ASPEN HISTORIC PRESERVATION COMMISSION

MARCH 10, 2010
5:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS
130 S. GALENA
ASPEN, COLORADO

SITE VISITS: None

I. Roll call
I. Approval of minutes – FEBRUARY 24, 2010
II. Public Comments
III. Commission member comments
IV. Disclosure of conflict of interest (actual and apparent)
V. Project Monitoring:
VI. Staff comments: Certificate of No Negative Effect issued (Next resolution will be #4)

VII. OLD BUSINESS
A. NONE

VIII. NEW BUSINESS – PUBLIC HEARING
A. 630 e. Hyman, Crandall Building, Final Review – Continue to March 24th.

IX. WORK SESSIONS
A. 735 W. Bleeker Street (30 min.)
B. Design Guidelines – building alterations and new construction (1hr.)

X. OTHER
A.

XI. 7:00 p.m. 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.

735 West Bleeker
HPC Work Session Project Summary

This project hopes to place the existing Victorian, located at 735 W. Bleeker, over a new basement and reconfigure additions to the East and South. The structure currently rests on a combo of rocks, timbers, dirt, and concrete. The existing additions essentially wrap the eastern and southern facades and roofs of the historic elements. The original exterior walls have been mostly removed over time. The existing structures contain ±1,303sf.

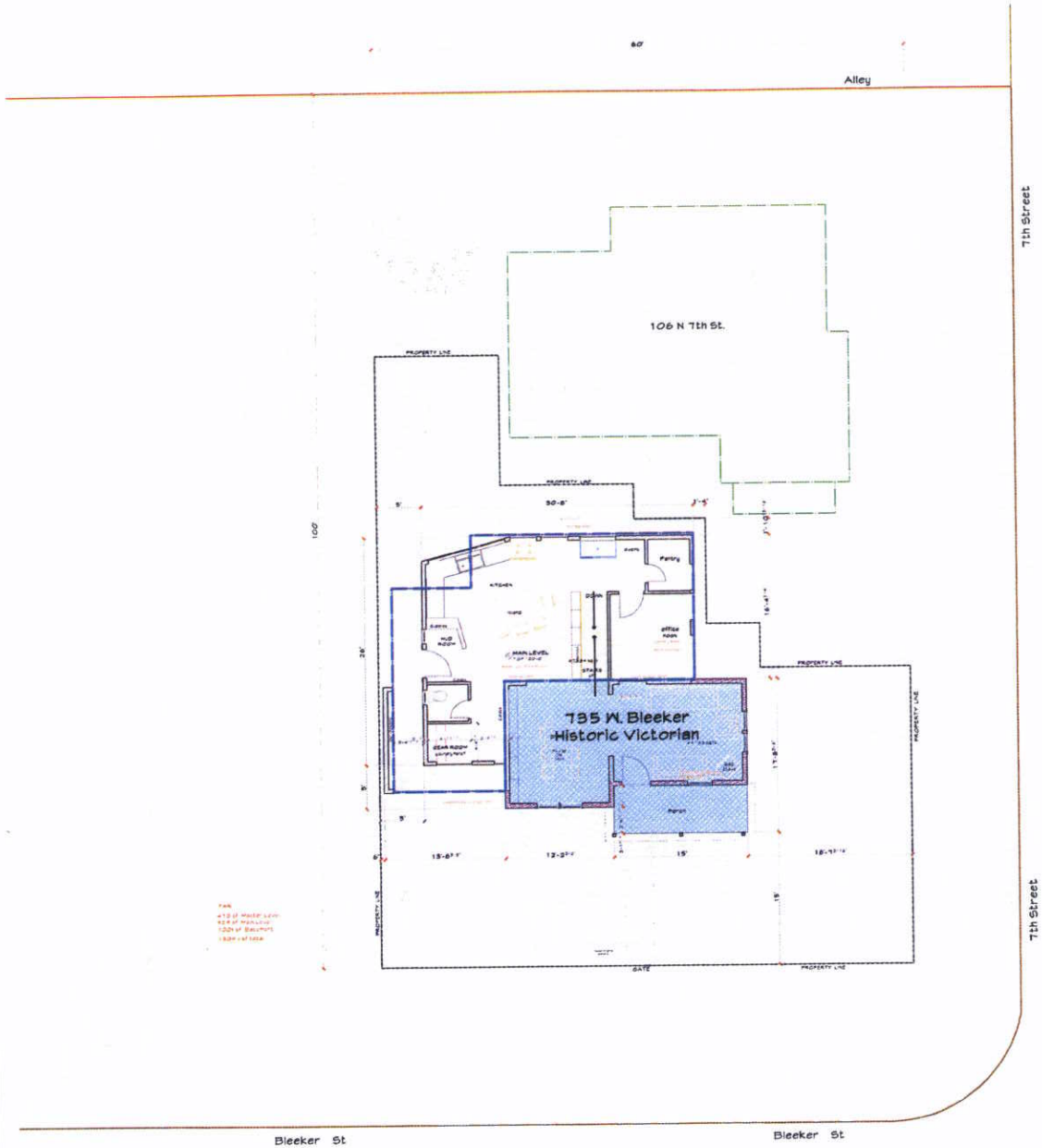
To the North of the house are 3 large spruce trees. We have met with Chris Foreman, Aspen Forester, and he would like the trees to be preserved so we are making the assumption they will stay. This precludes moving the house to the North to any large degree. An existing landscape easement prohibits any added development to the west of the existing structure. It is historically beneficial to maintain the original location as well so we are starting with thought that the best solution will keep the historic home in its original location.

