

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Chairperson, Michael Hoffman called the meeting to order at 5:00 p.m.
Commissioners in attendance: Jay Maytin, Brian McNellis, Jason Lasser
and Jamie McLeod. Excused were Ann Mullins, Nora Berko and Sarah
Broughton.

Staff present: Jim True, Special Counsel
 Amy Guthrie, Preservation Officer
 Sara Adams, Historic Preservation Planner
 Kathleen Strickland, Chief Deputy Clerk

Jamie disclosed that she and John Rowland used to work together at Gibson
Architects in 2001. Jamie said there is no conflict.

Triangle Park playground – Minor Review – Public Hearing

Sara said the minor review is to replace the existing playground equipment
that meets the safety standards. The footprint of the playground will be
enlarged slightly and there is a proposal to remove some of the landscaping.
Triangle Park was platted pre-1892. It was originally used as a public
square and in 1991 a playground was added for toddlers from ages 2 -5.
There are not specific guidelines that address play equipment in an historic
park. The Parks Dept. is proposing a pretty low profile for replacement and
is sensitive to the park and it is appropriate. On the landscaping the proposal
is to remove some mugo pines and a few dog wood trees along 2nd Street to
open up the space. There is still a distinction between the active part of the
park and the passive part of the park. All the lilacs will remain and a choke
cherry tree is remaining. Overall this is a sensitive solution and safe solution
for toddlers playing in the park. Staff is recommending approval with no
conditions.

Exhibit I – Public Notice

Scott Chism, parks planner for the City of Aspen.
Scott presented three elevations. At the work session shade space was
discussed and the use of vegetation. There was also discussion about
maintaining the open character of the park. For shade, three trees are being
proposed to the park which includes cottonwoods. It is also the intent to
combine all the play components into one place. We are liable to keep the
equipment safe. The net result in the new equipment is a slight increase in

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

size. We will use wood as much as possible and keep the equipment as low as possible. Children 2-5 use this park. The posts are 54 inches off the ground and the caps on top of the posts are metal and would be powdered coated a dark green color. There are a few plastic components, a tunnel crawl through, panels on the slide and the replacement of a tot swing set which is approximately 8 feet high. The direction was to design something in the current available space.

Sara clarified that the height from the finished grade is 56 inches.

Jason asked about the talk tubes. Scott said basically one child is at one end and an adult at the other end. We are reviewing the drum panel but it will change.

Jay inquired about the surface. Scott said it would be the same as the existing; wood chips. The boarder would be a wooden timber which is existing.

Jamie asked what the difference in square footage would be? Scott said around 300 square feet. The existing square footage is 1,088 square feet and the new measurement is 1,366. We have the increase because we are retaining an existing piece of play equipment that will be integrated into the current layout.

Chairperson, Michael Hoffman opened the public hearing.

Annie Rector, property manager of 525 Second Street, the Schilling/Lamb House which is on the National Historic Register entered a letter into the record **Exhibit I I** in opposition to the proposed redevelopment of the playground. The letter was approved by the owners. The Lamb house is the only residence across the park on Second Street. Triangle Park captures old time Aspen. The City wants to enlarge the square footage of the playground by 1/3. The proposed structure does not blend into the neighborhood at all. It would be an eye sore in the homeowners opinion and could be moved to where more children are living in a neighborhood year round. The owner would also like the board to reconsider removing the four dogwoods and if that isn't possible replace them with lilacs.

Exhibit III – Letter from R. J. Cicero requesting that the board consider the impact on people living around Triangle Park.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Belinda Frishman, neighbor said people are concerned about the City spending money on a tot park that is three blocks from an existing park. Some of us are concerned about safety on Second Street going around town and some are concerned about aesthetics. In 1991 the current park was put up and it was painted orange and the Parks Dept. came in and put up mugo pines. If this goes in, down goes our mugo pines. We have watched that area grow and it was natural and then it came back another time and it was a little park and another time they had taken out the lovely picnic tables and now there are new tables cemented in. Each time I talk to the Parks Dept. the comment is we just want to spruce it up a little. It is a tiny park and it is getting a lot of attention and we would prefer to leave it alone.

Jack Frishman said he resents the spending of \$30,000 to \$37,000 when the City is laying off people when they could have spent \$1,000 and satisfied everybody. It seems this is a big waste of money.

