parapet flashing. Any new roof structure will be hidden by the parapet flashing. The snow will still need to be removed when the snow load approaches 50#/sq. ft., however the snow will be easier to remove with less likely hood of damage to the metal roof.

Certificate of appropriateness for a minor development.

1. The review and decision on the issuance of a certificate of appropriateness for minor development shall begin with a determination by the Community Development Director that the proposed project constitutes a minor development. Minor development work includes:

- a. Expansion or erection of a structure wherein the increase of the floor area of the structure is two hundred and fifty (250) square feet or less or

Response: There will be no increase of the floor area.

- b. Alterations to a building façade, windows, doors, roof planes or material, exterior wall materials, dormer porch, exterior staircase, balcony or ornamental trim when three (3) or fewer elements are affected and the work does not qualify for a certificate of no negative effect or

Response: There are no alterations other than the roof and gutters.

- c. Erection or installation of a combination or multiples of awning, canopies, mechanical equipment, fencing, signs, accessory features and other attachments to designated properties such that the cumulative impact does not allow for the issuance of a certificate of no negative effect or

Response: N/A

- d. Alterations that are made to nonhistoric portions of a designated historic property that do not qualify for a certificate of no negative effect or

Response: N/A

- e. The erection of street furniture, signs, public art and other visible improvements within designated historic districts of a magnitude or in numbers such that the cumulative impact does not allow for the issuance of a certificate of no negative effect

Response: N/A

2. An application for minor development shall include the following:

- a. The general application information required in Section 26.304.030.

Response: Attached

- b. Scaled elevations and/or drawings of the proposed work and its relationship to the designated historic buildings, structures, sites and features within its vicinity.

Response: See the attached drawings.

- c. An accurate representation of all building materials and finishes to be used in the development.

Response: See the attached information from Berridge Roofing

- d. Photographs and other exhibits, as needed, to accurately depict location, extent and design of proposed work.

Response: See the attached exterior photographs.

- e. Verification that the proposal complies with Chapter 26.410, Residential design standards or a written request for a variance from any standard that is not being met.

Response: The proposal complies with the Residential design standards.

Prior Approvals:

The structure was added to the Historic Inventory by Ord. #4 in 1982.

The house has been remodeled on the exterior and interior.

If you have any questions please call me.

Thank you,

Stan Mathis
Representative for
Sheldon Lubar

ATTACHMENT 2 - Historic Preservation Land Use Application



The City of Aspen

PROJECT:

Name:	LUBAR RESIDENCE
Location:	610 N. THIRD STREET SALTER/LUBAR LOT LINE ADJUSTMENT (Indicate street address, lot & block number or metes and bounds description of property)
Parcel ID # (REQUIRED)	273512402001

APPLICANT:

Name:	SHELDON & MARIANNE LUBAR		
Address:	700 N. WATER STREET #1200 MILWAUKEE, WI-53202-4200		
Phone #:	414-291-9000	Fax#:	E-mail:

REPRESENTATIVE:

Name:	STAN MATHIS		
Address:	7515 COAL CREEK CIRCLE, COLORADO SPRING, CO 80911		
Phone #:	970-618-8630	Fax#:	E-mail: PMBADD045@GMAIL.COM

TYPE OF APPLICATION: (please check all that apply):

<input type="checkbox"/> Historic Designation	<input type="checkbox"/> Relocation (temporary, on or off-site)
<input type="checkbox"/> Certificate of No Negative Effect	<input type="checkbox"/> Demolition (total demolition)
<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Historic Landmark Lot Split
<input checked="" type="checkbox"/> -Minor Historic Development	
<input type="checkbox"/> -Major Historic Development	
<input type="checkbox"/> -Conceptual Historic Development	
<input type="checkbox"/> -Final Historic Development	
<input type="checkbox"/> -Substantial Amendment	

EXISTING CONDITIONS: (description of existing buildings, uses, previous approvals, etc.)

HISTORIC INVENTORY-ORD 4-1982- FLAT ROOF STRUCTURE (UNDER DESIGNED FOR SNOW LOADS)-EXTERIOR REMODELED TWO TIMES

PROPOSAL: (description of proposed buildings, uses, modifications, etc.)

OVER FRAME EXIST. ROOF WITH A PITCHED STANDING SEAM METAL ROOF
--

October 11, 2011

Stan Mathis
7515 Coal Creek Circle
Colorado Springs, Colorado 80911
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719.391.8199
970.618.6636 cell
pmbaddogs@gmail.com

Aspen Community Development Department
C/o Amy Guthrie
130 S. Galena Street
Aspen, Colorado 81611

RE: Lubar Residence
Salter/Lubar Lot Line Adjustment
610 N. 3rd Street
Parcel ID. #273512402004

Dear Amy,

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I am proposing that a standing metal roof with 1”/12” pitch be built over the existing flat roof. Just the edge of the metal roof will extend over the existing parapet flashing. Any new roof structure will be hidden by the parapet flashing. The snow will still need to be removed when the snow load approaches 50#/sq. ft., however the snow will be easier to remove with less likely hood of damage to the metal roof.

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- a. Expansion or erection of a structure wherein the increase of the floor area of the structure is two hundred and fifty (250) square feet or less or

Response: There will be no increase of the floor area.

- b. Alterations to a building façade, windows, doors, roof planes or material, exterior wall materials, dormer porch, exterior staircase, balcony or ornamental trim when three (3) or fewer elements are affected and the work does not qualify for a certificate of no negative effect or

Response: There are no alterations other than the roof and gutters.

- c. Erection or installation of a combination or multiples of awning, canopies, mechanical equipment, fencing, signs, accessory features and other attachments to designated properties such that the cumulative impact does not allow for the issuance of a certificate of no negative effect or

Response: N/A

- d. Alterations that are made to nonhistoric portions of a designated historic property that do not qualify for a certificate of no negative effect or

Response: N/A

- e. The erection of street furniture, signs, public art and other visible improvements within designated historic districts of a magnitude or in numbers such that the cumulative impact does not allow for the issuance of a certificate of no negative effect

Response: N/A

2. An application for minor development shall include the following:

- a. The general application information required in Section 26.304.030.

Response: Attached

- b. Scaled elevations and/or drawings of the proposed work and its relationship to the designated historic buildings, structures, sites and features within its vicinity.

Response: See the attached drawings.

- c. An accurate representation of all building materials and finishes to be used in the development.

Response: See the attached information from Berridge Roofing

- d. Photographs and other exhibits, as needed, to accurately depict location, extent and design of proposed work.

Response: See the attached exterior photographs.

- e. Verification that the proposal complies with Chapter 26.410, Residential design standards or a written request for a variance from any standard that is not being met.

Response: The proposal complies with the Residential design standards.

Prior Approvals:

The structure was added to the Historic Inventory by Ord. #4 in 1982.

The house has been remodeled on the exterior and interior.

If you have any questions please call me.