To the south of the house is the structure approved in 1998 which is under separate ownership and includes a residence and an ADU. It includes ±1,703 sf FAR. Access is available through the alley to 735 Bleeker via an easement across this part of the lot but has not been used. Gaining access would require removal of a cottonwood tree in this area. Originally platted parking spaces on 735 Bleeker have not been used and parking currently occurs on Bleeker Street.

Part of the reconfigure of existing non-historic additions, to the east and south of the historic resource, are a few moves to express the original structure better and to restore walls in their original locations. Because of tight site constraints, we are unable to completely free the original form from later additions and still maintain a viable residence. Total FAR of the proposed scheme is ±1,600sf but this could be more if a greater portion of subgrade walls are exposed. Currently 1,567 sf FAR remain available so a bonus of up to 500 sf is requested as part of the application. The exterior improvements include exposing the NE corner and eastern Gable of the Victorian, and opening up the enclosed entry porch. We also propose shrinking the eastern encroachment into side yard setback. This will provide better spacing from the next property east.

The remodel includes a small bedroom addition to the east and rear of the project on the second story. It is very small in scale so the original structure is not dwarfed by the new pieces. And it looks really cool! This element is delineated from the historical resource by fenestration and material changes. It provides and intermediate scale between the historic resource and the next door 2-story structure.
The project may require Residential Design Standard variations based upon interpretation. The existing rear yard set back variance is requested to remain. The existing Eastern Side yard setback would need to be altered to allow for a roof encroachment and narrow storage wall.

The project shows an exemplary balance of historic rehabilitation and beneficial design improvements.



PROJECT NOTES:

-Restore Porch as open per typical Historic residences

-Keep structure in Historic location

-Save big Historic Spruce trees on Bleeker street

-Expose NE corner of Historic House

-Place Historic resource on structural foundation

-Clearly delineate additions on east and south sides of resource

-New eastern additons mostly within standard 5' setback

-Add full basement below structure with lightwells for egress and daylight.

-Add small second story addition to rear of project.

-Revise plat to reflect on site parking waver req'd for existing conditions?

-Total FAR < 1,800 sf
(current scheme is 1,500 sf based on 10% of basement counting)

Existing Additions Footprint

Historic Victorian

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NORTH

1 SITE PLAN
SCALE: 1/8" = 1'-0

NOTE:
Verify all exterior dimensions

Al Beyer Design Ir
410 N. Mill B-11 • Aspen, CO 81611
Phone 970.925.8339 • Fax 970.925.8

ESPOSITO Residence

735 W. Bleeker St.
ASPEN, CO

Parcel ID#2735124450 1

REVISIONS
3/04/10 Schematic Plan

PROJECT NUMBER

DRAWN BY: S.S., A.B.

