

ASPEN HISTORIC PRESERVATION COMMISSION
MINUTES OF DECEMBER 9, 2009

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

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

Toni Kronberg, public: The fire station concrete wall looks very stark. Is there something that can be done to soften it up? Last night council approved Sandy's office supply building being designated, 630 E. Hyman and I have a real problem with that. When something is landmarked you don't touch it, it stays as it is. You don't put a third floor on it. On 205 S. Spring Street which is the William R. Walton landmark property I worked for Adam before he died as a custodian for five years. I don't work for the executor but am working for the heirs of the trust and family that will eventually be inheriting that property. I had asked how the work that was done was authorized without a review.

Sara presented photographs of the house on Spring and Hopkins. Toni is concerned about the driveway off the alley. Essentially they moved a few planks of the fence to put the parking space in. That doesn't qualify as a development review.

Jay said the increased the opening to accommodate another car.

Sara said the fence ran along the alley before they came in for the request to park onto their property and they removed some of the planks to do that. Staff considered removal of the plants not historic.

Ann said she walked by and the impact is minimal.

Jay said he would like HPC to see these requests if there is time on the agenda.

Sara said there is certain criteria to follow in the code that defines what type of process happens for the type of project that you want to do. If it was an historic fence it would be another issue.

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Jay said he is amazed that the person came in for a building permit for a couple of planks. I walked by and it doesn't look like the property was being kept up.

Jason said he visited the site and it seems logical to enter from the alley and they have the right to park on their property if they wish too. It is an administrative review and it is in the purview of the staff.

Toni Kronberg said she is going to appeal this decision. Not only was the fence taken down and putting in a driveway in the man's back garden there was also the addition of a deck that was never permitted and they are also installing a hot tub on the site that doesn't have a permit either. According to the code under effect of designation 26.415.060 . Any development involving properties designated on the Aspen Inventory of Historic Landmark Sites and Structures , as an individual building or located in an historic district, unless determined exempt, requires the approval of a development order and either a certificate of no negative effect or a certificate of appropriateness before a building permit or any other work authorization will be issued by the city. This property did not go through any process to determine if it was exempt or if it needed a certificate of no negative effect or if it needed a certificate of appropriateness. The design guidelines were adopted to give the public an opportunity to give public comments and that is in Section B. The standards apply to the exterior features and/or notable streetscape and landscape elements of the designated historic property and/or district. As Sara said they have to be approved in accordance with the procedures established for their review. You need to decide whether the three components should be considered exempt, certificate of no negative effect or certificate of appropriateness. The certificate of no negative effect triggers a review, a public hearing before the H PC and that did not happen. The building permit was issued without compliance with notice and public hearing. At the last meeting it was said that parking was required and in this code it says it isn't required onsite and that an owner can always do a cash-in-lieu. How is this fence not deemed historical.

Jay said decks require a permit if they are of a certain height.

Amy said we have looked at this issue and by no means have overlooked or shrugged off the work being done at the site. We were both at the site with the contractor. There was work years ago for a hot tub and never finished

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and there is a hole in the ground that is not safe. We discussed it with the contractor but the deck is in the setback and they need to come up with a plan.

202 N. Monarch and 204 N. Monarch

Sara explained that the discussion is the height of 204 N. Monarch. There was a complaint that was filed with the Planning office questioning if the height of Tim Semerau's house at 204 N. Monarch is correct. The elevation of the plate is starting at the correct elevation and that was approved by HPC. Staff also measured the HPC's final plans and the building permit elevations. Staff checked the height with a building inspector and we did a field measurement from the ridge to the plate. The HPC plans approved the height of 29 feet from grade to finish at ¼ inch scale. Tim dropped off ½ inch scale drawing which indicated 29 feet and 2 ½ inches. There is 2 ½ inches difference. The building is under the height limit for that zone district.

Jason pointed out that 2 ½ inches is like insulation.

Sarah said it is like roofing material.

Brian said he was confused because he thought the discrepancy was 2 ½ feet and he was uncomfortable approving that.

All members favored approving 2 ½ inches.

Tim Semerau said it is actually a discrepancy of ½ inch because he used bigger plywood that has metal on it.

Sarah pointed out that on our final drawings it should indicated the final height.

Tim said the complaint was from a fictitious person. Tim requested that if a complaint is made they should sign their real name.

Jay said a copy of the driver's license should be given when a complaint is made.

Jason said some people call in and don't give their name.

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Work sessions – no minutes

Update of downtown sandwich board/outdoor display policies.

HPC Guidelines – Streetscape and Lot Features/Historic Development
Patterns and Landscape Design

Introduction to “nuts and bolts” preservation issues to be addressed at
January meeting

Meeting adjourned at 7:00 p.m.

Kathy Strickland, Chief Deputy Clerk