Morris Nessen, neighbor asked if anyone know how much use the park gets and why is it necessary when the yellow brick school is in the neighborhood. Why would you destroy Triangle Park. It is a refreshing park. I don't think it is a nice thing to do to the City. Triangle Park will not be wonderful anymore if you are going to put more traffic there at the tip where the traffic blends from Lake Ave. and Second St. to go to the Meadows. This is a waste of your mission and is against your mission. Let us preserve Triangle Park. Triangle Park has what Aspen is. Triangle Park has a glow and is what Aspen should be. How many little toddlers are living in that vicinity? Everyone in Aspen should be selfish about preserving a little bit of green so let's do it.

Chairperson, Michael Hoffman closed the public hearing.

Scott said the presence or not presence of the playground is not really a topic up for debate for this evening. If these members of the public feel strongly they should go to City Council and advocate that position as to the removal of the play station entirely from Triangle Park. The contract is less than \$21,000 and we had a budget of \$26,000.

Michael asked if it is possible to replace the dogwoods with some lilac bushes and still accomplish the goal of creating an opening.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Scott said if the direction from HPC is to keep the view obscured into the park that is fine then I would suggest that we do nothing but I wouldn't suggest that we replace a smaller shrub with a larger shrub given the way the guidelines are written to encourage visibility into the space.

Michael asked if the picnic tables could be more of an appropriate scale and taken out of the cement. Scott said the standard log style picnic tables are there and they are set on a flagstone paving and the intent that they are not movable is because they are heavy and sometime things have a tendency to disappear.

Michael also asked if a determination could be made on the increased usage with the new equipment. Scott said we are replacing a one to one ration and we are not promoting a bigger playground. We don't have a document on the usage but people do use that space.

Michael informed the public that the HPC doesn't consider other policy issues as to whether it is appropriate for play equipment here and we don't consider having purview over budgetary issues. We have two questions in front of us today:

1. Change in the play equipment and whether it is consistent with our preservation guidelines.
 2. Are the changes in the landscaping appropriate.
- Anything else would have to be brought up to City Council.

Jay asked if the Yellow Brick had a public play area? Scott said there is a tot lot but it is associated with the child care services.

Jay said increased traffic was mentioned but I go there three times a week and there doesn't seem to be increased traffic.

Jason inquired about the user group for Triangle Park.

Scott said the City has a variety of playgrounds around town. Most are geared for older children 5 to 12 years old. We don't have any other than this particular space for tot lots. There is a new park, Harmony Park at Burlingame for 2 to 5 year olds. We are trying to maintain the character of what is there. Mary Ryerson raised private money for what is there currently in the park in 1991 and there is a memorial plaque in memory of

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

her son John Casey Ryerson. The fact that the park is quiet and removed is a strong benefit for the park.

Jason asked if there was an outreach to the neighborhood. Scott said there was a public meeting late Sept. with three wide scale options to start the dialogue and do something that is minimal as possible. We intend to have a second public meeting April 7th in a public forum. The design was developed with a RFP and we passed along comments from the public and the HPC. Out of four proposals the A1 criteria was that the playground needed to be made out of wood as much as possible.

Morris Nessen, neighbor said he looked at the Yellow Brick and it is not a thing of beauty. Triangle Park is a thing of beauty.

Jay said at the work session he asked about a custom park and it was three times the cost. It would be cool if the neighborhood could raise money for a custom park. Scott said the design is specific to this spot and you would not find the design in a playground equipment book.

Jamie suggested the Parks Dept. minimize the amount of plastic and have the posts the same color as the wood. Scott said they have tried to do that and they could make the posts for the swing set the same color as the wood.

Jamie clarified that the speak through pipes are an added feature. Scott said they would contribute to the overall play value of the space. They are like two cans between strings.

Michael suggested a discussion occur as to whether the City should be allowed to increase the play area and replace the existing play equipment with the proposed new equipment.

Jay said the increased play area is the youth zone requirements that go with each piece of play equipment. Scott said basically six feet of clearance around each piece of equipment has to occur. Jay said today's standards are not safe.

Jason said 272 square feet is about a ¼ increase. The visual impacts are more of a concern than the square footage.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Michael said by bringing the climber piece into the consolidated space and to accommodate something that is required by the codes we really don't have much of a choice. 300 square feet is not that big of an area.

Brian said in general this is one of the few parks I am able to bring my 2 year old daughter too. I understand everything that the neighbors are saying about the value of this park. There is a home grown feeling as to what exists there now. The Parks Dept. has done their best in consolidating the equipment and in keeping a low profile of the park and I can stand behind their recommendations.