CHECKED BY: A.B.

ISSUE DATE: 3/04/10

SHEET TITLE AND NUMBER

A – 1

MEMORANDUM

TO: Aspen Historic Preservation Commission

FROM: Amy Guthrie, Historic Preservation Officer

RE: Update to Design Guidelines- Chapters 8 and 9

DATE: March 10, 2010

SUMMARY: HPC's current design guidelines were adopted in 2000. Amendments were initiated in 2004, but not completed. The primary purpose of the 2004 amendments was to ensure that the guidelines were able to address both Victorian era and Postwar historic resources.

In order to move the project forward to adoption, HPC has been in the process of re-visiting the work and, for this meeting, is asked to review Chapters 8 and 9. The chapters at hand deal with Secondary Structures and Building Relocation.

Attached are the 2004 amended versions of these chapters, with hand-written mark-ups indicating what is changed from the 2000 guidelines that are in effect. We have not noted all simple changes, such as the relocation of a sentence within a paragraph, a changed guideline number, etc.

Staff asks that HPC verify that the content is appropriate, or indicate what should be re-written. Illustrations can be added or removed. The board should consider whether there are any additional guidelines that are needed given experience in using the document.

Overall, staff believes the proposed edits are effective. HPC should discuss and verify its policies on these two topics, which can be challenging. Preservation of outbuildings is sometimes difficult to achieve or may take secondary importance to concerns over the size, character and placement of proposed additions. However, some mountain communities, such as Crested Butte and Telluride, consider preserving these modest buildings to be critical to their town's character. Building relocation is typically frowned upon in historic preservation, but has been a solution that arguably achieved better preservation in many cases in Aspen, given development pressure.

HPC should read the guidelines to ensure that they are useful for a variety of building types (residential, commercial, and civic buildings) styles, and eras.

Chapter 8
Secondary Structures

Policy:
When a secondary structure is determined to be historically significant, it should be preserved. This may include keeping the structure in its present condition, rehabilitating it or adapting it to a new use so that the building continues to serve a function.

This chapter addresses the treatment of secondary structures. These guidelines apply in addition to the guidelines for treatment of doors, windows, dormers, materials, additions and other features presented in the other chapters.

NOTE: Outbuildings often encroach into alleys or at least into the setback, and the owner should be aware of variances or encroachment licenses that may be required to rehabilitate these buildings.

used to read "remodate"

Background

Accessory structures include garages, carriage houses and sheds. In the 19th century these structures were important elements of residential sites. Because secondary structures help interpret how an entire site was used historically, their preservation is strongly encouraged.

word added ↘ used to read "traditionally"

Key Features of Historic Secondary Structures

Most secondary structures were simple in character, reflecting their more utilitarian functions. Many were basic rectangular solids, with simple finishes and they typically had no ornamentation and few windows.

