

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES JUNE 8, 2011

Chairperson, Sarah Broughton called the meeting to order at 5:00 p.m.
Commissioners in attendance: Nora Berko, Jason Lasser, Jamie McLeod,
Jay Maytin and Willis Pember. Excused was Brian McNellis.

Staff present:

Jim True, Special Counsel
Amy Guthrie, Historic Preservation Officer
Sara Adams, Historic Preservation Planner
Kathy Strickland, Chief Deputy City Clerk

MOTION: Jason moved to approve the minutes of April 27, 2011; second by Jamie. All in favor, motion carried.

Nora excused herself on 202 N. Monarch because she is within 300 feet of the subject property.

202 N. Monarch – landscape plan

Shannon Murphy, landscape architect
Scott Smith, architect
Bill Guth, representing the owner

Exhibit I – railing
Exhibit II – photo
Exhibit III – New landscape plan

Sara said Nora, Jason and Willis were at the site visit today. Jamie is the project monitor. Since we have gone through four different iterations for the landscape we thought it best to bring it to the full board.

Shannon said the historical components that have been consistent throughout all the plans are still remaining the same. The lilac hedge along Bleeker Street will remain and Aspen Tree service is looking at it to make sure it is being cared for properly. The maintenance company is also hand watering until we have the landscape finished and add the irrigation. The front porch is on North Monarch Street and there are some existing street trees in the city right-of-way and the main entrance to the house comes up to the front porch. We would like to frame the front porch with a dwarf lilac hedge on each side. We also have perennials with the color range from purples to blues and white with magenta accents. We would like to do two cast stone

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES JUNE 8, 2011

planter pots framing the walkway. The pots would sit on a stone piece. The property really doesn't have a back yard and there is an access easement to the property and most of it is taken up by a driveway and extra guest parking space. The side that faces Bleeker will act as the family's gathering space. In this space we would like the BBQ grill and a small terrace for outdoor gathering. We are proposing columnar aspen trees along the fence line and the fence will match the historic picture of the house. The historic fence terminates at the new brick addition and comes across the front face of Monarch. The stone for the landscaping will be Colorado buff and the steps coming out of the connector piece will be two 15 inch steps and they will be brick with a connection to the new brick structure.

Willis asked about the four iterations and what was the thought process. The largest change was the request for the blocks of shrubs at the two perennial gardens and that went away. We also had a matching row of columnar near the structure and that was requested to be removed. The latest iteration shows the steps properly and the grill has moved.

Jay asked what the fire sculpture was. Shannon said it is a free standing gas fire pit. Jay asked what our guidelines have to say about a fire pit in front of an historic structure.

Sara said they don't say much and the guidelines are vague. We have allowed fire pits in landscaping that is obscured from the right-of-way.

Sarah asked about the aspen trees behind the lilac shrubs. Shannon said the aspen tree is a different form and narrower. It is meant to give shade to the yard and vertical scale. There is a large swath of the perennial garden in front.

Shannon explained that the scale of the porch is large and we didn't want the perennial bed to be dwarfed but we will be happy to lay it out in the field and let staff and monitor determine how large it should be.

Sarah opened the public hearing. There were no public comments. The public hearing portion of the agenda item was closed.

Sarah said the three issues are landscaping- plantings, steps and the railing that needs to be put in place for the front stairs per code.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES JUNE 8, 2011

Scott Smith said in the historic picture there was a rail coming down on the south side deck that matched the main rail that wrapped around the porch of the house. We are proposing to put that rail and stair back the way it was and we would like to add a rail on the new stairs on the west side of the house, a double rail that would be put in per code requirements. It would be 34 inches above the treads.

Willis said the water feature and fire pit are part of the landscape plan.

Comments:

Jay said he feels the fire pit is inappropriate next to an historic house. It will probably be used in the winter and be visible and they are a waste of energy and not "green". If it was in the back yard that would be a different situation.

