

AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

February 12, 2025

4:30 PM, City Council Chambers -
3rd Floor
427 Rio Grande Place
Aspen, CO 81611



I. ROLL CALL

II. MINUTES

II.A Draft minutes - 12/11/24
[minutes.hpc.20241211_DRAFT.docx](#)

III. PUBLIC COMMENTS

IV. COMMISSIONER MEMBER COMMENTS

V. DISCLOSURE OF CONFLICT OF INTEREST

VI. PROJECT MONITORING

VI.A Project Monitoring Committee Assignments
[Project Monitoring Committee Assignments.20250108.pdf](#)

VII. STAFF COMMENTS

VIII. CERTIFICATE OF NO NEGATIVE EFFECT ISSUED

IX. CALL UP REPORTS

X. SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS

XI. SUBSTANTIAL AMENDMENT

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIII.A **627 W. Main St.** - Minor Development and Variations Review - **Public Hearing**
[Staff Memo.627 W Main St.20250207.pdf](#)
[Draft HPC Resolution # , Series of 2025.pdf](#)

[HP Design Guidelines Analysis.20250207.pdf](#)
[Commercial, Lodging, Historic District Design Standards and Guidelines Analysis.20250206.pdf](#)
[Variation Criteria Analysis.627 W Main St.20250207.pdf](#)
[Application.627 W Main St.20250205.pdf](#)

XIV. ADJOURN

XV. NEXT RESOLUTION NUMBER

TYPICAL PROCEEDING FORMAT FOR ALL PUBLIC HEARINGS

(1 Hour, 15 Minutes for each Major Agenda Item)

1. Declaration of Conflicts of Interest (at beginning of agenda)
2. Presentation of proof of legal notice (at beginning of agenda)
3. Applicant presentation (10 minutes for minor development; 20 minutes for major development)
4. Board questions and clarifications of applicant (5 minutes)
5. Staff presentation (5 minutes for minor development; 10 minutes for major development)
6. Board questions and clarifications of staff (5 minutes)
7. Public comments (5 minutes total, or 3 minutes/ person or as determined by the Chair)
8. Close public comment portion of hearing
9. Applicant rebuttal/clarification (5 minutes)
10. Staff rebuttal/clarification (5 minutes)

End of fact finding. Chairperson identifies the issues to be discussed.

11. Deliberation by the commission and findings based on criteria commences. No further input from applicant or staff unless invited by the Chair. Staff may ask to be recognized if there is a factual error to be corrected. If the item is to be continued, the Chair may provide a summary of areas to be restudied at their discretion, but the applicant is not to re-start discussion of the case or the board's direction. (20 minutes)

12. Motion. Prior to vote the chair will allow for call for clarification for the proposed resolution.

Please note that staff and/or the applicant must vacate the dais during the opposite presentation and board question and clarification session. Both staff and applicant team will vacate the dais during HPC deliberation unless invited by the chair to return.

Updated: March 7, 2024

Chairperson Thompson opened the regular meeting of the Aspen Historic Preservation Commission at 4:30pm.

Commissioners in attendance: Peter Fornell, Roger Moyer, Barb Pitchford, Dakota Severe, Kim Raymond and Kara Thompson. Absent were Jodi Surfas and Riley Warwick.

Staff present:

Gillian White, Principal Planner – Historic Preservation

Stuart Hayden, Planner - Historic Preservation

Ben Anderson, Director of Community Development

Luisa Berne, Assistant City Attorney

Mike Sear, Deputy City Clerk

MINUTES: Mr. Moyer moved to approve the draft minutes from October 9th, 2024. Ms. Thompson seconded. Roll call vote: Mr. Fornell, yes; Mr. Moyer, yes; Ms. Pitchford, yes; Ms. Raymond, yes; Ms. Thompson, yes. 5-0 vote, motion passes.

PUBLIC COMMENTS: None.

COMMISSION MEMBER COMMENTS: Mr. Moyer passed around a historic photo of how the Crystal Palace looked when he moved to Aspen and then one from after the renovations were done in 1970. He also mentioned a book called the “Music Man” about the whole thing.

Ms. Pitchford asked about the draft letter Ms. Thompson put together about the Armory building. She wanted to know if it was sent and if there had been any response from Council. Ms. Thompson confirmed that it was sent. Ms. Raymond noted that she received an email from Councilor Guth confirming he had received it, and Mr. Fornell mentioned that he had talked to Councilor Rose about it. Mr. Fornell noted that Councilor Rose told him that he would be engaging in whatever HPC’s recommendation was.

DISCLOSURE OF CONFLICTS OF INTEREST: None

PROJECT MONITORING: Mr. Hayden noted that since the last Project Monitoring update there had been ten Project Monitoring items. These were at:

- 720 E. Hyman Ave.
- 227 E. Bleeker St.
- 343 E. Cooper Ave.
- 335 Lake Ave.
- 216 W. Hyman Ave.
- 110 W. Main St.
- 214 W. Bleeker St.
- 520 E. Cooper Ave.
- 820 E. Cooper Ave.
- 316 E. Hopkins Ave.

Mr. Hayden then went over the details of each item as outlined in the agenda packet.

STAFF COMMENTS: None

CERTIFICATE OF NO NEGATIVE EFFECT: Mr. Hayden noted that since the last Project Monitoring update there had been four Project Monitoring items. These were at:

- 404 S Galena St. #301
- 302 E Hyman Ave.
- 110 E Hallam St.
- 400 E Cooper Ave.

Mr. Hayden then went over the details of each item as outlined in the agenda packet.

CALL UP REPORTS: None

SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS: Ms. Berne confirmed that public notice was completed in compliance with the Code as needed for the agenda item.

Ms. Severe entered the meeting at 4:50pm.

NEW BUSINESS: 333 W. Bleeker St. – Consideration of Penalties Regarding Alleged Violation of the Municipal Code, Section 26.415 – Historic Preservation, PUBLIC HEARING

Staff Presentation: Gillian White, Principal Planner – Historic Preservation

Ms. White introduced the item and noted that a representative from the applicant team, Mr. Derek Skalko, was in the audience and would be available for questions after her presentation. She then began her presentation by showing an overhead view of the property and went over the neighborhood context and history of the property. She displayed the plans and various elevations showing the structure prior to the project starting and noted the red sections as areas where previous historic materials existed. She then detailed the insubstantial amendment that staff approved in April of 2024, regarding work on the historic framing, which was to be minimally invasive. Next, she showed some pictures that were taken at a site visit in June documenting the location of the historic framing that was intact at that time.

Ms. White continued by going over a timeline of events that was compiled by staff and the contractor team as detailed in the staff memo. She then showed a site plan detailing the conditions as they exist today and noted the red sections as areas where violations were observed by staff. She also showed the same areas where violations occurred on the west elevation drawing. She continued to detail the timeline of events through the fall of 2024 and showed a few more pictures of the framing violations.

Ms. White noted that as a means of resolving the outstanding violations, the applicant has offered to pay the City \$45K, which is the same amount as the bond that was previously returned on June 16th, 2024. She said that in exchange for this amount, HPC would be agreeing that no further penalties would be pursued. She noted that staff is further recommending that HPC make a request of the City's Chief Building official keep the stop work order in place until the proper documentation is submitted by the applicant, including an insubstantial amendment and a change order. She said that HPC could decide to pursue penalties allowed per the Land Use Code or to accept the \$45K offered by the representative team. She noted that staff is recommending HPC accept the offer of \$45K to be utilized to improve the Historic Preservation program.

Ms. Berne clarified to the HPC that the options in front of them would be to either approve or reject the draft resolution as presented in the agenda packet. She noted that they could make recommendations but could not negotiate to add anything to the existing resolution.

Mr. Fornell asked what the City of Aspen would do with the \$45,000. Ms. White said that it would go towards the Historic Preservation program, which could include updating design guidelines, training

opportunities, etc. Ms. Thompson said that the board could have a conversation with staff to provide recommendations on where the money goes.

Ms. Pitchford asked if there was any possibility of restoration of the areas that violations occurred. Ms. White said that the areas that do remain have been cut and placed back so there was no chance of it going back to the way it was.

Mr. Hayden noted that if staff had thought restoration was possible, they would have pursued that first, before pursuing potential penalties.

Ms. Pitchford then asked if there was a BEST certified person on site when this occurred. Ms. White said that the contractor's team does have a BEST certified employee that to staff's knowledge was on site.

Mr. Fornell asked if any staff had an opportunity to observe any of the removed historic materials or did the contractor just discard them after removal. Mr. Hayden noted that it wasn't a case that materials were discarded, but rather removed, cut and then placed back in various locations and orientations other than the historic locations.

Ms. Thompson invited the project's representatives to the dais. Mr. Derek Skalko, 1 Friday Design and Mr. Chris Madigan, Madigan & Company introduced themselves.

Mr. Madigan noted that their superintendent is HP certified and was on site every day. He also noted that no framing materials were discarded but remained on site and reinstalled. He felt that where the failure occurred was when the team got to these portions of the framing, they did not engage HPC when conflicts were found between the plan sets and the actual conditions of the historic framing. He went on to note that the simplicity of the framing in the garage allowed for standard means and methods to be used as opposed to the in the main building.

Ms. Pitchford asked why the HP certified supervisor on site did not consult with Mr. Madigan or staff when these conflicts were found. Mr. Madigan said that while there are many areas of the building where great care was taken in preserving the historic framing, there were areas that the same level of care was not taken. He also did not want to put all this on the superintendent and noted that he bore the responsibility as well, again noting the lack of communication with HP staff.

Ms. Thompson asked if Mr. Madigan had any suggestions on how to prevent this from happening in the future. Mr. Madigan pointed to more robust communication regarding monitors and having a known point of contact. He took full responsibility but noted the transition in the HP staff and that his team should have been more proactive in seeking out feedback from the new staff on how to proceed.

Mr. Fornell asked how much oversight the ownership group played during the course of the construction work. Mr. Skalko noted that he was the original designer of record on the project, but a New York entity ended up taking over. He said that he was willing to stay on as a local liaison, but the ownership instructed him to stay as minimally on the clock as possible. He said that going forward he would be much more involved as a site supervisor or construction administrator. He agreed with Mr. Madigan that this was very much a communication issue and that with a historic property like this there is so much communication about the process that is necessary. He noted that this was a failure and that it cannot happen again and was a learning process for all involved.