Michael said he is in favor of pocket parks in general. To bring a 2 ½ year old into this neighborhood brings vibrancy and it is a benefit rather than a detriment. It is a great way to integrate the city.

Jamie said she would recommend that any additional equipment should be removed and make this an extremely low profile structure and remove more of the add on plastic features because they are not historic. The drum sets and talk through should be reserved for larger parks.

Brian also agreed that we need to minimize the plastic and keep the park in the character of the neighborhood. Brian also mentioned that the current play area is not void of plastic.

Scott said the talk tubes are made out of metal and the prime mission here is to have the maximum play value to our user group. Taking things away compromises the play quality.

Jamie said she is looking at the park purely from an aesthetical historical point of view. My thought is to keep it as neutral as possible and why ad the drums which could cause more noise.

Landscape issues:

Jay said the trees create shade for the park and the children using the park.

Jamie said the 4 dogwoods are being removed so that we have more access to the park. The mugo pines are being removed because they are damaged and are hazard trees. Is there a particular size you are recommending for the cottonwoods and ash trees.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Scott said the species selected are fast growing but HPC could suggest a size.

Jason said the effort to make shade makes sense. With the removal of the mugo pines it will visually open up the park. With the addition of the ash and cottonwood trees it will break down the mass of the swing set. The ash trees will help make the play yard feel smaller. Jason said he can support the changes.

Scott said the mugo's are going away to open up the park and they will not be replaced.

Brian said the replacement of the ash makes good sense. If the dogwoods are removed they should be replaced with cotton woods. Brian said he is struggling with opening up the park. When the mugo pines are removed it would be recommended that the Parks Dept. work with the neighborhood to replace them with something that has a little less profile but provides screening.

MOTION: Jamie moved to approve Resolution #4 for Triangle Park playground with the landscaping as proposed. Staff and monitor to work with the Park Dept. to look at the size of the proposed ash and cottonwoods to make sure that they are mature and not young. Approval of the removal of the mugo pines and dogwoods. Regarding the play equipment we approve the moving of the timber climber to increase the square footage of the overall play space to the minimum that it needs to increase to. The green colored caps (everything in green) should be a different shade so that it is not so contrasting. Staff and monitor and Parks Department to look at the drums to see if they are being added or not.

Scott said it is likely that they will be replaced with something else.

Jamie recommended that staff and monitor review what the drums will be replaced with. Motion second by Jay.

Discussion:

Brian clarified that the motion does not indicate any replacements of the mugo pines.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Jason suggested that the Parks Dept. work with the neighborhood regarding screening.

Michael disagreed. The play equipment is much more muted than the equipment that was installed in 1991. The visual impacts are not as great.

Jay said he feels the park should not be screened.

Brian said we talk about trees etc. being added to soften the façade of houses and why is this any different. They are removing the mugo pines and there could be something else put in their place that is a lower profile that would provide a certain amount of screening.

Jason said the visual connection is important.

Jamie said because the area of the playground is increasing those mugo pine locations would be moved no matter what.

Michael said the question is whether there is a need to create a visual buffer from the rest of the park to the play area.

Jason said it doesn't sound like that is the Parks Dept. intent to screen the park. If screening occurred it would be on the perimeter of the park not in the middle of the park. Opening the park up visually is something that is important. You want to be able to walk through the West End and see places where you want to go.

Michael said there is not enough support to amend the motion. Motion will be as stated by Jamie.

Jason pointed out that we are dealing with children and the equipment has to be safe. Aesthetically I am not in favor of this equipment but that is what is on the market and there is limited equipment available.

Motion carried 4-1. Roll call vote: Michael, yes; Jamie, yes; Jay, yes; Jason, yes; Brian, no.

Belinda Frishman asked how we got to this state. The neighbors were called to a meeting and we were given a choice of three. There was no choice to let the park alone. It was a fait-accompli. There wasn't that much outreach.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Michael explained that the neighbors can do an appeal. Amy explained that the appeal needs to be based on information that the HPC had acted improperly not that they disagreed with the project concept.