Willis requested a cut sheet of the fire pit so he can see exactly what it is. Willis also requested a cut sheet of the planters in the front. Willis said he had no other issues.

Jason said he also would like to see the cut sheets. Being on the south side and transparent in the winter is a concern. The large pots in the right-of-way is a concern. I am opposed to anything in the right-of-way. Jason also said he is opposed to the lilacs on the corner because they obstruct the view to the house. As you come up from the library on Bleeker the view from the alley will partially be blocked by the configuration of the BBQ and bricks around. Jason said the detail of the railing is OK.

Jamie commented that the stair design is appropriate. One concern is the steps being brick instead of being part of the Colorado buff stone. It should be part of the addition instead of being part of the historic house.

Scott Smith said they can use Colorado buff stone.

Jamie also said she is favorable with the lilacs wrapping around as it gives some privacy but is concerned with the fire sculpture.

Ann said the stair railing is unique. Ann said Shannon hit all the guidelines. In terms of the landscaping in front the planters are going to be difficult to get them the right scale and right material. It will be hard to choose something that looks like it should be there. As a recommendation they

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES JUNE 8, 2011

should be eliminated because they are not something common to historic houses. If it is really important that they have them they should be chosen very carefully. The perennial bed in front is large and in the winter it won't look that great. If it stays that large native grasses and wild flowers should be used. The lilacs are great transitioning around the corner. The elements of the patio, the fire pit and water sculpture are well screened by the lilacs and aspen trees. This is the only private space they have. HPC should see the cut sheets on both the elements.

Sarah thanked the applicant for a thorough presentation. The steps out of brick are appropriate. The railing is great but there is concern about the pots as you enter the front. The perennial bed needs scaled down and that is something that can be looked at on-site. We also need the cut sheets on the fire pit and water feature. Moving the BBQ in the new plan is appropriate. My recommendation is that we approve the landscape plan and the fire pit and water feature are not approved as part of this plan and we need to see cut sheets.

Willis said we need to see cut sheets on the water feature, bbq, fire sculpture and the pots.

Straw poll on the fire pit – 4 -2 staff and monitor can approve the design. Jay and Jason opposed the fire pit.

Jay said he feels the fire pit is not appropriate. Sarah pointed out that the majority of the commission is in favor of the fire pit.

MOTION: Sarah moved to approve Resolution #6 for 202 N. Monarch with approval of the brick steps off the addition as proposed in the plan submitted tonight. The approval of the balusters for the front stairs as proposed in the sketches submitted tonight. The landscape plan is approved with the following conditions that staff and monitor review and approve the cut sheets for the potted plants, fire pit, bbq and the water feature, second by Willis.

Discussion: Jamie asked if the board is OK with the stone base that will be exposed in the winter.

Ann recommended that the perennial bed be reduced in the depth of the bed east and west and it can be reviewed on site.

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES JUNE 8, 2011

Amended motion: Ann moved to reduce the depth of the perennial bed east to west second by Jamie.

Discussion: Willis said he has no convincing evidence that the perennial beds are too deep. It ends with the first riser of the step which makes sense.

Jason said he feels the beds are in proportion.

Shannon said they are happy to lay the design out in the field.

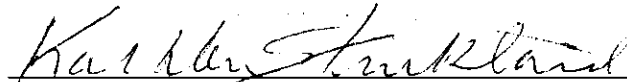
Ann withdrew her amendment and Jamie withdrew the second.

Vote on the original motion: Ann, yes; Jamie, yes; Jason, yes; Willis, yes; Sarah, yes; Jay, no. Motion carried 5-1.

Work session – 1102 Waters Avenue – no minutes.

Jim True, Special Counsel said as a work session there can be no approvals and the applicant cannot rely on anything that is said by the commission as a whole or by any individual commissioner. There is nothing that can be stated up front that you can rely formally on. Certainly you are trying to get impressions and you need to understand that work sessions are not for making final determinations.

Meeting adjourned at 7:00 p.m.



Kathleen J. Strickland, Chief Deputy Clerk