Mr. Fornell asked if the ownership gave any instruction to continue with work, knowing the variations. Mr. Madigan said that the owners did not have any knowledge of any deviations from the approved plans.

Ms. Raymond asked if it would help going forward with this and any other projects in town, if there were set timeframes where a monitor shows up to inspect the work. Mr. Madigan said absolutely and noted that on other historic projects he had worked on, there was always an assigned monitor that they could call and review the progress at critical milestones.

There was some discussion about the idea of having HP staff and the HPC monitor come to the sites at certain set milestones.

Ms. Severe wanted to clarify that Mr. Skalko was the main point of contact going forward to which Mr. Skalko said yes.

Ms. White did acknowledge that the level of communication with the applicant team has been very good as of late.

Ms. Raymond asked what the total cost was of this project and whether it received any variances or benefits originally. Mr. Madigan said the cost was around \$12 million and Mr. Skalko noted that the project actually saw a reduction of the preliminary variations originally granted. He then detailed some history of the project approvals and a reduction of floor area that came when the project went to final review.

Ms. Thompson asked for a short five-minute recess to take an urgent call.

Ms. Thompson reentered the meeting, and Mr. Skalko continued his explanation of the reduction of floor area and setbacks from the originally approved plans.

Mr. Hayden detailed the setback variations that were in place for the historic outbuilding and there was more discussion about the setbacks.

Public Comment: None

Board Discussion: Ms. Thompson felt this was a very unfortunate situation and felt that communication could be improved. She also felt that the money offered by the applicant should be used for the Historic Preservation program and appreciated that the applicant was taking steps to address this. She was in support of the resolution.

Mr. Fornell asked Ms. Thompson and Ms. Raymond as the architects on the board if once the work was done if any of this would be noticeable to the lay person walking by the property. Both Ms. Thompson and Ms. Raymond said nothing would be noticeable.

Ms. Raymond commented that this was a really nice historic building and will never be back to what it was. She also felt that \$45K on a \$12 million project was such a drop in the bucket. She did not want other projects to look at this and think "we can do whatever we want and then just give them the \$45K fine". She admitted that while it is not meant to set a precedent, it does.

Mr. Fornell agreed. Ms. Thompson said they needed to consider just this specific project right now and did not want to say no to this resolution which would just prolong the project.

Mr. Moyer felt that in today's world there are no punishments anymore and there was just a dollar amount. He also felt that the \$45K was a pittance and laughable. He did not support the resolution and thought that the punishment should be more focused on education. He felt that every member of the construction team should have to get the BEST card and then write a letter to HPC about their experience in getting the card and how to make the process better. He also suggested the applicant

team write a public apology to be included in the newspapers, on the radio and addressed to HPC. He wanted to make sure the public was educated so that someone else won't do the same thing.

Ms. Thompson noted that they could not require any of those things. They could only make recommendations to the Chief Building Official.

Ms. Berne reminded the members that they were stuck with the penalties spelled out in the Land Use Code and that they could not require the applicant to do anything outside of that. She noted that the agreement in the resolution was worked on by staff and the applicant and was very similar to what was brought before HPC for 227 Main St. but was \$15K more. She wanted to be clear that if HPC rejected this resolution, there would be no guarantee that a new deal could be reached with the applicant.

There was further discussion of the other potential penalty options.

Ms. Severe felt a bit annoyed that this was a case of "do what you want and then ask for forgiveness after". She did not feel the applicant team really tried to reach out and communicate when there was such a massive issue. She did not want the same employee with the BEST card to continue to oversee this work.

There was general agreement that the money should be used to improve the HP program and processes so that something like this does not happen again. There was also some agreement about the do something and then beg for forgiveness later attitude.

MOTION: Ms. Thompson moved to approve the next resolution in the series. Mr. Fornell seconded. Roll call vote: Mr. Fornell, yes; Mr. Moyer, yes; Ms. Pitchford, yes; Ms. Severe, yes; Ms. Raymond, yes; Ms. Thompson, yes. 6-0 vote, motion passes.

Mr. Skalko stressed that both himself and Mr. Madigan are long time locals, and he wanted HPC to know that this did not come from the attitude of "let just do this and ask for forgiveness later". He acknowledged that this happened but thanked HPC for their understanding and that they will only be better going forward. He acknowledged that they did earn this punishment.

ADJOURN: Ms. Pitchford motioned to adjourn the regular meeting. Mr. Fornell seconded. All in favor; motion passes.

Mike Sear, Deputy City Clerk

HPC PROJECT MONITORING COMMITTEE ASSIGNMENTS

Kara Thompson	300 E. Hyman 201 E. Main 333 W. Bleeker 234 W. Francis Skier's Chalet Steakhouse 720 E. Hyman 304 E. Hopkins 312 W. Hyman 520 E. Cooper 1020 E. Cooper 110 W. Main, Hotel Aspen Lift 1 corridor ski lift support structure 134 E. Bleeker
Roger Moyer	227 E. Main 135 E. Cooper 517 E. Hopkins Skier's Chalet Lodge 202 E. Main 611 W. Main 132 W. Hopkins 500 E. Durant 211 W. Main
Jodi Surfas	202 E. Main 611 W. Main 602 E. Hyman 820 E. Cooper 227 E. Bleeker
Unassigned	304 E. Hopkins 233 W. Bleeker 214 W. Bleeker 128 E. Main 414-420 E. Cooper, Red Onion/JAS
Barb Pitchford	121 W. Bleeker 312 W. Hyman 132 W. Hopkins 214 W. Bleeker 630 W. Main 420 W. Francis 135 W. Francis 227 E. Bleeker 215 E. Hallam
Kim Raymond	630 W. Main 205 W. Main 216 W. Hyman 335 Lake Ave. 434 E. Cooper, Bidwell
Riley Warwick	420 W. Francis 400 E. Cooper 414-420 E. Cooper, Red Onion/JAS 134 E. Bleeker
Dakota Severe	434 E. Cooper, Bidwell

 CITY OF ASPEN
Memorandum

TO: Aspen Historic Preservation Commission
FROM: Stuart Hayden, Planner II, Historic Preservation
THROUGH: Gillian White, Principal Planner, Historic Preservation
MEETING DATE: February 12, 2025
RE: 627 W. Main St. – Minor Development and Variations, **PUBLIC HEARING**

Applicant/Owner:
 Adam Stevenson,
 627 W. Main St.,
 Aspen, CO 81611

Representative:
 Kim Raymond
 Architecture +
 Interiors

Address:
 627 W. Main St.

Legal Description:
 Lot B, Block 25, City
 and Townsite of
 Aspen, Colorado

**Parcel
 Identification
 Number:**
 2735-124-48-010

Current Zoning:
 MU – Mixed Use

**Current &
 Proposed Use:**
 Detached
 Residential Dwelling

Summary: The applicant requests a Certificate of Appropriateness for Minor Development and Variations at 627 W. Main St. for alterations to the non-historic rear addition, including the removal of an exterior stairway, addition of a shed-roofed wall dormer to support a new interior stairway, installation and alteration of fenestration, and expansion of a deck.

Staff Recommendation: Staff recommends approval with conditions of the Minor Development and Variations review of 627 W. Main St.



Figure 1: 627 W. Main St. – Site Location Aerial Image with Property Line

BACKGROUND:

The historic resource at 627 W. Main St. is a one-and-a-half-story, front-gabled, brick miner's cottage with a simple rectangular plan and a front-gabled entry porch constructed on this 3,000-square-foot lot in 1892. Its only documented use is as a detached residential dwelling. The property is within the bounds of the Main Street Historic District designated by Ordinance #60, Series of 1976. Three years later, Ordinance #57, Series of 1979, designated 627 W. Main St. as an individual historic property.

A one-story rear addition joined the historic resource in the mid-1980s, the modification of which the Historic Preservation Commission (HPC) reviewed as a Major Development in 2008. In addition to approving the conceptual development plan thereof, HPC Resolution #09, Series of 2008, granted a 500-square-foot floor area bonus to the project, the second benefit awarded to the property that year. Ordinance #02, Series of 2008, approved the creation of a Transferrable Development Right (TDR). Conditional approval of the final development plan occurred as HPC Resolution #16, Series of 2008. The project was still underway some eight years later when HPC Resolution #23, Series of 2016, granted a substantial amendment to the major development approval. In the meantime, City Council granted the property another TDR, per Ordinance #12, Series of 2009.

Although no significant exterior development has occurred at 627 W. Main St. since 2016, the property experienced a major change when Ordinance #13, Series of 2022, amended the permitted and conditional uses allowed in the Mixed-Use zone district to exclude "detached residential dwelling." Now, it is a non-conforming use. Pursuant to Section 26.312.020 of the Aspen Land Use Code, nonconforming uses may continue, normal maintenance may be performed (provided it does not exceed ten percent of the current replacement cost of the structure within any twelve consecutive month period), but the net livable area of a dwelling unit may not expand. Effectively, the building at 627 W. Main St. is restricted to its current floor area.

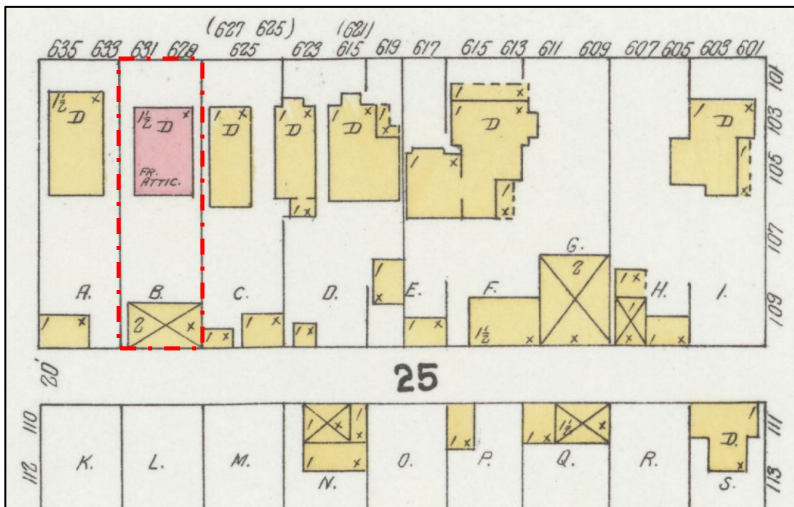


Figure 2: 1904 Sanborn Map with Property Line



Figure 3: 627 W. Main St. in 1975



REQUESTS OF HISTORIC PRESERVATION COMMISSION (HPC)

- Certificate of Appropriateness for a Minor Development (Section 26.415.070(c)): for alterations that are made to non-historic portions of a designated historic property that do not qualify for a certificate of no negative effect.
- Variations (Section 26.415.110(c)) for development in the side, rear and front setbacks.