630 E. Hyman, Crandall Building – Final Review, Public Hearing

Exhibit I – Revised Elevations

John Rowland, Architect

Amy relayed that when conceptual was awarded that locked in the massing aspects of the project including the placement and height of the third floor. The spider webs will be retained and the second floor window on the east façade has been removed from the conceptual approval. On the penthouse the applicant showed a minimal eave overhang on the Spring Street side of the building. At conceptual they were asked to revisit that again for final. The location of the glass railing on the Third floor was six inches away from the back side of the parapet and it has been pulled in a little further. HPC needs to consider the more the upper floor deck space approaches the edge of the building the more potential there is for things to pop up on the roof. That is not necessarily a bad thing but it might interfere with the two story quality of the original building and its character. There was also a condition to look at bringing natural light into the building and that is not possible for a number of reasons including building code issues. The circular window on the front façade is open right now and the applicant proposed that it be closed and staff is asking that it be an operable window. Staff suggested that it be restudied and the applicant has proposed a revision that maintains the sense of the horizontal lines cutting through the window on the front façade. Regarding landscaping there are only two small areas but the applicant would also like to deal with the right-of-way. The applicant can work with the Parks Department regarding the crabapple trees in the right-of-way which is out of HPC purview. We also need clarification of the exterior lighting. On the south façade there is a wide opening where you walk into the courtyard and onto the main staircase. The staircase is being moved and staff is suggesting that there be careful thought about how much that space gets closed in. On the far West side is the main access that will take you to the third floor and staff is suggesting that the door not be a recessed door and that it align with the adjacent storefronts. On the rear façade of the building

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

the proposal of windows should be as close as possible to Benton's original design.

Materials: They are planning to add wood siding on the rear façade of the second floor. Staff recommends approval of the project with conditions.

Mitch Haas, Haas Planning

Mitch went through the conditions of conceptual. The spider panels have been retained on the ground floor and we have eliminated the window on the second floor of the east façade. On the eave depth we originally had it the same as the drawing in the packet. The concern was the east façade that it would be more visible from the street level; however, if you bring it back out it would create a larger shadow line over the third floor addition to further obscure it. There would be a trade off, if you bring it closer to the street and therefore being more visible from below or creating the shadow line effect to reduce the overall perceived mass of the third floor. The applicant is proposing to create the shadow line.

John Rowland, architect

We are proposing to align the store front of the egress fire access as well as opening up the recessed entry of the current opening. This would widen the opening back to the original width as staff recommended.

Mitch said it was recommended to restudy the railing on the third floor. It was slid back on both sides.

John said the railing was moved back 12 inches and then another additional six inches.

Mitch said bringing natural light from the third floor into the courtyard is largely impractical. It also created building code issues. We looked at fiber optic lighting but it was extremely expensive. There is no practical solution. We will use interior lighting to make it look like natural lighting.

John said we will have unique interior lighting in the floor of the third level. It will be a cool detail as you walk into the space.

Mitch said it was recommended to install an operable or removable window in the round opening on the south façade. We looked at a removable window but the opening is quite large and it would be too heavy and

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

cumbersome and impractical to try to remove the thing. We went with an operable window to match the windows on the east façade. The bottom portion on all the round windows is operable. Staff wanted to make sure the feeling of the horizontal Benton art work was carried through.

Amy explained that Benton had circles with horizontal bisects and possibly it should be reflected in the new window.

Mitch said we will also have some of the Benton art work on the walls. Mitch explained that the landscape area is very small and we will be subject to what the Parks Dept. has to say and perhaps it should be handled with staff and monitor.

Mitch said on the exterior lighting there is very little proposed, pretty much what exists on the two flanks and nothing on the east façade. We are hoping that it can be staff and monitor only.

John said they will restudy the ground floor entries store fronts. We will remove the mullions from the windows on the rear façade.

Materials:

John explained that the fascia and soffit material will be a galvanized aluminum. To compliment that we are proposing metal clad windows and doors like a dark zinc on the third floor level. Currently the lower level is red cedar siding and it has wear and tear and there is patch work all around. The stain that is on will be difficult to match. The other problem is that we would like to bring the building back to the original color. We would like to remove the second floor horizontal siding but not the lower level. Anymore sanding and blasting will deteriorate the boards. If we leave it as is, we will have to do a full bodied stain.

Mitch said we would be replacing different boards and ending up with different colors.

John said the siding would look a lot cleaner and lighter if it was replaced. We would not be replacing the spider webbing only the second floor.

Chairperson, Michael Hoffman opened the public hearing. There were no public comments. The public hearing portion of the agenda item was closed.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Michael went over the conditions:

1. Redesign the storefront configuration of the south façade to retain the two spider web panels.

Jason said his concern is the panel next to the egress. John said we could sneak a break of glass in if need be. Brian agreed that the far side (west) should be more opened up as Jason suggested. It would allow interaction with the streetscape.