Thank you,

Stan Mathis
Representative for
Sheldon Lubar

ATTACHMENT 2 - Historic Preservation Land Use Application



The City of Aspen

PROJECT:

Name:	LUBAR RESIDENCE
Location:	610 N. THIRD STREET SALTER/LUBAR LOT LINE ADJUSTMENT (Indicate street address, lot & block number or metes and bounds description of property)
Parcel ID # (REQUIRED)	273512402001

APPLICANT:

Name:	SHELDON & MARIANNE LUBAR
Address:	700 N. WATER STREET #1200 MILWAUKEE, WI-53202-4200
Phone #:	414-291-9000
Fax#:	
E-mail:	

REPRESENTATIVE:

Name:	STAN MATHIS
Address:	7515 COAL CREEK CIRCLE, COLORADO SPRING, CO 80911
Phone #:	970-618-0430
Fax#:	
E-mail:	PMBADDOGS@CMAIL.COM

TYPE OF APPLICATION: (please check all that apply):

<input type="checkbox"/> Historic Designation	<input type="checkbox"/> Relocation (temporary, on or off-site)
<input type="checkbox"/> Certificate of No Negative Effect	<input type="checkbox"/> Demolition (total demolition)
<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Historic Landmark Lot Split
<input checked="" type="checkbox"/> -Minor Historic Development	
<input type="checkbox"/> -Major Historic Development	
<input type="checkbox"/> -Conceptual Historic Development	
<input type="checkbox"/> -Final Historic Development	
<input type="checkbox"/> -Substantial Amendment	

EXISTING CONDITIONS: (description of existing buildings, uses, previous approvals, etc.)

HISTORIC INVENTORY-ORD 4-1982- FLAT ROOF STRUCTURE (UNDER DESIGNED FOR SNOW LOADS)-EXTERIOR REMODELED TWO TIMES

PROPOSAL: (description of proposed buildings, uses, modifications, etc.)

OVER FRAME EXIST. ROOF WITH A PITCHED STANDING SEAM METAL ROOF
--



BERRIDGE MANUFACTURING COMPANY

KYNAR 500® HYLAR 5000™ COLOR FINISHES

(800) 669-0009
www.berridge.com

STANDARD COLORS

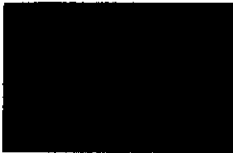
Due to limitations in the printing process, please request actual color chips for accurate color viewing.



BUCKSKIN

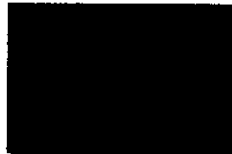
PARCHMENT

ALMOND



AGED BRONZE

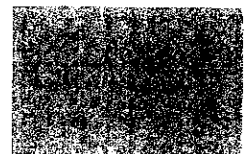
SHASTA WHITE



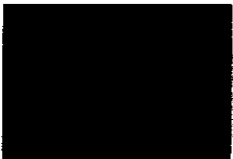
FOREST GREEN



PATINA GREEN



SIERRA TAN



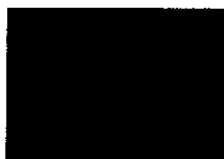
MEDIUM BRONZE



CHARCOAL GREY



HEMLOCK GREEN



BRISTOL BLUE



TERRA-COTTA



DARK BRONZE



ZINC GREY



HARTFORD GREEN



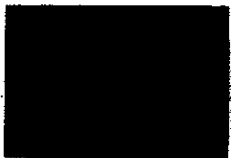
ROYAL BLUE



COLONIAL RED



COPPER BROWN



MATTE BLACK



TEAL GREEN



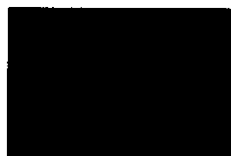
BURGUNDY



DEEP RED

PREMIUM COLORS

Berridge premium colors require a nominal surcharge.



NATURAL WHITE

AWARD BLUE



CHAMPAGNE



COPPER-COTE™



ANTIQUE
COPPER-COTE

NATURAL METAL FINISH

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.

ACRYLIC-COATED
GALVALUME®



ZINC-COTE™



LEAD-COTE™



PREWEATHERED
GALVALUME®

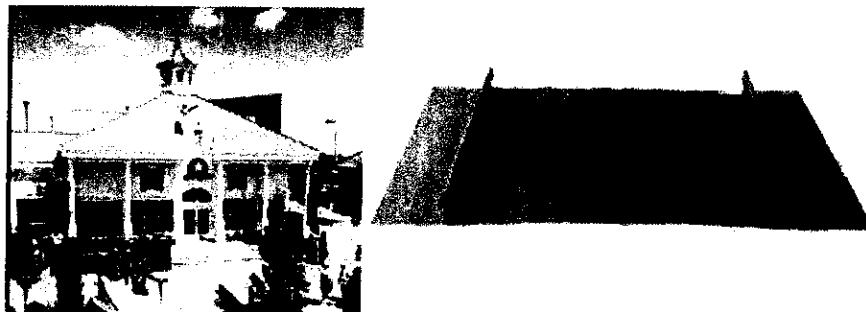
METALLIC COLORS

Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.



All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12.
Almond complies with LEED® v3 requirements for low slopes.
Natural White complies with LEED® v3 & Energy Star requirements for low slopes.

Berridge High Seam Tee-Panel



Provides a high, narrow standing seam (1 or 1-1/2" tall) appearance with wide 18-1/4" wide panels and snap-on seam caps with patented vinyl weatherseal insert. Rigid texture Profile striation pattern standard. For residential or commercial construction with solid sheathing or approved open framing (consult Berridge). Can also be site formed and/or curved (consult Berridge for application & minimum radius) using the Berridge SS-1421 Portable Roll Former.

- Hidden Fasteners
- Extruded Vinyl Weatherseal as integral part of Snap-On Seam
- Eave to Ridge Lengths
- Narrow High Seam appearance
- UL 90 & UL Fire Resistance Listed
- Standard Striated Profile

High Seam Tee-Panel Specifications

To use these specs in your project document, just use your mouse to drag and select all specification copy, then copy to the clipboard (CTRL - C), then paste into an open document (CTRL -V).

MANUFACTURER

Berridge Manufacturing Company

1720 Maury Street

Houston, Texas 77026

Phone: (800) 231-8127 Outside TX

(713) 223-4971 In TX

Fax: (713) 236-9422

PDF Data Sheet (4 MB file)

III a.

October 20th, 2011

attention: Amy Guthrie

"THE BENEDICT CABIN HISTORY" as told to Jeffrey Shoaf
117 Neale Avenue, Aspen

According to Jens Christianson, who was very familiar with the cabin and lived on Owl Creek Road for most of his 90 plus years only a couple of miles from the original cabin site (which is where the Snowmass Timbers Club is now, at the bottom the Elk Camp Lifts), the "Benedict Cabin" was originally built in the 1800's by a Scandinavian woodsman and trapper, who was locally well known as an excellent cabin builder and overall craftsman. Back in the 1990's, I told Jens about my plans to acquire and move the cabin from the Benedict's Stillwater Road land to my property across Neale Avenue from No Problem Joe's historic home site. When we talked about the 1886 newspaper article that was still attached to one of the logs inside, Jens was not surprised, and just nodded his head and smiled his approval!