The HPC is the final review authority of these requests.

PROJECT SUMMARY

The application proposes the following modifications to the non-historic rear addition of the designated historic property which qualify for Historic Preservation Commission (HPC) Minor Development Review: replacement of a double door on the first story of the west façade with a single entry door; removal and infill of two windows on the first story of the west façade; replacement of a single entry door with a single window on the south façade; removal of existing exterior stair on the west façade; addition of second story on north end of west façade to enclose a new interior stair; and construction of a second story deck on the west façade to connect with an existing second story deck above the garage. The application also requests a variation to develop 1 foot 1.5 inches into the 5-foot rear setback to accommodate the new section of deck above the garage.

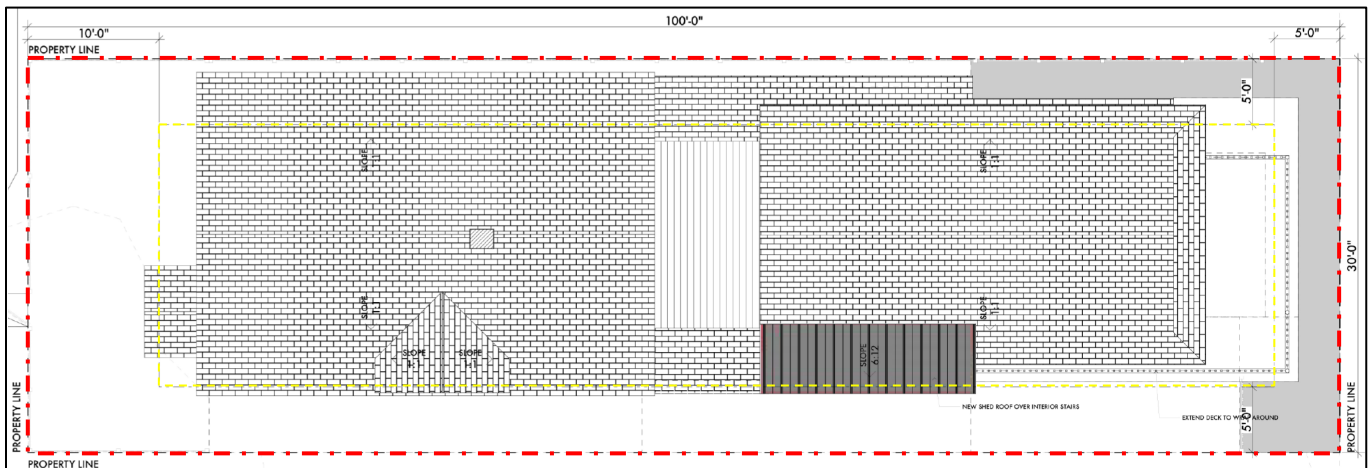


Figure 4: Roof Plan with Property and Setback Lines

STAFF COMMENTS:

The proposed minor development sufficiently satisfies the applicable *Historic Preservation Design Guidelines* and the *Commercial, Lodging, and Historic District Design Standards*. The projection of the rooftop deck past the rear wall plane of the garage and into the rear setback, however, warrants additional consideration.



Major Development, Conceptual Review - Section 26.415.070(d)

Rooftop Deck Expansion

The proposed expansion of the second-story deck at the back of the property does not satisfy Historic Preservation Design Guidelines 1.1 and 1.2. As evidenced by its penetration of the rear setback, the deck will exceed the development standards of the district which limit construction to at least 5 feet from the rear property line. Figure 5 provides additional context for the existing rooftop deck behind 627 W. Main St., illustrating its atypical projection beyond the rear façade of the garage. Development of this kind along the alley is also historically unprecedented. According to the *Historic Preservation Design Guidelines*, “alleys are an important feature of the historic townsite and have traditionally been used for utilitarian functions.” Today, an alley is “an appropriate location for cars, storage, service areas, and in some cases, secondary residential units or small businesses.” The 1904 Sanborn Map of Block 25, City and Townsite of Aspen (Figure 2) supports this assertion. Where only one, one-story detached dwelling and a myriad of outbuildings abuts the alley, a second-story deck or similar feature is unlikely to have existed. Instead of downplaying this atypical, ahistoric character, the proposed expansion of the second-story beyond the façade of the garage and into the rear setback exacerbates and emphasizes this divergence from guidelines.

While limiting the southern extent of the new deck to south façade of the garage would suffice the *Historic Preservation Design Guidelines*, the *Commercial, Lodging and Historic District Design Standards and Guidelines* (*Historic District Standards and Guidelines*) call for additional considerations that warrant additional limitations on the expansion of the feature. The application does not fully satisfy Historic District Guideline 1.4. At the front of the property, the proposed work maintains the traditional transition from public to semi-public to private space. At the back, the expansion of the rear deck projects private space into the rear setback that would otherwise serve as a semi-public transition into the public alley.

The application similarly meets and does not meet Historic District Guideline 1.7. Penetrating the rear setback at the second story may create visual interest of the alley façade, but also increases the perceived scale of the building. Consequently, the proposed work is dissimilar to the traditional pattern of massing along the alley and fails to fully satisfy Historic District Guideline 3.9. The two-story mass of the existing addition already diverges from the detached massing of traditional shed development along the alley. Expanding it emphasizes and exacerbates this atypical alleyway massing.

The proposed rooftop railing does not meet Historic District Guideline 1.21. This guideline calls for minimizing the visibility of rooftop railings, in part, by setting the railing back a distance that equals or exceeds the height of the railing (3 feet in this instance). Instead, the application proposes to erect a railing 2 feet forward of the garage façade.

Setback Variation - Section 26.415.110.C

The proposal to erect a deck that extends into the 5-foot rear setback 1 foot 2 inches meets neither criteria required to grant a dimensional variation. The application provides no evidence



that the expanded deck is similar to the pattern, features and character of the historic property or district. There is no known historic precedent for a 16-feet-6-inch-wide deck extending 2 feet past the rear wall plane of the garage below it.

The proposed variation does not enhance the historic significance or architectural character of the historic property, an adjoining historic property, or historic district, nor mitigate an adverse impact to the historic significance or architectural character of the historic property, an adjoining historic property, or historic district.



Figure 5: Street View of Alley, Aug. 2019. Google

REFERRAL COMMENTS:

Staff did not refer the application to other City departments for comments.

RECOMMENDATION:

Staff recommends approval of the Minor Development review with the following conditions:

1. The southern extent of the addition to the rear deck must be set back from the south façade of the garage a distance equal to or greater than the height of the deck railing.

ATTACHMENTS:

Resolution # __, Series of 2025

Exhibit A – Historic Preservation Design Guidelines – Staff Findings

Exhibit B – Commercial, Lodging, and Historic District Design Guidelines – Staff Findings

Exhibit C – Variation Criteria – Staff Findings

Exhibit D – Application

**RESOLUTION #__,
(SERIES OF 2025)**

**A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC)
GRANTING MINOR DEVELOPMENT FOR THE PROPERTY LOCATED AT 627
WEST MAIN STREET, LEGALLY DESCRIBED AS LOT B, BLOCK 25, CITY AND
TOWNSITE OF ASPEN, PITKIN COUNTY, COLORADO**

PARCEL ID: 2735-124-48-010

WHEREAS, the applicant, Adam Stevenson, represented by Kim Raymond Architecture + Interiors, has requested HPC approval for Minor Development and Variations for the property located at 327 West Main Street, Lot B, Block 25, City and Townsite of Aspen, Pitkin County, Colorado; and

WHEREAS, Section 26.415.070 of the Municipal Code states that “no building or structure shall be erected, constructed, enlarged, altered, repaired, relocated or improved involving a designated historic property or district until plans or sufficient information have been submitted to the Community Development Director and approved in accordance with the procedures established for their review;” and

WHEREAS, for approval of Minor Development Review, the HPC must review the application, a staff analysis report and the evidence presented at a hearing to determine the project’s conformance with the City of Aspen Historic Preservation Design Guidelines per Section 26.415.070.C of the Municipal Code and other applicable Code Sections. 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; and

WHEREAS, for approval of Variations, the application shall meet the requirements of Aspen Municipal Code Section 26.415.110, Benefits; and

WHEREAS, the Community Development Director determines that, as a designated historic resource listed on the Aspen Inventory of Historic Landmark Sites and Structures, the proposed development is exempt from the provisions of Aspen Municipal Code Chapter 26.410, Residential Design Standards; and

WHEREAS, Community Development Department staff reviewed the application for compliance with the applicable review standards and recommended approval of Minor Development with conditions; and

WHEREAS, the HPC reviewed the project on February, 12 2024. The HPC considered the application, the staff memo and public comments, and found the proposal consistent with the review standards and granted approval with conditions by a vote of _ to _.

NOW, THEREFORE, BE IT RESOLVED:

That HPC hereby approves Minor Development 327 W. Main St., Lot B, Block 25, City and Townsite of Aspen, Pitkin County, Colorado as follows:

HPC Resolution #__, Series of 2025
Page 1 of 3

Section 1: Minor Development Review and Relocation.

HPC hereby approves the Minor Development as proposed with the following conditions:

1. The southern extent of the addition to the rear deck must be set back from the south façade of the garage a distance equal to or greater than the height of the deck railing.