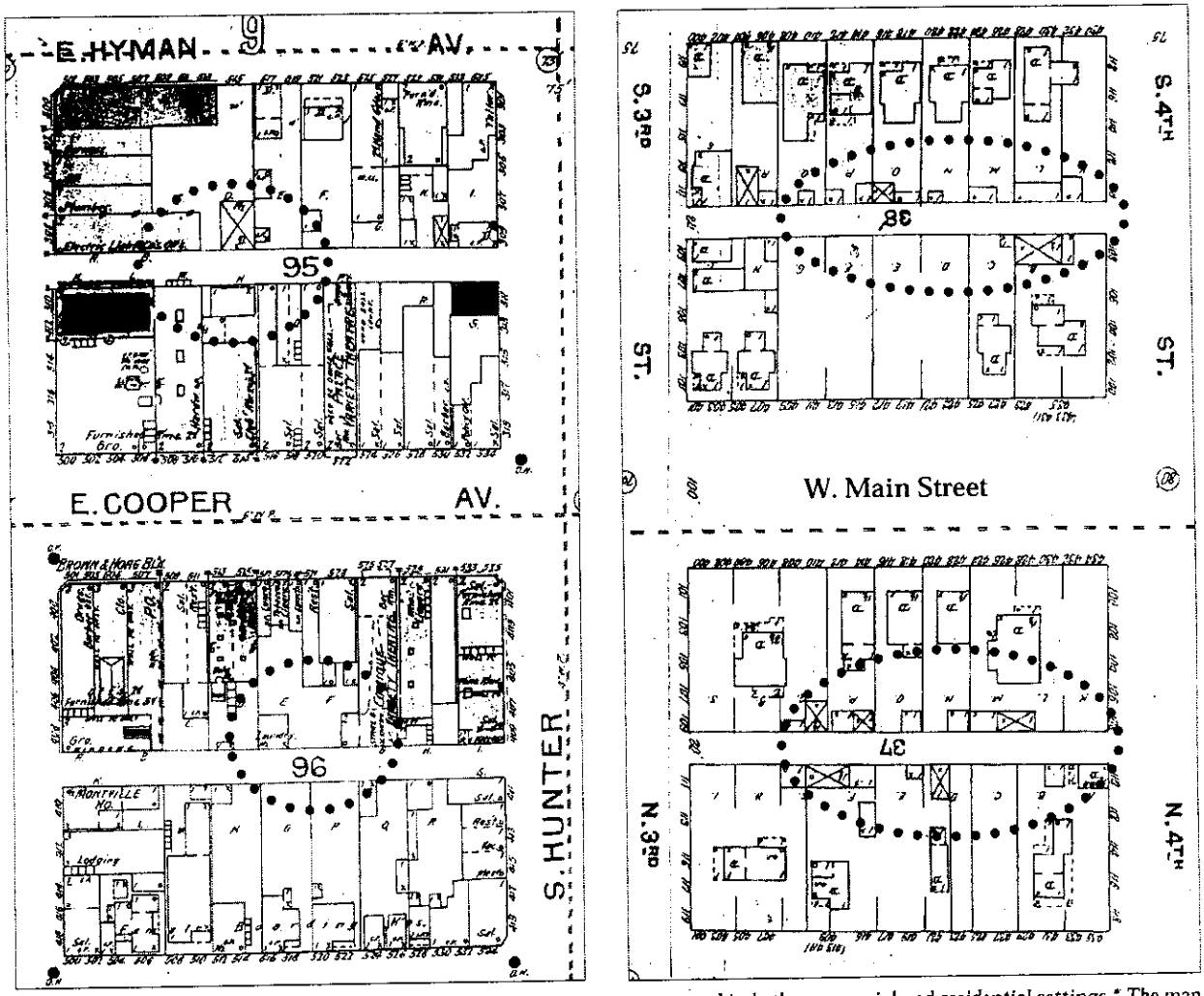
↓ added

Primary materials
Many of the materials used traditionally in secondary structures are those employed in the construction of primary buildings. Simple board and batten siding or clapboards were typical. Treatment of siding is addressed in the preceding chapter and applies to secondary structures as well. In preserving or rehabilitating secondary structures, it is important that the character-defining materials be preserved.

Roof forms and materials
Traditionally most secondary structures had gabled or shed roofs. Roofing materials included metal, wood, asphalt and composition shingles. Property owners are encouraged to use traditional roof forms and materials if undertaking more extensive projects, such as converting a secondary structure to a new use. However, because accessory structures are often subordinate to the main house, greater flexibility in the treatment of accessory structures may be considered.

Adaptive reuse of secondary structures
The reuse of any secondary structure should be planned realistically so that its character is not lost. Maintaining the overall mass and scale is particularly important and therefore, raising the roof-line of a structure to create a "pop-top" is discouraged since it will alter the height of the roof's ridgeline, and the structure will appear much larger than it would have historically.

Commercial ← Headings added → Residential



The historic maps above illustrate the large number of secondary structures used in both commercial and residential settings. The map on the left provides a detail of the blocks at E. Cooper Avenue and S. Hunter, which includes several commercial structures, whose primary facades align along the street. In the rear, setbacks varied and secondary structures were sometimes built along the alley edge. The map detail on the right illustrates a residential context. Here, secondary structures are even more numerous, and are also located along rear property lines.*

**The map on the left is from 1893 and the one on the right is from 1904.*

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Secondary Structures

8.1 If an existing secondary structure is historically significant, then it must be preserved.

- When treating a historic secondary building, respect its character-defining features. These include its primary and roof materials, roof form, windows, doors and architectural details.
- If a secondary structure is not historically significant, then its preservation is optional.