In the early 1970's, Fritz and Fabi Benedict decided that the cabin was architecturally and historically too valuable to just let go to waste or be turned into firewood like so many other beautiful and historic cabins of the valley, and it was clearly in the path of future development where it was. By then, there was no roof on the cabin as evidenced by a 1973 photograph, and the exterior, hand hewed log walls were falling in on each other and the place was heading downhill fast! The Benedicts decided something had to be done to save the cabin as an example of 1880's era local architecture and construction. They came up with the idea of disassembling and moving the cabin to their vacant Stillwater Road property on the river near the old gravel pits in East Aspen, to be rebuilt and preserved there. Their original idea as I was told was to rebuild the cabin for the use of their daughter, Jessica. Unfortunately, when the cabin project was nearly complete, the Benedict's Cabin got "red tagged" by the building department for reasons I do not know and was never completely finished. In spite of the fact that the exterior logs were fully chinked and finished, the front porch beautifully designed and built, the windows and doors were all installed and completed, and the wood shingled roof and fish scale accents were finished,and the entire cabin was basically "weather tight" and ready to go, it was still red tagged. Even though there was a dishwasher and sink in the kitchen section and a modern bathroom downstairs, I do not believe the cabin was ever fully operational. The cabin did remain very functional and served various purposes over the years, including finally being the Resnick's construction headquarters during the building of their new home, in addition to being a quaint, local delight to all who came down Stillwater Road and admired it!

After Fritz's passing, Fabi sold the underlying property including the cabin to the Stewart Resnicks, who proceeded to build their lovely 2nd home past the cabin site. Unfortunately for them, they used all their allowable floor area on the new house, and even though they wanted to keep the cabin, if at all possible, they were not allowed to do so and had to have the cabin removed from their property for zoning purposes.

This set of circumstances led to me acquiring the cabin from the Resnicks by way of a sealed bid auction. My purpose in acquiring the cabin was always to be as faithful as possible in reconstructing the cabin on my Neale Avenue property true to the Benedict's classic, original design and their preservation intentions. Through research, I was even able to learn who had helped rebuilt the cabin for Fritz in the early 1970's, and I was able to hire the same old time local builder, namely Bill Knight, that the Benedicts had used back then to help rebuild the cabin on my property! Bill was naturally excited about the opportunity to work on the new reconstruction of the historic cabin for a second time....only 25 years later than the 1st time, and with historic designation hopefully being granted, we hope for the last time! In addition to the original logs, we salvaged as much as we could from the Stillwater cabin site, including the original cypress barn wood, vertical siding that the Benedicts had used and is still in place on the north end of the cabin, just like Fritz had done it! The original "fish scale" Victorian accent shingles were likewise reused as Fritz had and we even matched the cabin's new chinking to exactly Fritz's chosen color and had hardwood floors installed like his on the porch and inside..

In conclusion, in 1998 and 1999, we did our very best to reconstruct the cabin in it's present location on Neale Avenue true to what Fritz and Fabi had envisioned and built on Stillwater. A significant part of the end result now in place is that the cabin's most visibly important, east facing, Neale Avenue exposure with the porch is almost identical to what the Benedicts originally designed and built on Stillwater, also facing the street! Elsewhere, the cabin's reconstruction underwent only minor changes that were made primarily to accommodate the new orientation and siting at the present Neale Avenue location. In addition to the above historic features maintained, we also only used authentic, City of Aspen acquired 100 year old mall bricks for the access sidewalk, entryway and the front porch step. An authentic Victorian design, wooden picket fence, with entry gate has been installed, and authentic, antique light fixtures, and 100 plus year old beams further enhanced the overall curb appeal from Neale Avenue, which was very important to us. Additionally, the smaller scale of the cabin contributes significantly to the present overall positive, historic Neale Avenue neighborhood experience, especially in these times of big and bigger house being built all the time! I hope to see, that through the powers and wisdom of "Historic Designation", the cabin will always remain where it is now and true to the Benedict vision .

Amy, I sincerely hope that the entire Aspen Historic Preservation Commission, and you personally, can take the opportunity to tour our "Benedict Cabin" at 4:30 +- in the afternoon next Wednesday, October 26th, as my father and I will be present. I also look forward to being present at the the HPC meeting in the Council Chambers, City Hall at 5 PM also on Wednesday the 26th. Thank you for your time in reviewing this matter and your help so far. Please let me know if there is anything I can do to further assist you in this process.

Sincerely, Jeffrey S. Shoaf



The Krebs Residence
217 East Bleeker Street
Aspen, Colorado 81611

SCALE:
1/16" = 10'-0"

DATE:
10/26/2011

TITLE:
BLEEKER STREET VIEW

PROJECT NO.:

DRAWN BY:

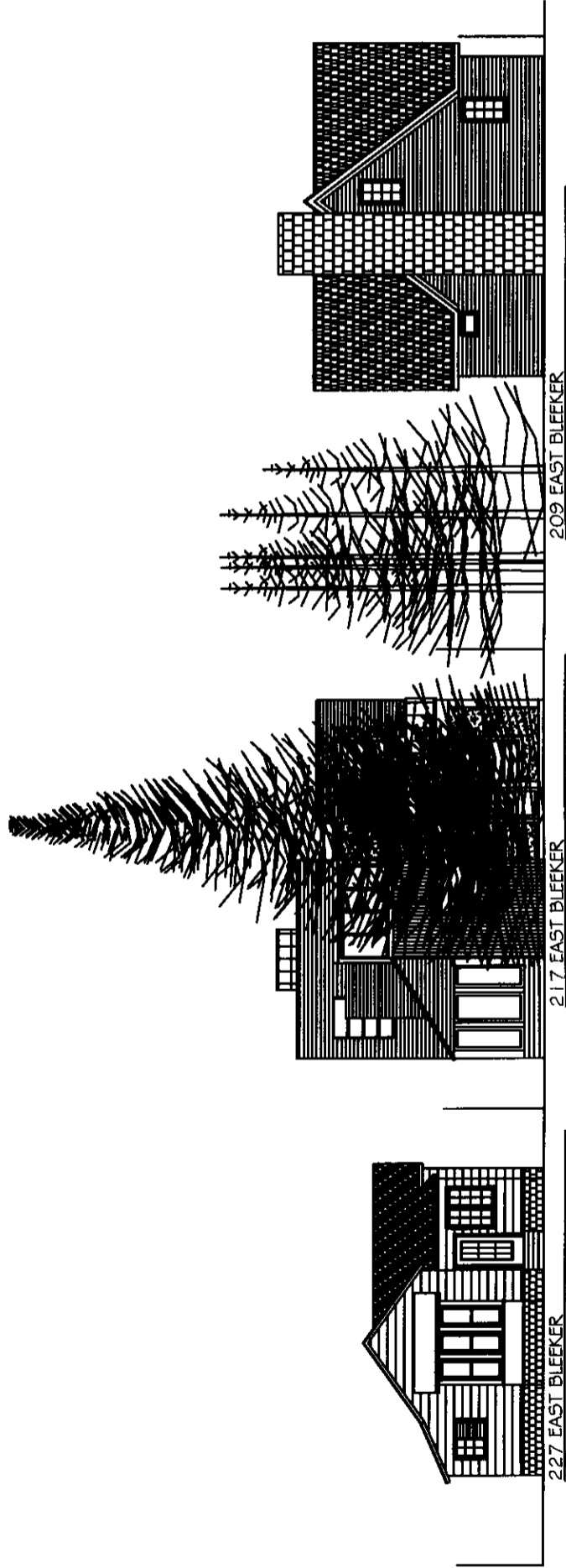
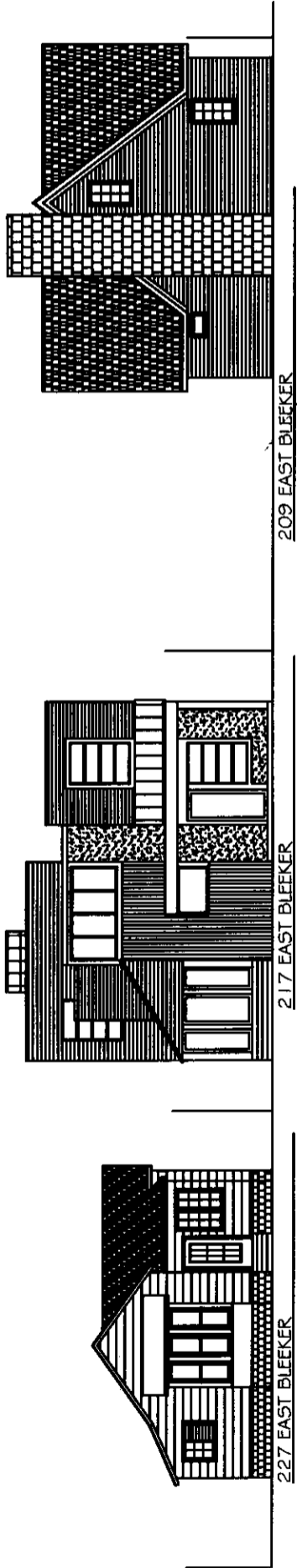