Section 2: Material Representations

All material representations and commitments made by the Applicant pursuant to the development proposal approvals as herein awarded, whether in public hearing or documentation presented before the Community Development Department, the Historic Preservation Commission, or the Aspen City Council are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 3: Existing Litigation

This Resolution shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 4: Severability

If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

Section 5: Vested Rights

The development approvals granted herein shall constitute a site-specific development plan vested for a period of three (3) years from the date of issuance of a development order. However, any failure to abide by any of the terms and conditions attendant to this approval shall result in the forfeiture of said vested property rights. Unless otherwise exempted or extended, failure to properly record all plats and agreements required to be recorded, as specified herein, within 180 days of the effective date of the development order shall also result in the forfeiture of said vested property rights and shall render the development order void within the meaning of Section 26.104.050 (Void permits). Zoning that is not part of the approved site-specific development plan shall not result in the creation of a vested property right.

No later than fourteen (14) days following final approval of all requisite reviews necessary to obtain a development order as set forth in this Ordinance, the City Clerk shall cause to be published in a newspaper of general circulation within the jurisdictional boundaries of the City of Aspen, a notice advising the general public of the approval of a site specific development plan and creation of a vested property right pursuant to this Title. Such notice shall be substantially in the following form:

Notice is hereby given to the general public of the approval of a site-specific development plan, and the creation of a vested property right, valid for a period of three (3) years, pursuant to the Land Use Code of the City of Aspen and Title 24, Article 68, Colorado Revised Statutes, pertaining to the following described property: **627 West Main Street.**

Nothing in this approval shall exempt the development order from subsequent reviews and approvals required by this approval of the general rules, regulations and ordinances or the City of Aspen provided that such reviews and approvals are not inconsistent with this approval.

The approval granted hereby shall be subject to all rights of referendum and judicial review; the period of time permitted by law for the exercise of such rights shall not begin to run until the date of publication of the notice of final development approval as required under Section 26.304.070(A). The rights of referendum shall be limited as set forth in the Colorado Constitution and the Aspen Home Rule Charter.

APPROVED WITH CONDITIONS BY THE COMMISSION at its regular meeting on the 12th day of February 2025.

Approved as to Form:

Approved as to Content:

Luisa Berne, Assistant City Attorney

Kara Thompson, HPC Chair

ATTEST:

Mike Sear, Deputy City Clerk



Exhibit A
Historic Preservation Design Guidelines Criteria
Staff Findings

26.415.070 - Development involving designated historic property or property within a historic district.

No building, structure or landscape shall be erected, constructed, enlarged, altered, repaired, relocated or improved involving a designated historic property or a property located within a Historic District until plans or sufficient information have been submitted to the Community Development Director and approved in accordance with the procedures established for their review. An application for a building permit cannot be submitted without a development order.

(C) 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
 - 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
 - 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
 - d) Alterations that are made to non-historic portions of a designated historic property that do not qualify for a certificate of no negative effect or
 - 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. The Community Development Director may determine that an application for work on a designated historic property involving multiple categories of minor development may result in the cumulative impact such that it is considered a major development. In such cases, the applicant shall apply for a major development review in accordance with Subsection 26.415.07(d).



Relevant Historic Preservation Design Guidelines & Findings

The applicant requests a Certificate of Appropriateness for Minor Development at 627 W. Main St. for the purposes of removing an exterior stairway, adding an interior stairway, expanding a deck, and altering fenestration on the non-historic rear addition.

Chapter 1: Site Planning and Landscape	Finding
1.1 All projects shall respect the historic development pattern or context of the block, neighborhood or district. - Building footprint and location should reinforce the traditional patterns of the neighborhood. - Allow for some porosity on a site. In a residential project, setback to setback development is typically uncharacteristic of the historic context. Do not design a project which leaves no useful open space visible from the street.	Met/Not Met
1.2 Preserve the system and character of historic streets, alleys, and ditches. When HPC input is requested, the following bullet points may be applicable. - Retain and preserve the variety and character found in historic alleys, including retaining historic ancillary buildings or constructing new ones. - Retain and preserve the simple character of historic ditches. Do not plant flowers or add landscape. - Abandoning or re-routing a street in a historic area is generally discouraged. - Consider the value of unpaved alleys in residential areas. - Opening a platted right of way which was abandoned or never graded may be encouraged on a case by case basis	Met/Not Met
Chapter 10: Building Additions	Finding
10.3 Design a new addition such that one's ability to interpret the historic character of the primary building is maintained. - A new addition must be compatible with the historic character of the primary building. - An addition must be subordinate, deferential, modest, and secondary in comparison to the architectural character of the primary building. - An addition that imitates the primary building's historic style is not allowed. For example, a new faux Victorian detailed addition is inappropriate on an Aspen Victorian home. - An addition that covers historically significant features is inappropriate. - Proposals on corner lots require particular attention to creating compatibility.	Met



10.4 The historic resource is to be the focus of the property, the entry point, and the predominant structure as viewed from the street. • The historic resource must be visually dominant on the site and must be distinguishable against the addition. • The total above grade floor area of an addition may be no more than 100% of the above grade floor area of the original historic resource. All other above grade development must be completely detached. HPC may consider exceptions to this policy if two or more of the following are met: ○ The proposed addition is all one story ○ The footprint of the new addition is closely related to the footprint of the historic resource and the proposed design is particularly sensitive to the scale and proportions of the historic resource ○ The project involves the demolition and replacement of an older addition that is considered to have been particularly detrimental to the historic resource ○ The interior of the resource is fully utilized, containing the same number of usable floors as existed historically ○ The project is on a large lot, allowing the addition to have a significant setback from the street ○ There are no variance requests in the application other than those related to historic conditions that aren't being changed ○ The project is proposed as part of a voluntary AspenModern designation, or ○ The property is affected by non-preservation related site specific constraints such as trees that must be preserved, Environmentally Sensitive Areas review, etc.	Met
10.6 Design a new addition to be recognized as a product of its own time. • An addition shall be distinguishable from the historic building and still be visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or a modern interpretation of a historic style are all techniques that may be considered to help define a change from historic construction to new construction. • Do not reference historic styles that have no basis in Aspen. • Consider these three aspects of an addition; form, materials, and fenestration. An addition must relate strongly to the historic resource in at least two of these elements. Departing from the historic resource in one of these categories allows for creativity and a contemporary design response. • Note that on a corner lot, departing from the form of the historic resource may not be allowed. • There is a spectrum of appropriate solutions to distinguishing new from old portions of a development. Some resources of particularly high significance or integrity may not be the right instance for a contrasting addition.	Met



10.8 Design an addition to be compatible in size and scale with the main building. • An addition that is lower than, or similar to the height of the primary building, is preferred.	Met/Not Met
10.9 If the addition is taller than a historic building, set it back from significant façades and use a “connector” to link it to the historic building. • Only a one-story connector is allowed. • Usable space, including decks, is not allowed on top of connectors unless the connector has limited visibility and the deck is shielded with a solid parapet wall. • In all cases, the connector must attach to the historic resource underneath the eave. • The connector shall be a minimum of 10 feet long between the addition and the primary building. • Minimize the width of the connector. Ideally, it is no more than a passage between the historic resource and addition. The connector must reveal the original building corners. The connector may not be as wide as the historic resource. • Any street-facing doors installed in the connector must be minimized in height and width and accessed by a secondary pathway. See guideline 4.1 for further information.	Met
10.10 Place an addition at the rear of a primary building or set it back substantially from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. • Locating an addition at the front of a primary building is inappropriate. • Additions to the side of a primary building are handled on a case-by-case basis and are approved based on site specific constraints that restrict rear additions. • Additional floor area may also be located under the building in a basement which will not alter the exterior mass of a building.	Met
10.11 Roof forms shall be compatible with the historic building. • A simple roof form that does not compete with the historic building is appropriate. • On Aspen Victorian properties, a flat roof may only be used on an addition to a gable roofed structure if the addition is entirely one story in height, or if the flat roofed areas are limited, but the addition is primarily a pitched roof.	Met
10.12 Design an addition to a historic structure that does not destroy or obscure historically important architectural features. • Loss or alteration of architectural details, cornices, and eavelines must be avoided.	Met



Staff Findings:

Site Planning and Landscape

The proposed minor development of 627 W. Main St. both meets and does not meet **Guidelines 1.1 and 1.2**. As it only affects the non-historic rear addition, the proposal respects the historic development pattern and context of the block, neighborhood and district as observed from Main St. It maintains the historic building's footprint and location, thereby reinforcing the traditional pattern of the neighborhood. The existing building already does not allow for porosity on the site. Its setback-to-setback development leaves no useful open space visible from the street. Removing the exterior stairway, building a second-story addition for a new internal stairway, altering fenestration, and building a new deck on the west façade of the non-historic rear addition will not exacerbate this condition.

The projection of the rooftop deck beyond the rear wall plane of the garage and into the rear setback, however, is uncharacteristic for the block, neighborhood and district. According to the *Historic Preservation Design Guidelines*, "alleys are an important feature of the historic townsite and have traditionally been used for utilitarian functions." Today, an alley is "an appropriate location for cars, storage, service areas, and in some cases, secondary residential units or small businesses." Rather than reinforce the traditional pattern of the neighborhood and preserve the character found in historic alleys, the deck exceeds the district's rear setback standard, and limits visible open space to interject an ahistoric private use into semi-public space. The proposed expansion of this deck emphasizes and exacerbates the property's atypical development along the alley. It stands out from the ancillary buildings called for in the guidelines.

Building Additions

The proposed minor development of 627 W. Main St. maintains one's ability to interpret the historic character of the primary building is maintained thereby meeting **Guideline 10.3**. The new addition is compatible with, and subordinate, deferential, modest, and secondary in comparison to the architectural character of the primary building. It maintains a simple form and style without imitating those of the primary building. The new addition also does not cover or obscure historically significant features.

Insofar as the historic resource remains the focus of the property, the entry point, and the predominant structure as viewed from the street, the project also satisfies **Guideline 10.4**. The historic resource is visually dominant on the site, distinguishable against the addition, and has more above-grade floor area than the whole addition (existing and new).