8.2 If an existing secondary structure is beyond repair, then replacing it is encouraged.

- The replacement should be compatible with the overall character of the historic primary structure, while accommodating new uses.

dropped ~~an exact~~ reconstruction may not be necessary

8.3 Avoid attaching a new or historic garage or carport to the primary structure. added

- Traditionally, a garage was sited as a separate structure at the rear of the lot; this pattern should be maintained. Any proposal to attach an accessory structure is reviewed on a case-by-case basis.

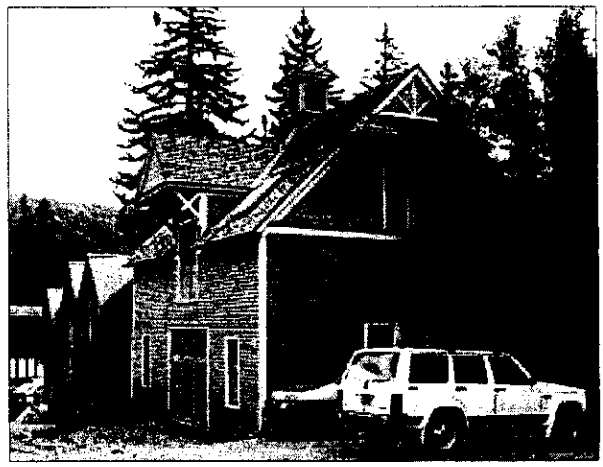
8.4 A garage door should be compatible with the character of the historic structure.

- A wood-clad hinged door is preferred on a historic structure. (If the existing doors are hinged, they can be adapted with an automatic opener.) Moved. Was a separate bullet.
- If an overhead door is used, the materials should match that of the secondary structure.

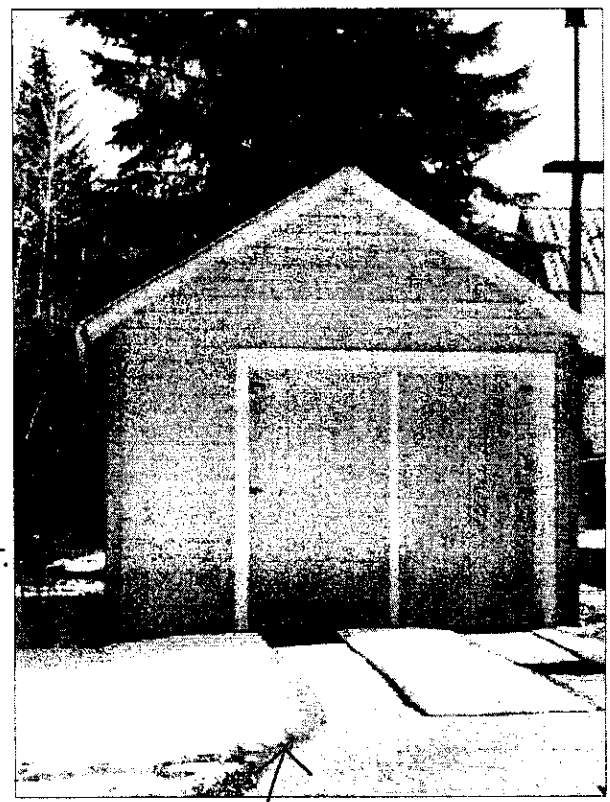
8.5 Avoid moving a historic secondary structure from its original location.

- A secondary structure may only be repositioned on its original site if it is determined to be the best or most feasible way to preserve the building's historic integrity. *See Chapter 9: Building Relocation and Foundations.*

added



While most secondary structures are modest in character, some exhibit more refined details. These features should be preserved.



The simple character of a secondary structure should be maintained. This includes preserving its form, materials and details.

new photo

New page

A historic outbuilding adapted for use as an architect's office.

8.6 Avoid adding detailing or features to a secondary structure that are conjectural and not in keeping with its original character as a utilitarian structure.

- Most secondary structures are basic rectangular solids, with simple finishes and no ornamentation.