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OCT 19 2011

CITY OF ASPEN
COMMUNITY DEVELOPMENT



WORK SESSION

The Kribs Residence
217 East Bleeker Street
Aspen, Colorado 81611

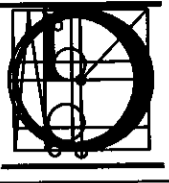
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DATE
10/26/2011

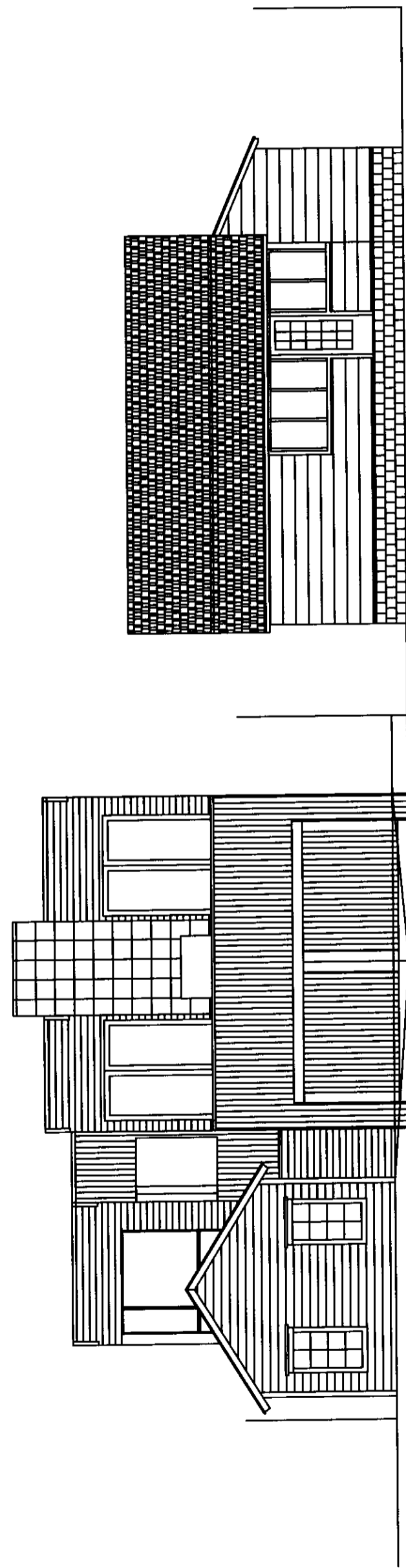
TITLE
NORTH ELEVATION - ALLEY VIEW

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NORTH ELEVATION ALLEY VIEW

The Kribs Residence
217 East Bleeker Street
Aspen, Colorado 81611

SCALE: 1" = 10'-0"

DATE: 10/26/2011

DRAWN BY:

PROJECT NO.:

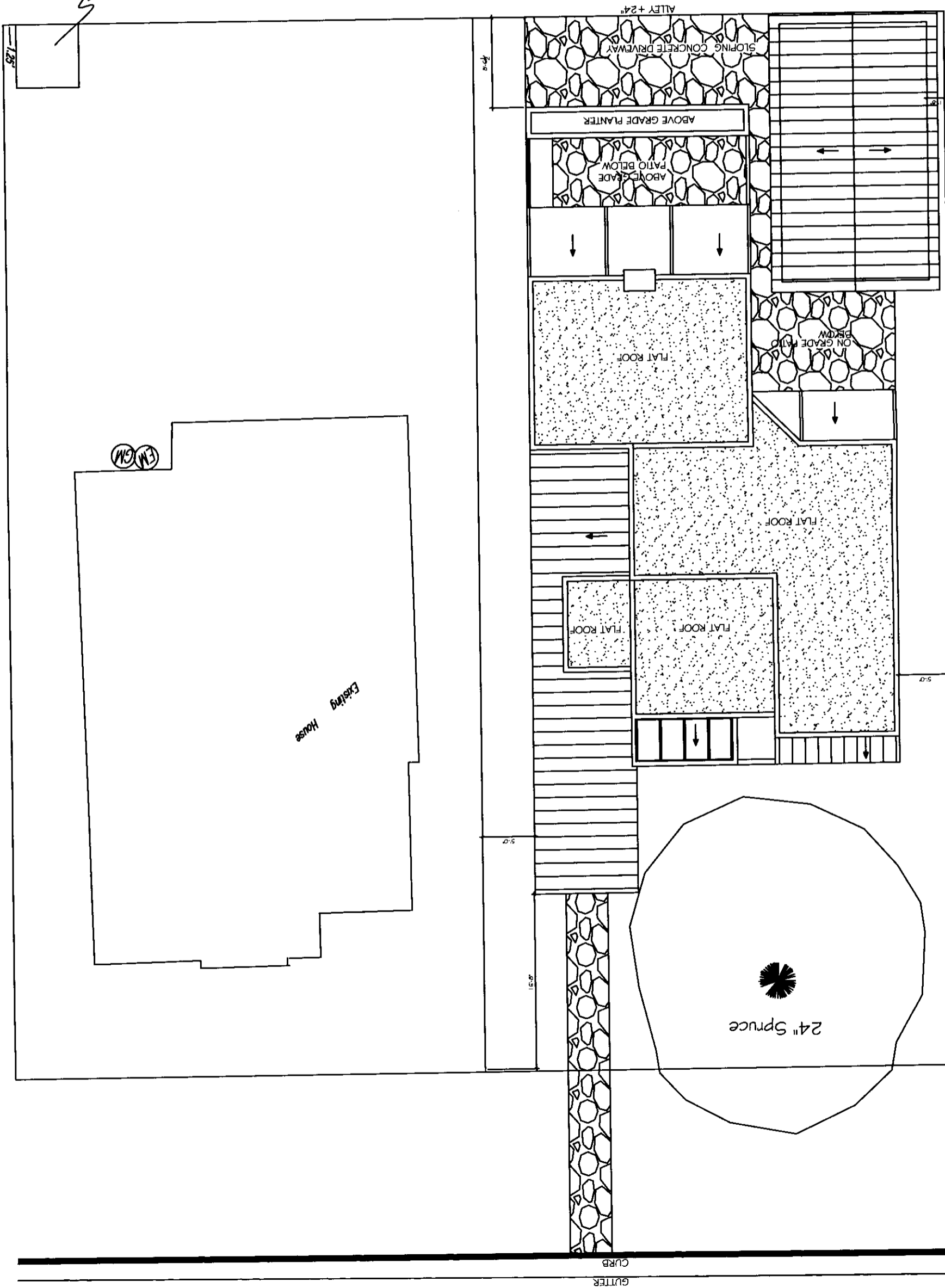
TITLE: SITE PLAN AND ROOF PLAN



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Aspen, Colorado 81611
970-925-4502
Fax 970-925-7490