The new addition also appears to be a product of its own time, satisfying **Guideline 10.6**. Of the three aspects of architecture, the proposed development strongly relates to the historic resource in both form and fenestration while departing from the historic resource in material.

The proposed shed-roofed second story addition/wall dormer is not as tall as the historic roof ridge. It is, nevertheless, taller than the nearby historic dormer and adds mass to a rear addition that rises above the west slope of the historic front gable roof. The new addition is less compatible in size and scale with the main building than the existing addition, thereby meeting and not meeting **Guideline 10.8**.

The existing addition is set back from significant facades and links to the historic building via a "connector" pursuant to **Guideline 10.9**. The proposed work maintains, if not reinforces, these conditions. The new addition is also set back substantially from the front to minimize its



visual impact on the historic structure and to allow the original proportions and character to remain prominent, thereby meeting **Guideline 10.10**.

The shed roof form of the new addition is compatible with the historic building and satisfies **Guideline 10.11**. It maintains a similar shape and slope as the historic gable roof, without imitating the nearby historic gable-roofed dormer. It is simpler and more contemporary without competing with the historic building.

Insofar as the new addition does not obscure, let alone destroy, important architectural features, the proposal also meets **Guideline 10.12**.

Staff Recommendation:

Approval with the following conditions:

1. The southern extent of the addition to the rear deck must be in line with, or set back from, the south façade of the garage.



Exhibit B

Commercial, Lodging, and Historic District Design Standards and Guidelines Criteria
Staff Findings

26.415.070 - Development involving designated historic property or property within a historic district.

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 - 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
 - d) Alterations that are made to non-historic portions of a designated historic property that do not qualify for a certificate of no negative effect or
 - 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. The Community Development Director may determine that an application for work on a designated historic property involving multiple categories of minor development may result in the cumulative impact such that it is considered a major development. In such cases, the applicant shall apply for a major development review in accordance with Subsection 26.415.07(d).



Relevant Commercial, Lodging and Historic District Design **Standards** & Guidelines with Findings

The applicant requests a Certificate of Appropriateness for Minor Development at 627 W. Main St. to remove an exterior stairway, add an interior stairway, expand a deck, and alter fenestration on the non-historic rear addition.

Chapter 1: General	Finding
1.1 All projects shall provide a context study. The study should include the relationship to adjacent structures and streets through photographs, streetscape elevations, historic maps, etc.	Not Met
1.2 All projects shall respond to the traditional street grid. - A building shall be oriented parallel to the street unless uncharacteristic of the area. Refer to specific chapters for more information. - Buildings on corners shall be parallel to both streets.	Met
1.4 Where there is open space on a site, reinforce the traditional transition from public space to semi-public space to private space. This may be achieved through a fence, a defined walkway, a front porch element, covered walkway, or landscape.	Met/Not Met
1.5 Maintain alignment of building facades where appropriate. - Consider the entire block of a neighborhood to determine appropriate building placement. Carefully examine and respond to the variety of building alignments that are present. - Consider all four corners of an intersection and architectural context to determine appropriate placement for buildings located on corners. - Consider the appropriate location of street level Pedestrian Amenity when siting a new building.	Met/Not Met
1.7 Develop alley facades to create visual interest. Use varied building setbacks and/or changes in material to reduce perceived scale.	Met/Not Met
1.16 Entries that are significantly taller or shorter than those seen historically or that conflict with the established scale are highly discouraged. - Transom windows above an entry are a traditional element that may be appropriate in neighborhoods with 19th century commercial buildings. - Entries should reflect the established range of sizes within the context of the block. Analyze surrounding buildings to determine appropriate height for entry doors.	Met



1.18 The roofscape should be designed with the same attention as the elevations of the building. • Consolidate mechanical equipment, including solar panels, and screen from view. • Locate mechanical equipment toward the alley, or rear of a building if there is no alley access. • Use varied roof forms or parapet heights to break up the roof plane mass and add visual interest.	Met
1.21 Minimize visibility of rooftops railings. • Mostly transparent railings are preferred. • Integrating the rooftop railing into the architecture as a parapet or other feature, may be appropriate considering the neighborhood context and proposed building style. • Set back the railing a distance that equals or exceeds the height of the railing.	Not Met
1.22 Complete and accurate identification of materials is required. • Provide drawings that identify the palette of materials, specifications for the materials, and location on the proposed building as part of the application. • Physical material samples shall be presented to the review body. An onsite mock-up prior to installation may be required.	Met
1.23 Building materials shall have these features: • Convey the quality and range of materials found in the current block context or seen historically in the Character Area. • Convey pedestrian scale. • Enhance visual interest through texture, application, and/or dimension. • Be non-reflective. Shiny or glossy materials are not appropriate as a primary material. • Have proven durability and weathering characteristics within Aspen's climate. • A material with an integral color shall be a neutral color. Some variation is allowed for secondary materials.	Met
1.33 All remodel projects shall meet Standards 1.22 and 1.23.	Met
1.35 Design alterations to relate to the existing building style and form that may remain.	Met



Chapter 3: Main Street Historic District	Findings
3.2 Design a new structure to be recognized as a product of its time. - Consider these three aspects of a new building; form, materials, and fenestration. A project should relate strongly to the historic district in at least two of these elements. Departing from one of these categories allows for creativity and a contemporary design response. - When choosing to relate to building form, use forms that are similar to the historic district. - When choosing to relate to materials, use materials that appear similar in scale and finish to those used historically in the district and use building materials that contribute to a traditional sense of human scale. - When choosing to relate to fenestration, use windows and doors that are similar in size and shape to those in the historic district.	Met
3.3 The imitation of older historic styles blurs the distinction between old and new buildings and is discouraged. Overall, details should be modest in character.	Met
3.5 Roof forms should be in character with surrounding historic buildings. - Roof forms should be simple. - If applicable, gable ends should be oriented toward the street. - Carefully consider roof eaves, orientation of ridgelines, roof pitch, dormers, and other features as a way to either create compatibility or differentiate a new building or addition.	Met
3.8 Design an addition to be compatible in size and scale with the main building. An addition that is lower, or similar in height to the existing building, is preferred.	Met
3.9 When planning an addition to a building in a historic district, preserve historic alignments on the street. - Some roof lines and porch eaves on historic buildings may align at approximately the same height. - An addition should not be placed in a location where these relationships would be altered or obscured. - Detach building mass along alleyways, similar to the pattern of traditional shed development.	Met/Not Met
3.10 Use building components that are similar in size and shape to those of the Victorian-era residences seen traditionally on Main Street. - These include windows, doors, and porches. - Overall, details should be modest in character.	Met



3.11 Architectural details should reinforce the historic context of the block. - Consider how detailing can be used to create relationships between new and old buildings while still allowing for current architectural expression. - Consider scale, location, and purpose of historic detailing to inform new designs. - It is inappropriate to imitate historic details.	Met
3.12 Primary materials should be wood or brick. Alternate primary materials may be considered on a case-by-case basis depending on the historic context of the block.	Met
3.13 Secondary materials should relate to the historic context. - More variety is acceptable for secondary material if a relationship to the historic palette can be demonstrated. - Stone should be limited to the foundation.	Met
3.14 Use roofing materials that are similar in appearance to those seen historically.	Met

Staff Findings:

General

By omitting a context study, the application fails **Standard 1.1**. The application claims “the design of these small exterior changes to the existing building have be *[sic]* done in consideration of the character of the neighborhood and the existing home,” but provides no evidence of such. The degree to which “there will be no adverse impacts on the neighborhood or the adjacent neighbors,” as stated in the application, requires additional research and outside references as the application fails to show the subject property’s relationship to adjacent structures and streets through photographs, streetscape elevations, historic maps, etc.

The application proposes no change to the historic resource. It maintains its parallel orientation to, and setback from, Main Street, preserving the traditional street grid and meeting **Standard 1.2**. In this way, the front of the property also reinforces the traditional transition from public to semi-public to private space, and the historic alignment of, building façades. The back of property, however, does not. The rear deck projects private space beyond the back wall plane of the garage and into the rear setback that would otherwise serve as a semi-public transition into the public alley. The deck disrupts any alignment of the south façade with its neighbor and stands out among all others on the block. Insofar as it proposes to expand this deck, the application both meets and does not meet **Guidelines 1.4 and 1.5**.

The application similarly meets and does not meet **Guideline 1.7**. Penetrating the rear setback at the second story may create visual interest of the alley façade, but only increases the perceived scale of the building.

The proposed fenestration meets **Guideline 1.16**. The doors are similar in size to those seen historically and do not conflict with the established scale within the context of the block.



Insofar as the new shed-roofed addition/wall dormer uses a varied roof form to break up the roof plane mass and adds visual interest, the application meets **Guideline 1.18**.

The proposed rooftop railing does not meet **Guideline 1.21**. This guideline calls for minimizing the visibility of rooftop railings, in part, by setting the railing back a distance that equals or exceeds the height of the railing (3 feet in this instance). Instead, the application proposes to erect a railing 2 feet forward of the garage's south wall plane.

The application meets **Standards 1.22, 1.23, and 1.33** by completely and accurately identifying the palette of materials proposed for the project that convey the quality and range of materials found in the current block context or seen historically in the Main Street Historic District. They appear to convey pedestrian scale, enhance visual interest through texture, are non-reflective, have proven durability and weathering characteristics, and have a neutral color when integral to the material.

The proposed alterations are simple in style and form. In this way, they relate to the historic building and satisfy **Guideline 1.35**.

Main Street Historic District

The new addition at 627 W. Main St. is recognized as a product of its time. In accordance with **Guidelines 3.2 and 3.3**, it relates strongly to the historic district in form, materials, and fenestration, but, by keeping its details modest in character, does not imitate older historic styles. Its simple orthogonal forms and shed roof are similar to those used in the Main Street Historic District. Its horizontal shiplap wood siding and standing-seam metal roof appear similar in scale and finish to those used historically in the district and contribute to a traditional sense of human scale. The windows and doors are also similar in size and shape to those in the historic district.