Jamie said her concern are the panels next to the spider webs. Visually it makes it feel “blocky”.

John said they can do approximately a 24 inch glass panel.

Jay and Jamie agreed that the spider webs should remain.

Jamie said we will keep the spider web panels and the two panels on either side of the opening are going to be glass and we will have glass next to the west double door and there is going to be another material, not CMU added to be reviewed by staff and monitor.

2. Restudy or remove the proposed new window on the east façade, upper floor. That window has been removed.
3. Restudy the eave depth on the east façade of the rooftop addition, to possibly provide a greater shadow line.

Mitch said the south side has a four foot depth. John said we can do a two foot eave on the east side and use a darker material.

4. Restudy the location of the railing for the third floor deck. Jamie said the railing is frameless and it was pulled back 12 inches and back another six inches.
5. Consider creating a way to bring natural light through the third floor unit and into the courtyard. Michael said according to the applicant there is no solution. Jason said the spaces in side will be a lot different without the natural light.
6. Install an operable or removable window in the round opening of the south façade. Jason said interesting the round windows on the east side did not have any kind of divider. John said they tried to mimic the existing windows. Michael said he would like to see horizontal elements which would be three.
7. Landscape plan to be approved by staff and monitor. Jason said he likes the zero landscaping. Brian said given the small amount of landscaping that the applicant has, purview over the plan can be approved by staff and monitor.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

8. Exterior lighting. Michael said the applicant will use exterior lighting the same as the existing.
9. Fenestration: Jason said the larger windows as proposed tonight are appropriate. The tall vertical windows with no horizontal division on the north windows.
10. Materials: Jason clarified that the roof overrun material is galvanized aluminum. Jamie said her concern is taking off the horizontal wood. If you do that it will not look historic. It is a building that we are trying to preserve not replace. Jay also said it is inappropriate to replace the material. Jason said guideline 2.1 says retain existing materials. John said we will just have to go with a solid body stain. Jason said sand blasting is the most harsh way you can do it and I would not recommend it. The "sunburned" building is distinguishing.

John Olson said this building is different and some of the wood is 40 years old and some not.

Michael said there should be a technique that could be used.

John Olson, contractor said the only option we have is hand sanding it and get it as smooth as possible. You would still have to have a solid body stain in order to get it to look like it originally did. John said the lower floor is a different wood.

Michael said the wood needs to be retained and it looks like a solid body stain will be used.

Jamie said the renderings look like a brand new building and that it doesn't have historic integrity and I would caution staff and the monitor to be careful of those materials so that it doesn't get too sleek with what we are trying to preserve and that we do keep its integrity.

John R. said they can have the solid body stain pick up more of what is existing.

MOTION: Jason moved to approve Reso. #5 for 630 E. Hyman with the following conditions:

Entry façade on the south side to retain the spider web patterns, all other materials to be glass or equivalent.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF MARCH 24, 2010

Upper east eave to be pushed back two feet.

On the north façade no horizontal division in the windows.

Original siding on the second story to remain.

Circular window on the south to be retained (3 original horizontal mullions)

Landscaping to be approved by staff and monitor.

Railing on the third floor be pushed back as proposed.

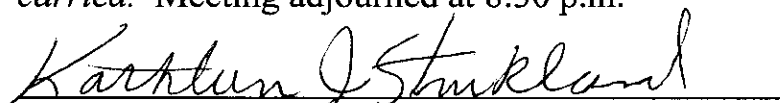
Wood siding to wrap around the north façade on the second floor as proposed.

Exterior lighting to be approved by staff and monitor.

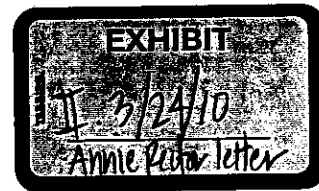
Motion second by Jay. All in favor, motion carried 5-0.

Jason and Jamie are the monitors.

Motion: Michael moved to adjourn; second by Jamie. All in favor, motion carried. Meeting adjourned at 8:30 p.m.



Kathleen J. Strickland, Chief Deputy Clerk



Hi, I'm Annie Rector, I am the property manager at 525 North 2nd Street, the Shilling Lamb house that is on the National Historical Register. I have worked for the owner for almost 15 years. And have passed on all the hard copies of information related to Triangle Park. This letter I am reading has been approved by the owner.