CONCEPTUAL REVISED ROOF & SITE PLAN 10-26-11

SCALE: 1" = 1'-0"



6"x6" Elec. Trans. Smt. 5
Book 524, Page 835

The Kribs Residence
217 East Bleeker Street
Aspen, Colorado 81611

SCALE: 1" = 10'-0"

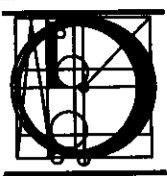
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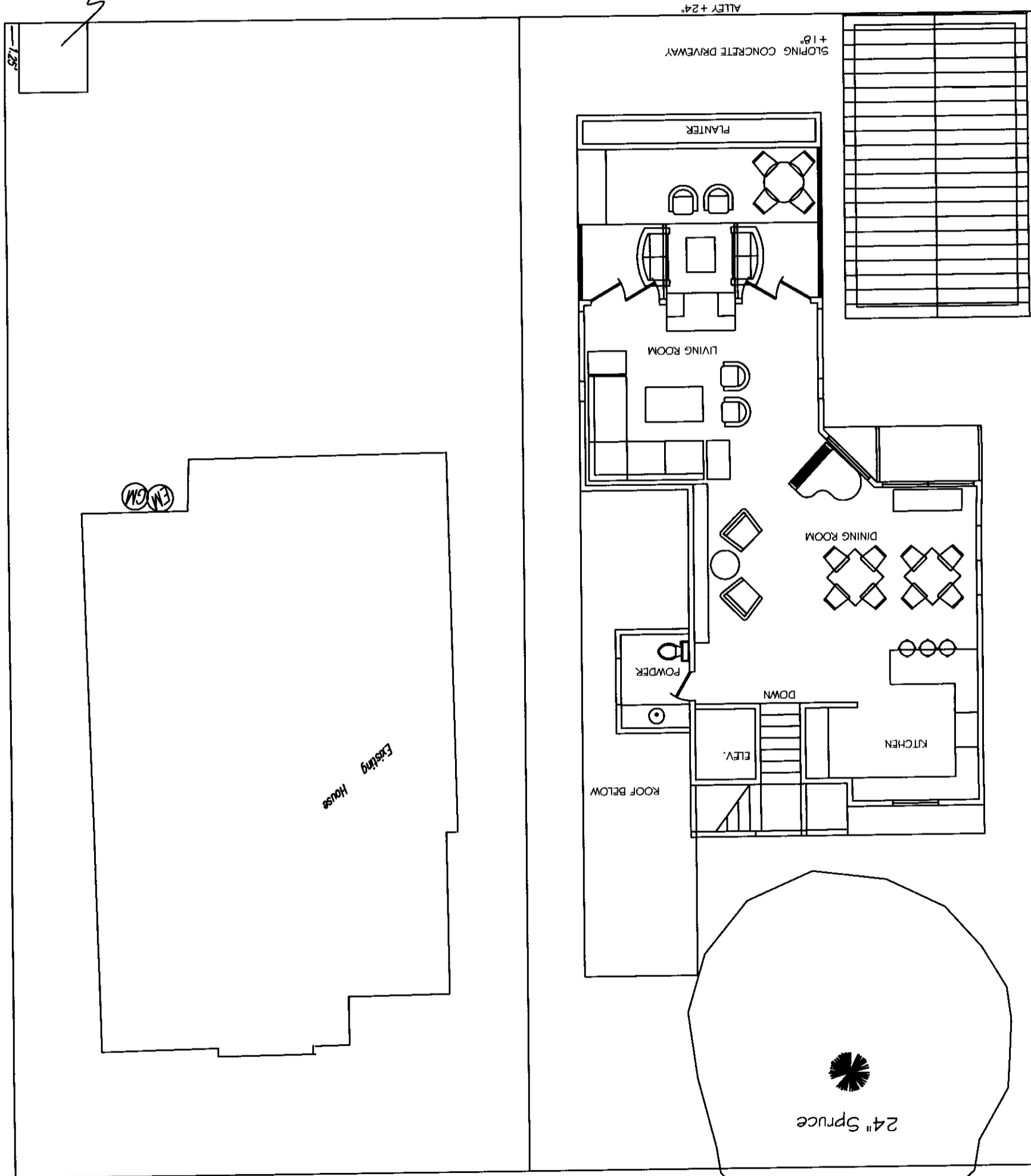
PROJECT NO.:

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Aspen, Colorado 81611
970-925-4502
Fax 970-925-7490



CONCEPTUAL REVISED UPPER FLOOR PLAN 10-26-11

SCALE: 1" = 1'-0"



The Krebs Residence
217 East Bleeker Street
Aspen, Colorado 81611

SCALE: 1" = 10'-0"

DATE: 10/26/2011

TITLE: MAIN LEVEL FLOOR PLAN

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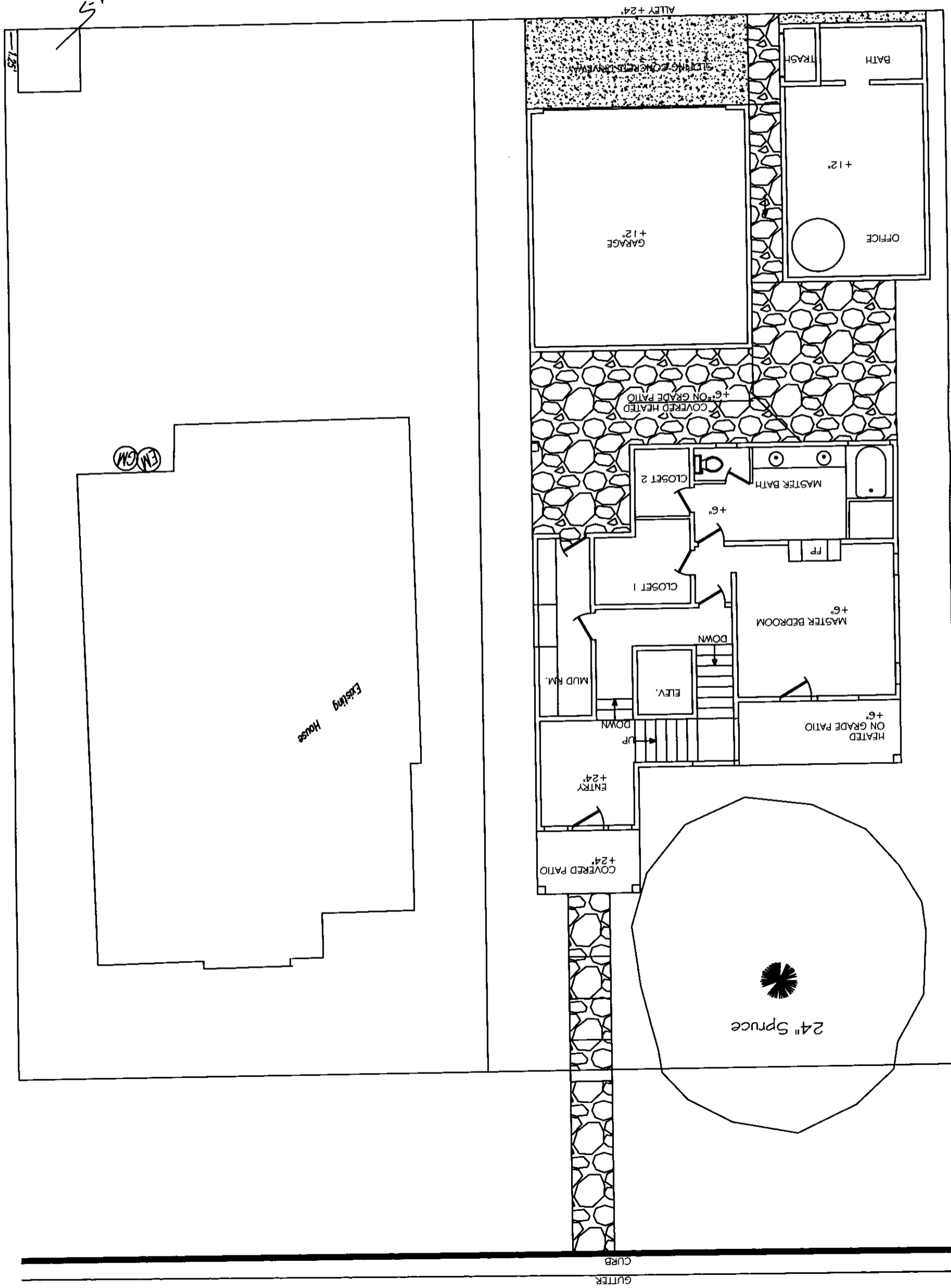
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CONCEPTUAL REVISED MAIN FLOOR PLAN 10-26-11