Similarly, the shed roof of the new addition meets **Guideline 3.5**. It is simple, in character with surrounding historic buildings, yet differentiated from the gable roof of the historic dormer. Albeit unnecessary, its divergent material also distinguishes this new roof from both the historic resource and the existing non-historic addition. The standing-seam metal roof is, nevertheless, similar enough in appearance to those seen historically to meet **Guideline 3.14**.

The new addition also meets **Guidelines 3.8 and 3.10**. It is not only compatible in size and scale with the historic building, but also uses building components that are similar in size and shape to those of the Victorian-era residences seen traditionally on Main Street. Its details are modest in character, thereby reinforcing the historic context of the block in satisfaction of **Guideline 3.11**.

The proposed work partially meets **Guideline 3.9**. Although, it does not alter or obscure the historic building and preserves historic alignments at the front of the property, the proposed work is dissimilar to the traditional pattern of massing at the back of the property. The two-story mass of the existing addition already diverges from the detached massing of traditional shed development along the alley. The proposed expansion of the second-story rear deck emphasizes and exacerbates the property's atypical alleyway massing.

Staff Recommendation:

Approval with the following conditions:

1. The southern extent of the addition to the rear deck must be set back from the south façade of the garage a distance equal to or greater than the height of the deck railing.



26.415.110 - Benefits:

(c) Variations. Dimensional variations are allowed for projects involving designated properties to create development that is more consistent with the character of the historic property or district than what would be required by the underlying zoning's dimensional standards.

(1) The HPC may grant variations of the Land Use Code for designated properties to allow:

- a. Development in the side, rear and front setbacks;
- b. Development that does not meet the minimum distance requirements between buildings;
- c. Up to five percent (5%) additional site coverage;
- d. Less public amenity than required for the on-site relocation of commercial historic properties.

(2) In granting a variation, the HPC must make a finding that such a variation:

- a. Is similar to the pattern, features and character of the historic property or district; and/or Enhances or mitigates an adverse impact to the historic significance or architectural character of the historic property, an adjoining designated historic property or historic district.



Variation Review Criteria for 325 W. Hopkins Ave.

The applicant requests a rear setback variation of 1 foot 2 inches to expand a not historic rear deck.

In granting a variation, the HPC must make a finding that such a variation either:	Finding
Is similar to the pattern, features and character of the historic property or district; or	Not Met
Enhances or mitigates an adverse impact to the historic significance or architectural character of the historic property, an adjoining designated historic property, or historic district.	Not Met

Staff Finding:

The proposal to erect a deck that extends into the 5-foot rear setback 1 foot 2 inches meets neither criteria required to grant a dimensional variation. The application provides no evidence that the expanded deck is similar to the pattern, features and character of the historic property or district. There is no known historic precedent for a 16-feet-6-inch-wide deck extending 1 foot 9 inches past the rear wall plane of the garage below it.

The proposed variation does not enhance the historic significance or architectural character of the historic property, an adjoining historic property, or historic district, nor does it mitigate an adverse impact to the historic significance or architectural character of the historic property, an adjoining historic property, or historic district.

Staff Recommendation:

Denial of the request for setback variations.

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL LAND USE PACKET



Attached is an Application for review of Development that requires Land Use Review pursuant to The City of Aspen Land Use Code: Included in this package are the following attachments:

1. **Development Application Fee Policy, Fee Schedule and Agreement to Pay Application Fees Form**
2. **Land Use Application Form**
3. **Dimensional Requirements Form (if required)**
4. **HOA Compliance Form**
5. **Development Review Procedure**

All applications are reviewed based on the criteria established in Title 26 of the Aspen Municipal Code. Title 26 of the Aspen Municipal Code is available at the City Clerk's Office on the second floor of City Hall and on the internet at https://library.municode.com/co/aspen/codes/municipal_code.

We require all applicants to hold a Pre-Application Conference with a Planner in the Community Development Department so that the requirements for submitting a complete application can be fully described. This meeting can happen in person or by phone or email. Also, depending upon the complexity of the development proposed, submitting one copy of the development application to the Case Planner to determine accuracy, inefficiencies, or redundancies can reduce the overall cost of materials and staff time.

Please recognize that review of these materials does not substitute for a complete review of the Aspen Land Use Regulations. While this application package attempts to summarize the key provisions of the Code as they apply to your type of development, it cannot possibly replicate the detail or the scope of the Code. If you have questions that are not answered by the materials in this package, we suggest that you contact the staff member assigned to your case, contact Planner of the Day (970-429-2764/planneroftheday@gmail.com), or consult the applicable sections of the Aspen Land Use Code.

Land Use Review Fee Policy

The City of Aspen has established a review fee policy for the processing of land use applications. A flat fee or deposit is collected for land use applications based on the type of application submitted.

A flat fee is collected by Community Development for applications that normally take a minimal and predictable amount of staff time to process. Review fees for other City Departments reviewing the application (referral departments) also will be collected when necessary. Flat fees are cumulative, i.e., an application with multiple flat fees must pay the sum of those flat fees. Flat fees are not refundable.

A review fee deposit is collected by Community Development when more extensive staff time is required. Actual staff time spent will be charged against the deposit. Various City staff also may charge their time spent on the case in addition to the Case Planner. The deposit amount may be reduced if, in the opinion of the Community Development Department Director, the project is expected to take significantly less time to process than the deposit indicates. A determination on the deposit amount shall be made during the pre-application conference by the Case Planner. Hourly billing shall still apply.

All applications must include an Agreement to Pay Application Fees. One payment including the deposit for Planning and referral agency fees must be submitted with each land use application, made payable to the City of Aspen. Applications will not be accepted for processing without the required fee(s).

The Community Development Department shall keep an accurate record of the actual time required to process a land use application requiring a deposit. The City can provide a summary report of fees due at the applicant's request. The applicant will be billed for the additional costs incurred by the City when the processing of an application by the Community Development Department takes more time or expense than is covered by the deposit. Any direct costs attributable to a project review shall be billed to the applicant with no additional administrative charge. In the event the processing of an application takes less time than provided for by the deposit, the Department shall refund the unused portion of the deposited fee to the applicant. Fees shall be due regardless of whether an applicant receives approval.

Unless otherwise combined by the Director for simplicity of billing, all applications for conceptual, final, and recordation of approval documents shall be handled as individual cases for the purpose of billing. Upon conceptual approval, all billing shall be reconciled, and past due invoices shall be paid prior to the Director accepting an application for final review. Final review shall require a new deposit at the rate in effect at the time of final submission. Upon final approval, all billing shall again be reconciled prior to the Director accepting an application for review of technical documents for recordation.

The Community Development Director may cease processing of a land use application for which an unpaid invoice is 30 or more days past due. Unpaid invoices of 90 days or more past due may be assessed a late fee of 1.75% per month. An unpaid invoice of 120 days or more may be subject to additional actions as may be assigned by the Municipal Court judge. All payment information is public domain.

All invoices shall be paid prior to issuance of a Development Order or recordation of development agreements and plats. The City will not accept a building permit for a property until all invoices are paid in full. For permits already accepted, any unpaid invoice of 90 or more days may result in cessation of building permit processing or issuance of a stop work order until full payment is made.

The property owner of record is the party responsible for payment of all costs associated with a land use application for the property. Any secondary agreement between a property owner and an applicant representing the owner (e.g. a contract purchaser) regarding payment of fees is solely between those private parties.

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

Agreement to Pay Application Fees

An agreement between the City of Aspen ("City") and

Address of Property: 627 W. Main Street

Please type or print in all caps

Property Owner Name: Adam Stevenson Representative Name (if different from Property Owner): _____

Billing Name and Address - Send Bills to:

627 W. Main Street, Aspen, CO 81611

Contact info for billing: e-mail: stevensona@gmail.com Phone: 917 498 7434

I understand that the City has adopted, via Ordinance No. 20, Series of 2020, review fees for Land Use applications, and payment of these fees is a condition precedent to determining application completeness. I understand that as the property owner, I am responsible for paying all fees for this development application.

For flat fees and referral fees: I agree to pay the following fees for the services indicated. I understand that these flat fees are non-refundable.

\$ na flat fee for na \$ na flat fee for na
\$ na flat fee for na \$ na flat fee for na

For deposit cases only: The City and I understand that because of the size, nature, or scope of the proposed project, it is not possible at this time to know the full extent or total costs involved in processing the application. I understand that additional costs over and above the deposit may accrue. I understand and agree that it is impracticable for City staff to complete processing, review, and presentation of sufficient information to enable legally required findings to be made for project consideration unless invoices are paid in full.

The City and I understand and agree that invoices sent by the City to the above listed billing address and not returned to the City shall be considered by the City as being received by me. I agree to remit payment within 30 days of presentation of an invoice by the City for such services.

I have read, understood, and agree to the Land Use Review Fee Policy, including consequences for non-payment. I agree to pay the following initial deposit amounts for the specified hours of staff time. I understand that payment of a deposit does not render an application complete or compliant with approval criteria. If actual recorded costs exceed the initial deposit, I agree to pay additional monthly billings to the City to reimburse the City for processing my application at the hourly rates hereinafter stated.

\$ 1,300.00 deposit for 4 hours of Community Development Department staff time. Additional time above the deposit amount will be billed at **\$325.00 per hour**.

\$ _____ deposit for _____ hours of Engineering Department staff time. Additional time above the deposit amount will be billed at **\$325.00 per hour**.

City of Aspen: 

Phillip Supino, AICP
Community Development Director

Signature: _____

PRINT Name: Adam Stevenson

Title: Owner, 627 W. Main Street

City Use:

Fees Due: \$ _____ Received \$ _____

Case # _____

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

Project Name and Address: 627 W. Main Street, Aspen CO 81611
Parcel ID # (REQUIRED) 2735-124-48-010

APPLICANT:

Name: Adam Severson
Address: 627 W. Main Street, Aspen, CO 81611
Phone #: 917 498 7434 email: stevensona@gmail.com

REPRESENTATIVE:

Name: Kim Raymond Architecture + Interiors
Address: 501 E. Hyman Ave, Suite 205, Aspen, CO 81611
Phone #: 970.925.2252 email: Kim@KRAI.US

Description: Existing and Proposed Conditions

Currently one of the upper level bedrooms can only be accessed via an exterior staircase from the al

Review: Administrative or Board Review

Required Land Use Review(s):

Growth Management Quota System (GMQS) required fields:

Net Leasable square footage 0 Lodge Pillows 0 Free Market dwelling units 0
Affordable Housing dwelling units 0 Essential Public Facility square footage 0

Have you included the following?