8.7 Additions to a secondary structure should be subordinate in size and height, and in character with the materials and detailing of the historic building.

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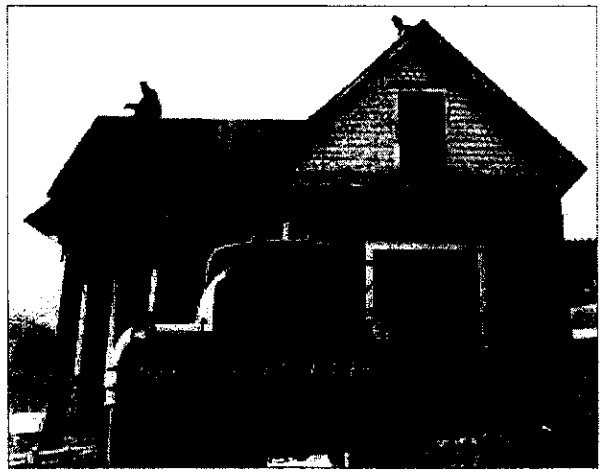
Chapter 9
Building Relocation & Foundations

Policy:
Moving a historic structure is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances to preserve the structure's integrity.

This chapter presents guidelines for relocating historic structures and for the reconstruction of building foundations. They apply to primary and secondary structures.

Background

A part of a historic building's integrity is derived from its placement on its site and therefore, its original position is important. Preserving the original foundation is always encouraged. Generally, removing a structure from the parcel with which it is historically recorded will compromise its integrity. However, there may be cases when relocation will not substantially affect the integrity of a property and its rehabilitation can be assured as a result.



Proposals to relocate a building within its site boundaries will be considered on a case-by-case basis.

new photo

Early city maps suggest that some structures were shifted on their sites, and even relocated within a block to make room for more buildings. Therefore, some precedent exists. Today, however, such relocation must be considered very carefully and on a case-by-case basis.

In some cases, it may be possible to reposition a structure on its original site if doing so will accommodate other compatible improvements that will assure preservation. For example, if a house straddles two parcels, shifting it to one side may accommodate construction of a new, detached structure. Doing so may better preserve the scale of the original structure, as opposed to erecting a large addition.

A related concern is the character of the building's foundation. Traditionally, most buildings in Aspen had simple foundation designs. Many had a wooden sill that was clad with siding. A few of the grander structures had stone foundations. These features should be preserved. However, even when a building is preserved in place, it is often necessary to rebuild the foundation. When doing so, it is important to convey the character of the original foundation.

At times, it may be necessary to "mothball" a building in order to keep it safe until it can be improved. Wood panels should be mounted on the exterior of the building to protect existing openings and particularly historic glass. Special care should be taken to keep from damaging door and window frames and sashes in the process of covering the openings.

photo dropped

Preserving Building Locations and Foundations

9.1 Proposals to relocate a building will be considered on a case-by-case basis.

- In general, relocation has less of an impact on individual landmark structures than those in a historic district. However, the specific history and style of a given building, and the characteristics of the site, may create a situation where relocation is not desirable, even on a parcel that is not located in a historic district. (new →)
- It must be demonstrated that relocation is the best preservation alternative.
- Rehabilitation of a historic building must occur as a first phase of any improvements.
- A relocated building must be carefully rehabilitated to retain original architectural details and materials.
- Before a building is moved, a plan must be in place to secure the structure and provide a new foundation, utilities, and to restore the house.
- In general, moving a building to an entirely different site or neighborhood is not approved.

Dropped "the design of a new structure on the site should be in accordance with the guidelines for new construction" →

9.2 Moving an existing building that contributes to the character of a historic district should be avoided.

- The significance of a building and the character of its setting will be considered.
- In general, relocating a contributing building in a district requires greater sensitivity than moving an individually-listed structure because the relative positioning of it reflects patterns of development, including spacing of side yards and front setbacks, that relate to other historic structures in the area.

9.3 If relocation is deemed appropriate by the HPC, a structure must remain within the boundaries of its historic parcel.

- If a historic building straddles two lots, then it may be shifted to sit entirely on one of the lots. Both lots shall remain landmarked properties.