I am sure the City of Aspen, its citizens and visitors appreciate the dedication the owners of the historical houses around Triangle Park are committed to. All 6 owners present or represented here are concerned about the changes in Triangle Park. They are committed and proud owners of historical homes. It's not easy being responsible for these historical houses. There are many rules to follow, and the cost of upkeep is substantial. But they have continued to love their homes and the special area of Triangle Park their homes surround. It really captures old time Aspen, and is truly a unique part of the town.

I just can't help but think that these owners have been put in the same defensive position the City of Aspen usually finds itself in. But this time it seems the tables have turned. The City would like to enlarge the square footage of the play ground area, for improvements. The proposed structure does not blend into the neighborhood. It would truly be an eye sore in the home owner's opinion. How can the city possibly promote a larger playground when it is a known fact that no one lives full time in the West End, why not put it where there are more children living in a neighborhood year around? I think it would be nice for the locals to have a toddler play structure in a closer proximity to their homes. Most parents with children drive to Triangle Park.

Do you not have any other alternatives? Wouldn't it be more family oriented to put the toddlers play structure in a park with older children's play structures, so siblings of different ages could be in the same place?

The owner at the Shilling Lamb house has lived there since 1976. It is located on 2nd Street, the only residence across from Triangle Park. The owner is dedicated to the historical preservation of this property that is on the National Historical Register. They along with the other owners around the park have always enjoyed a certain peaceful, quiet setting, to go along with their historical Victorian Homes. It's not just having the historical houses there; it is the peaceful uniqueness of the area around the park. Do we want to see that change? Doesn't that peaceful setting have historical value?

The owner of the Shilling Lamb house would like you to reconsider removing the 4 dogwoods. If you feel you absolutely have to remove them, could you replace them with lilacs that are in liking of the City of Aspen Street scape design. Even though the HPC has no guidelines for their historical parks at this time. If the cottonwood was added in this area, as described in the new plans, it along with the lilacs, would continue the same street scape plan that exists along Lake Avenue next to the park, which has cotton woods, and lilac planted next to each other. Please note Lake Avenue also has dogwoods. No removal in vegetation is planned along Lake Avenue.

Jack and Belinda Frishman, are only a few of the people left in Aspen that really know the history here. They have lived a vibrant life. And continue to do so with a passion for life. They especially know the history of Triangle Park. They have watched it go by looking out their picture window at 229 West Smuggler for the past 48 years. Would it be possible for them to spend 10 minutes of your time and they can tell what it's been like living next to Triangle Park these past 48 years. I promise they will have some great stories for you!

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Thank you, Annie. - I agree with everything you have said, I approve of this letter.

Catheris

Catheris Couvres
525 N. 2nd St.

525 N 2ND ST.



24 MARCH 2010

GREETINGS

MY NAME IS R. J. CICERO, I MOVED TO ASPEN IN 1975 - HOW TIME FLIES - I SERVED LIKE YOU DO ON THE HISTORIC PRESERVATION COMMITTEE FOR ABOUT SEVEN YEARS - I'M NO LONGER A FULLTIME RESIDENT, WHEN IN ASPEN I RESIDE AT 525 N 2ND - ACROSS FROM THE BASE OF THE TRIANGLE. PLEASE CONSIDER THE IMPACT ON THE PEOPLE LIVING AROUND TRIANGLE PARK - THE BUSHES SERVE AS A BARRIER BETWEEN THE STREET AND THE PARK IF THEY ARE REMOVED IT WOULD BE A MAJOR DETRIMENT TO THE AREA. TAKE YOUR TIME FOLLOW THE GUIDELINES, CONSIDER THE HISTORICAL SIGNIFICANCE OF THE TRIANGLE PARK AREA, MY WIFE AND I ARE FORTUNATE TO LIVE IN A REAL VICTORIAN THAT HAS STOOD THE TEST OF TIME SINCE 1883, BACK WHEN DONKEYS WERE KEPT IN WHAT IS NOW THE PARK. I'VE SEEN FOLKS MEDITATING, HAVE LUNCH AND QUIETLY ENJOY THE PEACE THE PARK PROVIDES. THE YELLOW SCHED HOUSE PLAYGROUND SHOULD FULLY FILL THE NEED FOR A TODDLER PLAY AREA

Respectfully R. J. Cicero