FEES DUE: \$ _____

- ☒ Pre-Application Conference Summary
- ☒ Signed Fee Agreement
- ☒ HOA Compliance form
- ☒ All items listed in checklist on PreApplication Conference Summary

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

DIMENSIONAL REQUIREMENTS FORM

Complete only if required by the PreApplication checklist

Not required per the PreApplication Checklist

Project and Location 627 W. Main Street, Aspen, CO 81611

Applicant: Adam Stevenson

Zone District: MU

Gross Lot Area: 3001

Net Lot Area: 3001

****Please refer to section 26.575.020 for information on how to calculate Net Lot Area**

Please fill out all relevant dimensions

Single Family and Duplex Residential

Existing Allowed Proposed

- 1) Floor Area (square feet)
 - 2) Maximum Height
 - 3) Front Setback
 - 4) Rear Setback
 - 5) Side Setbacks
 - 6) Combined Side Setbacks
 - 7) % Site Coverage
 - 8) Minimum distance between buildings
- Proposed % of demolition 5

Multi-family Residential

Existing Allowed Proposed

- 1) Number of Units
 - 2) Parcel Density (see 26.710.090.C.10)
 - 3) FAR (Floor Area Ratio)
 - 4) Floor Area (square feet)
 - 5) Maximum Height
 - 6) Front Setback
 - 7) Rear Setback
 - 8) Side Setbacks
- Proposed % of demolition 0

Commercial

Proposed Use(s) _____

Existing Allowed Proposed

- 1) FAR (Floor Area Ratio)
 - 2) Floor Area (square feet)
 - 3) Maximum Height
 - 4) Off-Street Parking Spaces
 - 5) Second Tier (square feet)
 - 6) Pedestrian Amenity (square feet)
- Proposed % of demolition _____

Lodge

Additional Use(s) _____

Existing Allowed Proposed

- 1) FAR (Floor Area Ratio)
 - 2) Floor Area (square feet)
 - 3) Maximum Height
 - 4) Free Market Residential(square feet)
 - 4) Front setback
 - 5) Rear setback
 - 6) Side setbacks
 - 7) Off-Street Parking Spaces
 - 8) Pedestrian Amenity (square feet)
- Proposed % of demolition _____

Existing non-conformities or encroachments:

Variations requested:

Homeowner Association Compliance Policy

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Property Owner ("I"):	Name: Adam Stevenson	
	Email: stevensona@gmail.com	Phone No.: 917.498.7434
Address of Property: 627 W. Main Street, Aspen, CO 81611 (subject of application)		

I certify as follows: (pick one)

- ☒ This property is not subject to a homeowner association or other form of private covenant.
- ☐ This property is subject to a homeowner association or private covenant, and the improvements proposed in this land use application do not require approval by the homeowners association or covenant beneficiary.
- ☐ This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application have been approved by the homeowners association or covenant beneficiary.

I understand this policy and I understand the City of Aspen does not interpret, enforce, or manage the applicability, meaning or effect of private covenants or homeowner association rules or bylaws. I understand that this document is a public document.

Owner signature:  Date: 8-23-24

Owner printed name: Adam Stevenson

or,

Attorney signature: _____ Date: _____

Attorney printed name: _____

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT REVIEW PROCEDURE

1. **Attend pre-application conference.** During this one-on-one meeting, staff will determine the review process applies to your development proposal and will identify the materials necessary to review your application.
2. **Submit Development Application.** Based on your pre-application meeting, you should complete to the application package and submit the requested number of copies of the complete application and the appropriate processing fee to the Community Development Department.
3. **Determination of Completeness.** Within five (5) working days of the date of your submission, staff will review the application and notify you in writing whether the application is complete or if additional materials are required. Please be aware that the purpose of the completeness review is to determine whether or not the information you have submitted is adequate to review the request, and not whether the information is sufficient to obtain approval.
4. **Staff Review of Development Application.** Once your application is determined to be complete, it will be reviewed by the staff for compliance with the applicable standards of the Code. During the staff review stage, the application will be referred to other agencies for comments. The Planner assigned to your case or the agency may contact you if additional information is needed or if problems are identified. Staff will draft a memo for signature by the Community Development Director that explains whether your application complies with the Code, and will list any conditions that should apply if the application is to be approved.

Final approval of any Development Application that amends a recorded document, such as a plat, agreement, or deed restriction, will require the applicant to prepare an amended version of that document for review and approval by staff. Staff will provide the applicant with the applicable contents for the revised plat. The City Attorney is normally in charge of the form for recorded agreements and deed restrictions. We suggest that you not go to the trouble or expense of preparing these documents until the staff has determined that your application is eligible for the requested amendment or exemption.

5. **Board Review of Application.** If a public hearing is required for the land use action that you are requesting, the Planning staff will schedule a hearing date for the application upon determination that the application is complete. The hearing(s) will be scheduled before the appropriate reviewing board(s). The applicant will be required to mail notice (one copy provided by the Community Development Department) to property owners within 30 feet of the subject property and post notice (sign available at the Community Development Department) of the public hearing on the site at least fifteen (15) days prior to the hearing date. (Please see Attachment 6 for instructions.) The Planning staff will publish notice of the hearing in the paper for land use requests that require publication.

The Planning staff will then formulate a recommendation on the land use request and draft a memo to the reviewing board(s). Staff will supply the applicant with a copy of the Planning staff's memo, approximately five (5) days prior to the hearing. The public hearing(s) will take place before the appropriate review boards. Public hearings include a presentation by the Planning staff, a presentation by the applicant (optional), consideration of public comment, and the reviewing board's questions and decision.

(Continued on next page)

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

6. **Issuance of Development Order.** If the land use review is approved, then the Planning staff will issue a Development Order, which allows the applicant to submit a building permit application.

7. **Receipt of Building Permit.** Once you have received a copy of the signed staff approval, you may apply for a building permit. During this time, your project will be examined for its compliance with the Uniform Building Code. It also will be checked for compliance with applicable provisions of the Land Use Regulations that were not reviewed in detail during the land use case review. (This might include a check of floor area ratios, setbacks, parking, open space and the like). Impact fees for water, sewer, parks, and employee housing will be collected as part of the permitting process. Any document required to be recorded, such as a plat, deed restriction, or agreement, will be reviewed and recorded before a building permit application is submitted.



PRE-APPLICATION SUMMARY PRE-23-093

DATE: August 31, 2023

PLANNER: Kirsten Armstrong, Principal Planner, Historic Preservation

REPRESENTATIVE: Kim Raymond, kim@krai.us

PROJECT LOCATION: 627 W. Main Street

REQUEST: Historic Preservation – Minor Development Review, Non-Conformities, Special Review

DESCRIPTION: The residence at 627 W. Main Street is a ca. 1892, Aspen Victorian Landmark located on a 3,000 square foot lot in the Mixed-Use zone district. The building was designated as part of the Main Street Historic District in 1976, per Ordinance #60, Series of 1976, and it was individually designated three years later, per Ordinance #57, Series of 1979. The building consists of the ca. 1892, rectangular plan residence with a front gable roof, a front gable entry porch, and non-historic additions.

A one-story rear addition was constructed on the south elevation between 1980 and 1991 based on aerial imagery. Review of building permits indicate that permits for this addition were approved in 1983. The property underwent Major Development review approval with the Historic Preservation Commission (HPC) in 2008, for an application proposing to modify the existing addition, per HPC Resolution #16, Series of 2008. At this time a 500 square foot FAR bonus was awarded for the project. The project was not fully constructed. In 2016, the property underwent substantial amendment to the 2008 Major Development approval, resulting in approval per HPC Resolution #23, Series of 2016.

Two Transferrable Development Rights (TDRs) have been severed from the property per Ordinance #02, Series of 2008 and Ordinance #12, Series of 2009.

The applicant is proposing the following modifications to the property, which qualify for Historic Preservation Commission (HPC) Minor Development Review: removal of a double door on the west elevation of the non-historic addition and replacement with a single entry door; removal and infill of windows on the west elevation of the non-historic west elevation; removal of existing non-historic exterior stair on the west elevation; addition of second story on north end of west elevation at the non-historic addition to enclose a new interior stair; and addition of a second story deck on the west elevation of the non-historic addition to connect with an existing second story deck on the south elevation.

Given the location of the single-family home in the Mixed-Use zone district, discussion of non-conformities is warranted. In this zone district, as of the adoption of City Council Ordinance #13, Series of 2022, existing single-family homes are permitted to continue but no new single-family homes are allowed to be constructed. There is no floor area allowance provided in the floor area table in this section of the land use code for single family homes. For existing single-family homes in this zone district, the existing floor area is the allowable floor area. Reconfiguration of floor area in this instance is subject to Section 26.312.010 (Non-Conformities). Please note, that Section 26.312.030.C states that “a nonconforming structure shall not be extended by an enlargement or expansion that increases the nonconformity. A nonconforming structure may be extended or altered in a manner that does not change or that decreases the nonconformity.”

The proposed scope of work must seek HPC approval for Minor Development Review, and the applicant must demonstrate compliance with all applicable criteria in the *Historic Preservation Design Guidelines* and all applicable Land Use Code Sections. Rearrangement of non-conforming space as described must also be considered against the review criteria described in Sec. 26.430.040 – Review standards for special review. Furthermore, the FAR bonus awarded in 2008 is project specific, “At such time that more than 40% of an addition to a historic resource that was constructed as part of a project which previously received a floor area

bonus is demolished, the bonus may be retained only if the proposed redevelopment is found to meet the requirements” of Section 26.415.110.f.

Minor Development is a one-step board review process. Additionally, as a historically designated landmark property the applicant may request for historic preservation benefits (Section 26.415.110), which may or may not be needed for the project as proposed. The HPC may approve, disapprove, or approve the project with conditions.