9.4 Site the structure in a position similar to its historic orientation.

- It should face the same direction and have a relatively similar setback.
- It may not, for example, be moved to the rear of the parcel to accommodate a new building in front of it.

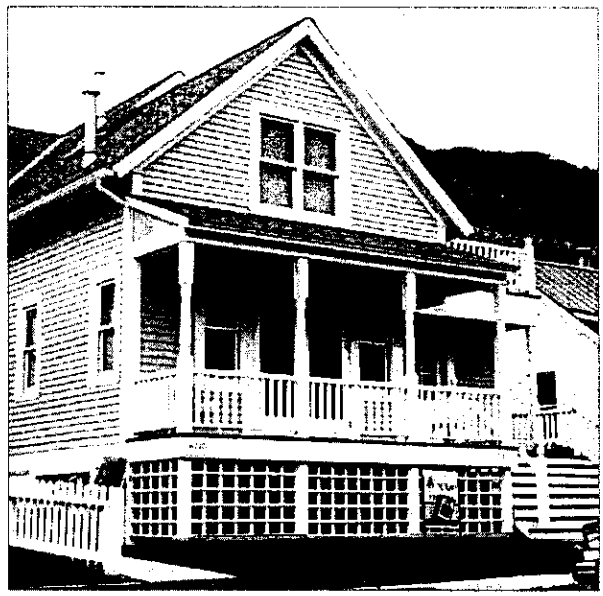
9.5 A new foundation should appear similar in design and materials to the historic foundation.

- On modest structures, a simple foundation is appropriate. Constructing a stone foundation on a modest miner's cottage where there is no evidence that one existed historically is discouraged because it would be out of character.
- Where a stone foundation was used historically, and is to be replaced, the replacement should be similar in the cut of the stone and design of the mortar joints. One should try to salvage and re-use the stone from the original foundation.

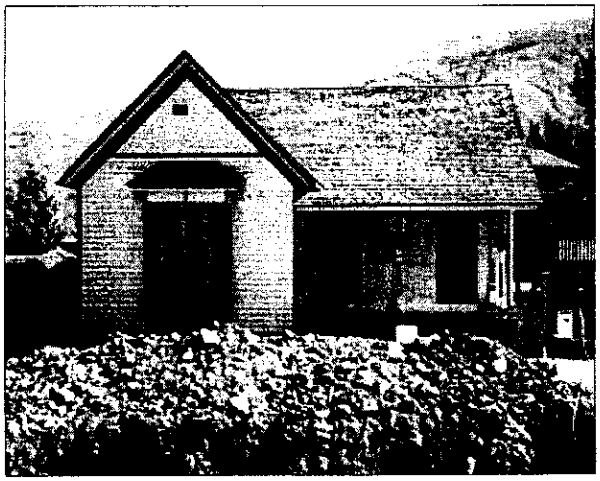
9.6 When rebuilding a foundation, locate the structure at its approximate historic elevation above grade.

- Raising the building slightly above its original elevation may be acceptable when accommodating a new basement. However, lifting it substantially above the ground level is inappropriate. For most structures, the maximum change in elevation that would be acceptable is 18 inches.
- Changing the historic elevation is discouraged, unless it can be demonstrated that it enhances the resource.

A replacement foundation should be similar to an original foundation such as this one.



Locate the structure approximately at its historic elevation above grade. Lifting it too far up from ground level, such as in this example, is inappropriate.



Protect historic windows and other features while a building is being relocated.

↑ moved from a different page. new caption

9.7 A lightwell may be used to permit light into below-grade living space.

- In general, a lightwell may not project out from a street facing building wall per the Residential Design Standards. ← re-worded
- The size of a lightwell should be minimized.
- A lightwell that is used as a walkout space may be used only in limited situations and will be considered on a case-by-case basis
- Lightwells shall have grates, and not railings around them to minimize their visibility. ← re-worded.

used to allow simple railing

9.8 All relocations of designated structures shall be performed by contractors who specialize in the moving of historic buildings, or can document adequate experience in successfully relocating such buildings. ← new guideline

- The specific methodology to be used in relocating the structure must be approved by the HPC.
- A letter of credit to ensure the safe relocation of the structure will also be required.