SCALE: 1" = 1'-0"



The Kribs Residence
217 East Bleeker Street
Aspen, Colorado 81611

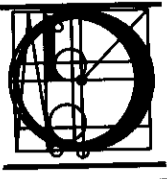
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10/26/2011

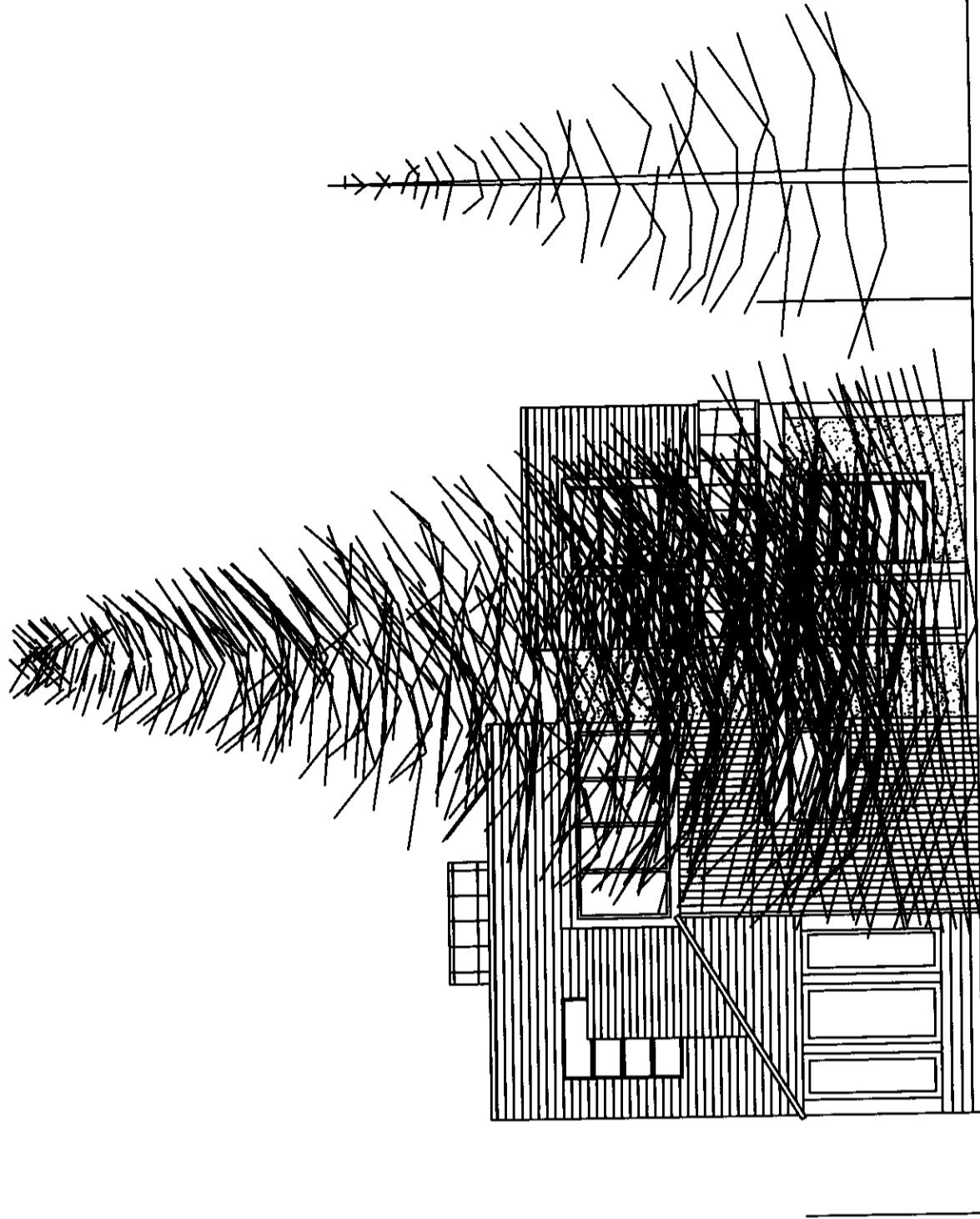
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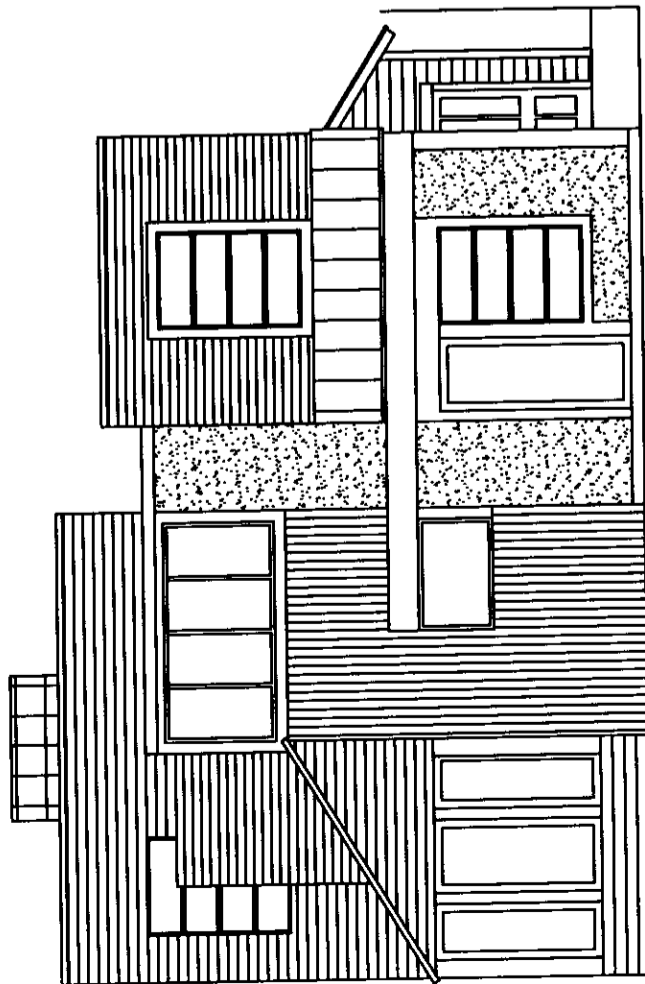
PROJECT NO.:



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& Associates, Inc.
520 Walnut Street
Aspen, Colorado 81611
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NORTH BLEEKER STREET ELEVATION



NORTH BLEEKER STREET ELEVATION

The Kribs Residence
217 East Bleeker Street
Aspen, Colorado 81611

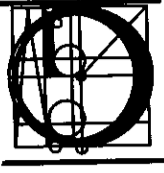
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10/26/2011

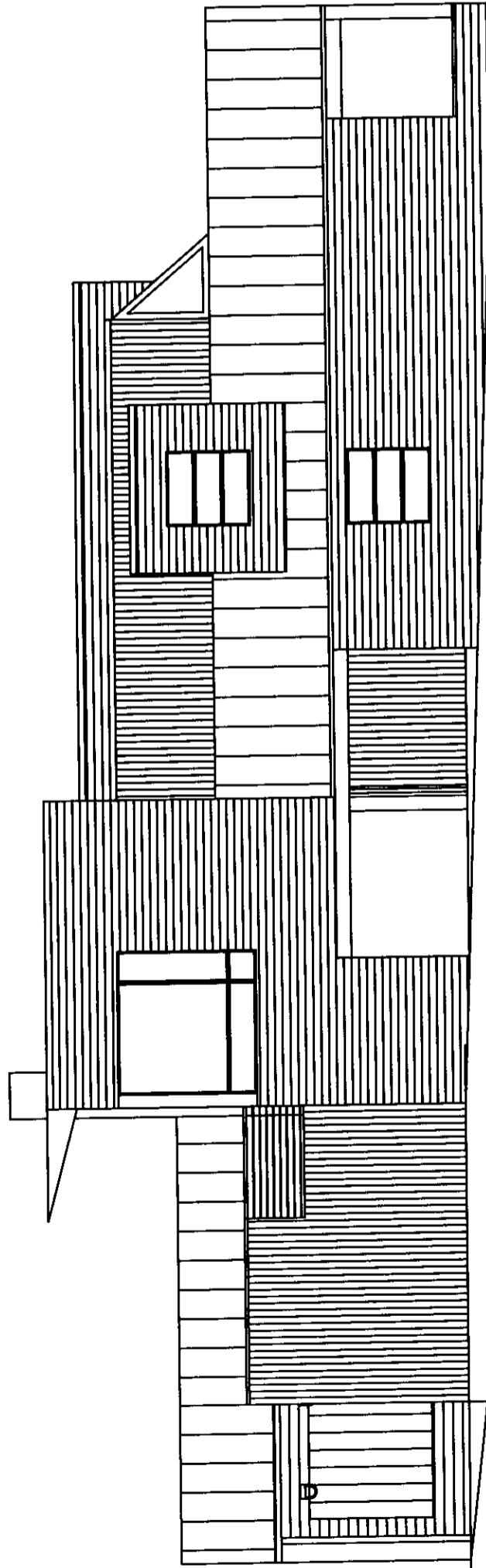
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EAST ELEVATION

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PROJECT NO.:



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EAST ELEVATION W/ EAST ELEVATION OF HISTORIC BARN

The Krebs Residence
217 East Bleeker Street
Aspen, Colorado 81611

TITLE
SOUTH ELEVATIONS

SCALE
1/8" = 10'-0"

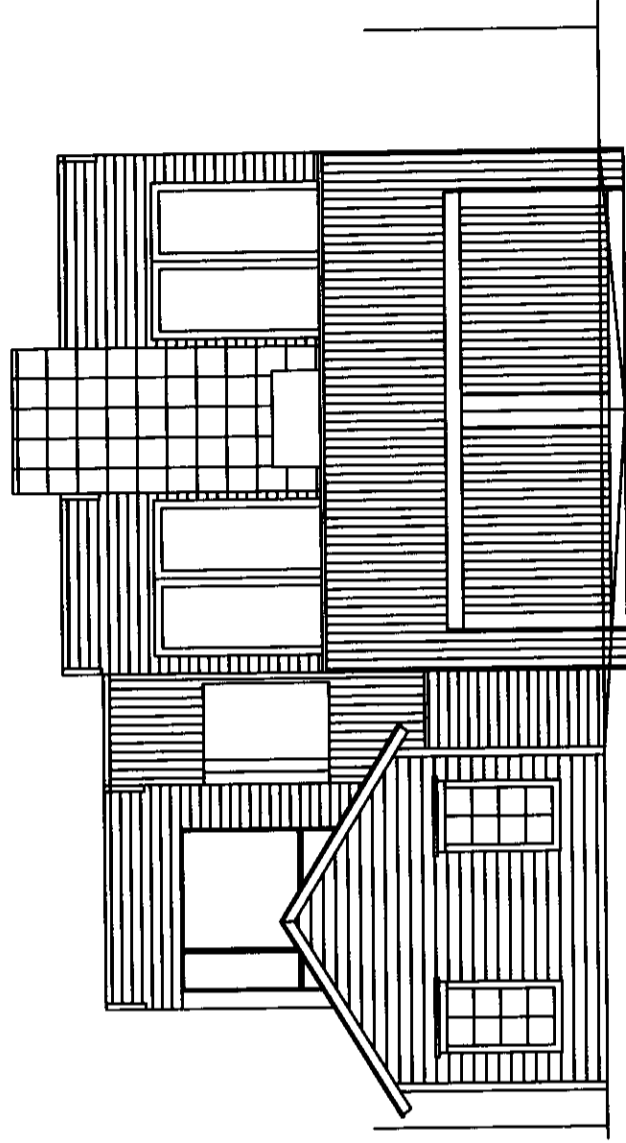
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10/26/2011

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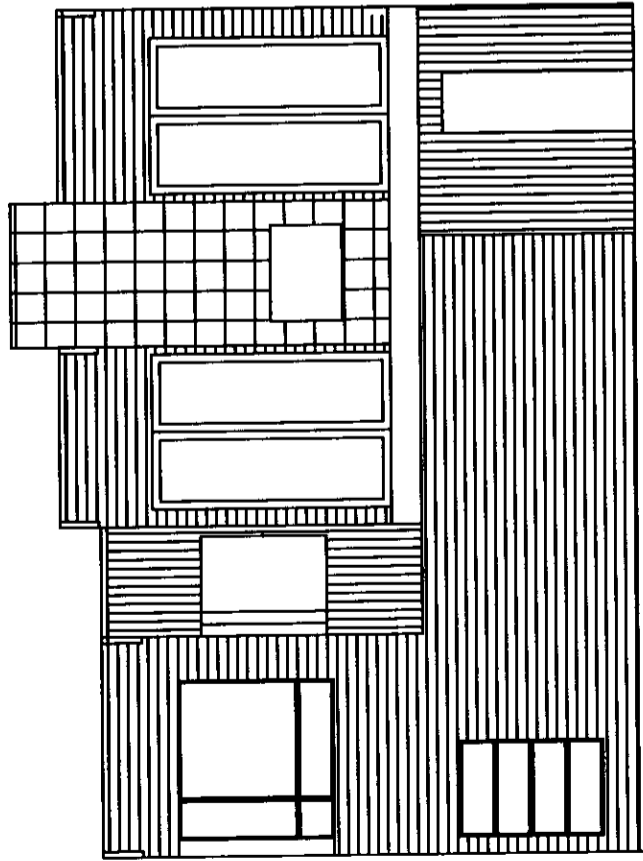
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SOUTH ELEVATION HISTORIC BARN



SOUTH ELEVATION

The Kribs Residence
217 East Bleeker Street
Aspen, Colorado 81611

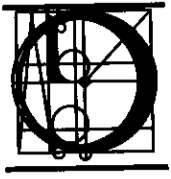
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10/26/2011

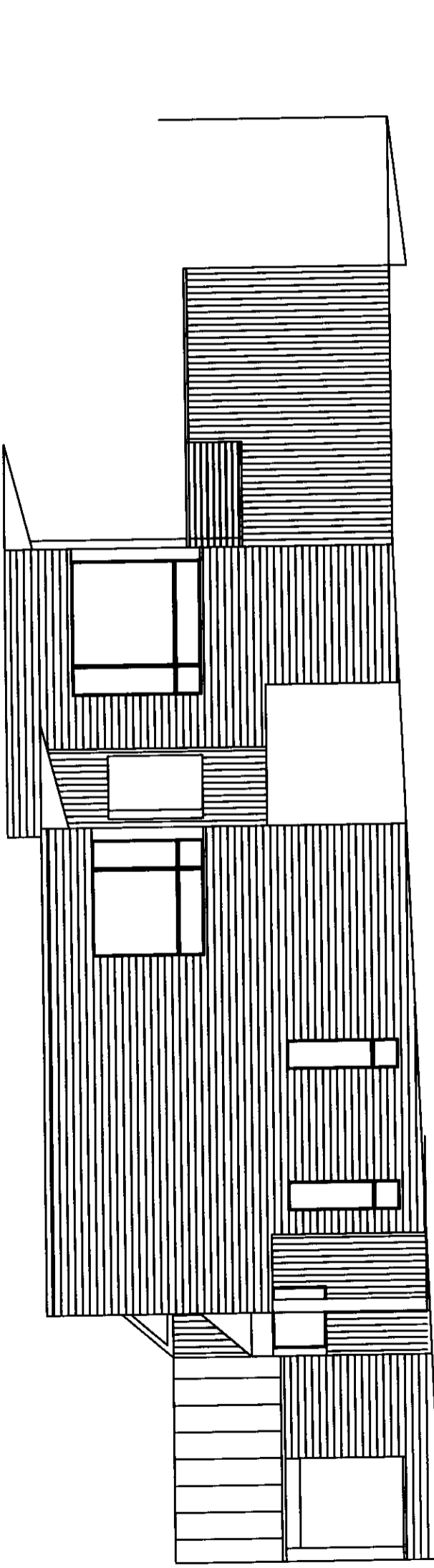
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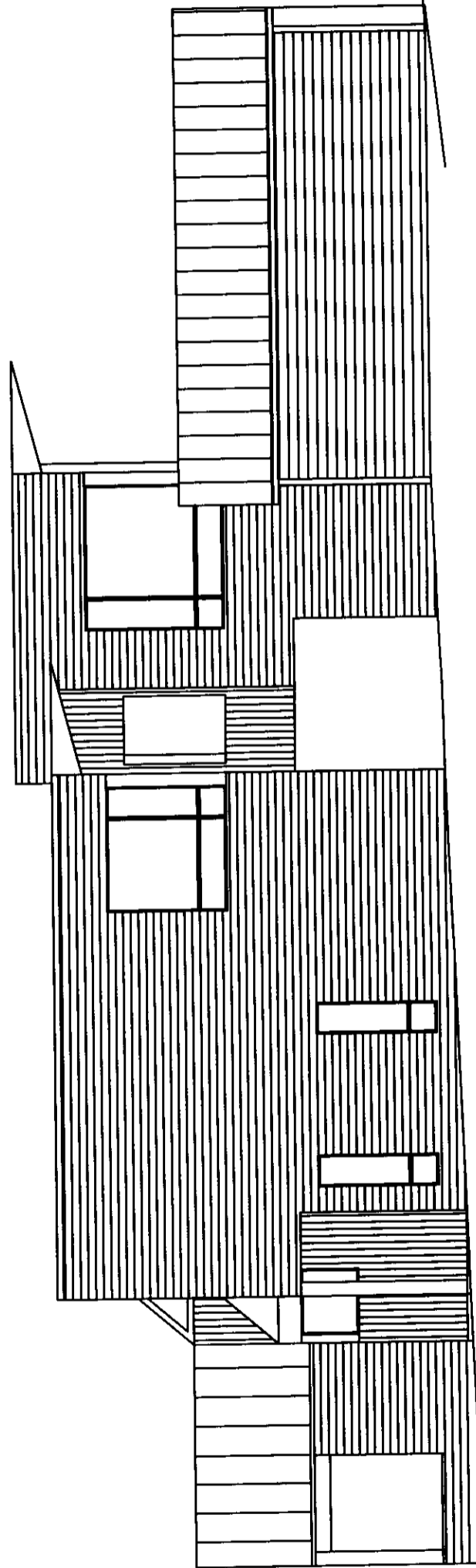
PROJECT NO.:



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& Associates, Inc.
520 Walnut Street
Aspen, Colorado 81611
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WEST ELEVATION (BARN NOT SHOWN)



WEST ELEVATION & WEST BARN ELEVATION

The Krebs Residence
217 East Bleeker Street
Aspen, Colorado 81611

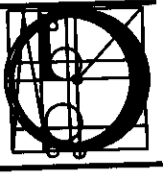
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10/26/2011

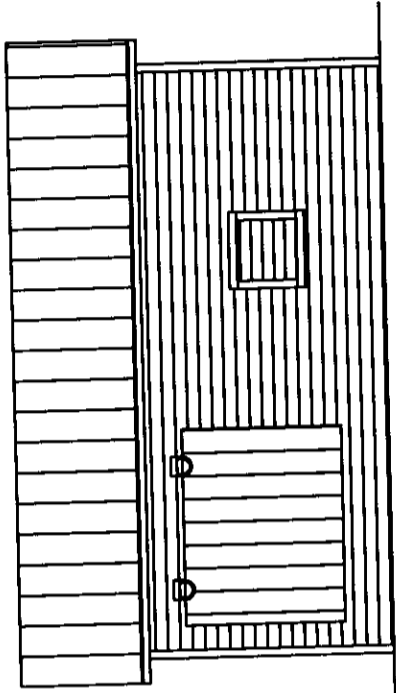
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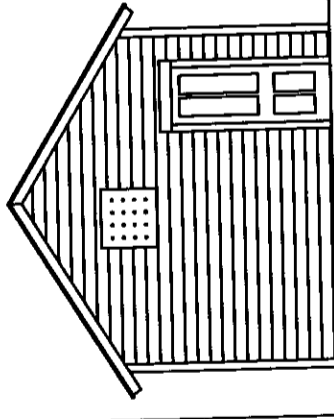
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EAST ELEVATION HISTORIC BARN



NORTH ELEVATION HISTORIC BARN