RELEVANT LAND USE CODE SECTIONS:

<u>Section Number</u>	<u>Section Title</u>
26.304	Common Development Review Procedures
26.312.030	Non-Conformities
26.415.070.C	Historic Preservation – Minor Development Review
26.415.110	Historic Preservation – Benefits
26.430.040	Review Standards for Special Review
26.575.020	Calculations and Measurements
26.710.180	Mixed-Use (MU) Zone District

For your convenience – links to the Land Use Application and Land Use Code are below:

[Land Use Application](#) [Land Use Code](#) [Historic Preservation Design Guidelines](#)

Review by:	Staff for completeness and recommendation, HPC for determinations
Public Hearing:	Yes, at Minor Review
Referrals:	Staff may seek referral comments from the Building Department, Zoning, Engineering and Parks regarding any relevant code requirements or considerations. There will be no Development Review Committee meeting or referral fees.
Planning Fees:	\$1,300 for 4 billable hours of staff time. (Additional/ lesser hours will be billed/ refunded at a rate of \$325 per hour.)
Referral Agencies Fee:	\$0.
Total Deposit:	\$1,300.

APPLICATION CHECKLIST:

Below is a list of submittal requirements for this Minor Development Review. Please email the entire application as one pdf to kirsten.armstrong@aspen.gov. The fee will be requested after the application is determined to be complete.

- ☐ Completed Land Use Application and signed Fee Agreement
- ☐ Pre-application Conference Summary (this document).
- ☐ Street address and legal description of the parcel on which development is proposed to occur, consisting of a current (no older than 6 months) certificate from a title insurance company, an ownership and encumbrance report, or attorney licensed to practice in the State of Colorado, listing the names of all owners of the property, and all mortgages, judgments, liens, easements, contracts and agreements affecting the parcel, and demonstrating the owner's right to apply for the Development Application.
- ☐ Applicant's name, address and telephone number in a letter signed by the applicant that states the name, address and telephone number of the representative authorized to act on behalf of the applicant.
- ☐ HOA Compliance form (attached).
- ☐ List of adjacent property owners within 300' for public hearing.
- ☐ An 8 1/2" by 11" vicinity map locating the parcel within the City of Aspen.

- ☐ Site improvement survey (no more than 1 year old) showing all existing conditions including topography and vegetation, certified by a registered land surveyor, licensed in the state of Colorado.
- ☐ A written description of the proposal (scope of work) and written explanation of how the proposed development complies with the review standards and design guidelines relevant to the application.
- ☐ A proposed site plan showing setbacks and property boundaries.
- ☐ Scaled drawings of existing and proposed structure(s) or addition(s) depicting their form, including their height, massing, scale, proportions and roof plan; and the primary features of all elevations. Existing and proposed elevations should clearly show areas of change.
- ☐ An accurate representation of all building materials and finishes to be used in the development. Please include relevant cut-sheets for all materials for review.
- ☐ Supplemental materials to provide a visual description of the context surrounding the designated historic property including photographs and other exhibits, as needed, to accurately depict location and extent of proposed work.

Disclaimer:

The foregoing summary is advisory in nature only and is not binding on the City. The summary is based on current zoning, which is subject to change in the future, and upon factual representations that may or may not be accurate. The summary does not create a legal or vested right.



Homeowner Association Compliance Policy

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Property Owner ("I"):	Name:	
	Email:	Phone No.:
Address of Property: (subject of application)		

I certify as follows: (pick one)

- ☐ This property is not subject to a homeowners association or other form of private covenant.
- ☐ This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application do not require approval by the homeowners association or covenant beneficiary.
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I understand this policy and I understand the City of Aspen does not interpret, enforce, or manage the applicability, meaning or effect of private covenants or homeowner association rules or bylaws. I understand that this document is a public document.

Owner signature: _____ date: _____

Owner printed name: _____

or,

Attorney signature: _____ date: _____

Attorney printed name: _____



TITLE COMPANY
of the rockies

711 E. Valley Rd, Unit 201B
Basalt, CO 81621
Phone: 970-366-4111 Fax: 970-672-1576
www.titlecorockies.com

OWNERSHIP & ENCUMBRANCE REPORT
& INVOICE

Prepared for: Adam Stevenson

Date: October 4, 2023

Order: 7002450-OE

Ref:

PROPERTY IDENTIFICATION AND OWNERSHIP			
Legal Description:	LOT B, BLOCK 25, CITY AND TOWNSITE OF ASPEN		
Property Address:	627 West Main Street, Aspen, CO 81611	County:	Pitkin, Colorado
Schedule/Parcel #:	273512448010 / R008776		
Owner's Name(s):	Adam Stevenson		

TITLE ABSTRACT
Warranty Deed recorded March 11, 2019 as Reception No. 654488 .
Deed of Trust from Adam Stevenson to the Public Trustee of Pitkin County for the use of Bank of Colorado, to secure \$2,500,000.00, dated October 13, 2020, and recorded October 19, 2020 at Reception No. 669591 .
Nothing Further of Record Note: This report covers Pitkin County, Colorado Real Estate Records Through September 22, 2023.

CHARGES FOR THIS REPORT AND DOCUMENTS ATTACHED			
Description of Charge	Amount	Qty	Total
O&E Report	\$125.00	1	\$125.00
Please return one copy of this report with your remittance payable to Title Company of the Rockies	Total Due:		\$125.00

Disclaimer: This report reflects the results of a search of the county records posted to the above described real estate only, and does not necessarily reflect involuntary liens or other matters which might be disclosed by a search on the individual owner's or other names shown hereinabove. The Title Company of the Rockies makes no warranty regarding the accuracy of the information herein provided, and further, shall not be liable for any loss incurred by reason of the information reported in this report.

THE DOCUMENTS INCLUDED WITH THIS REPORT ARE THE BEST COPIES AVAILABLE



TITLE COMPANY
of the rockies

711 E. Valley Rd, Unit 201B
Basalt, CO 81621
Phone: (719) 486-2688 Fax:
www.titlecorockies.com

Order: 7002981-OE

Ref:

PROPERTY IDENTIFICATION AND OWNERSHIP	
Legal Description:	LOT B, BLOCK 25, CITY AND TOWNSITE OF ASPEN
Property Address:	627 West Main Street, Aspen, CO 81611
	County: Pitkin, Colorado
Schedule/Parcel #:	273512448010 / R008776
Owner's Name(s):	Adam Stevenson

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THE DOCUMENTS INCLUDED WITH THIS REPORT ARE THE BEST COPIES AVAILABLE

a.p.
August 21, 2023⁴

Adam Stevenson
627 W. Main Street
Aspen, CO 81611
P: 917 498 7434

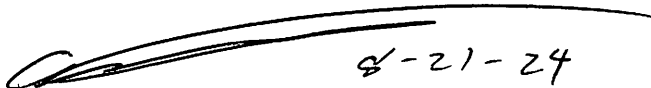
To Whom It May Concern:

This letter authorizes Kim Raymond and her team of architects at Kim Raymond Architecture + Interiors to represent Adam Stevenson through the HPC review and permitting process.

Kim can be found at: 501 E. Hyman Ave. Suite 205, CO 81611.
The office number is: 970-925-2252 and her email: kim@krai.us.

Thank you for your consideration of this matter.

Respectfully,



8-21-24

Adam Stevenson

Homeowner Association Compliance Policy

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	Email: stevensona@gmail.com	Phone No.: 917.498.7434
Address of Property: 627 W. Main Street, Aspen, CO 81611 (subject of application)		

I certify as follows: (pick one)

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- ☐ This property is subject to a homeowner association or private covenant, and the improvements proposed in this land use application do not require approval by the homeowners association or covenant beneficiary.
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Owner signature:  Date: 8-23-24

Owner printed name: Adam Stevenson

or,

Attorney signature: _____ Date: _____

Attorney printed name: _____

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273512448010 on 09/25/2023



Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

Disclaimer:

Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. The information maintained by the County may not be complete as to mineral estate ownership and that information should be determined by separate legal and property analysis.

Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

<http://www.pitkinmapsandmore.com>

501 MAIN ASPEN LLC
80 OTTAWA NW ALDRICH PL #200
GRAND RAPIDS, MI 49503

501 WEST MAIN LLC
532 E HOPKINS AVE
ASPEN, CO 816111818

604 WEST LLC
604 W MAIN ST
ASPEN, CO 81611

611 WEST MAIN STREET LLC
625 E MAIN ST UNIT 102B #401
ASPEN, CO 81611

616 W MAIN ST LLC
612 W MAIN ST
ASPEN, CO 81611

616 WEST MAIN CONDO ASSOC
COMMON AREA
616 W MAIN ST
ASPEN, CO 81611

616.5 W MAIN ST LLC
612 W MAIN ST
ASPEN, CO 81611

617 MAIN ST PROF BLDG CONDO
617 W MAIN ST
ASPEN, CO 81611

617 WEST MAIN BRUIN LLC
617 W MAIN ST #E
ASPEN, CO 81611

635 BLEEKER STREET LLC
1070 PARK AVE PH-W
NEW YORK, NY 10128

700 WEST HOPKINS CONDO
700 W HOPKINS AVE
ASPEN, CO 81611

711 W BLEEKER LLC
715 W MAIN ST
ASPEN , CO 81611

715 WEST MAIN CONDO ASSOC
COMMON AREA
715 W MAIN ST
ASPEN, CO 81611

7TH & MAIN AFFORDABLE HOUSING
COMMON AREA
719 W MAIN ST
ASPEN, CO 81611

ALL INN LLC
24 WARREN ST
NEW YORK, NY 10007

ALPINE BANK
2200 GRAND AVE
GLENWOOD SPRINGS, CO 81601

AMAYA JOSE ANTONIO & BLANCA E ARGUE
605 W HOPKINS AVE #103
ASPEN, CO 81611

ANGELOV DIMITAR S & DANIEL D
605 W HOPKINS AVE #209
ASPEN, CO 81611

ARONSTEIN SCOTT & LINDSAY
2511 REBA DR
HOUSTON, TX 77019

ASPEN HEIGHTS LLC
4771 SWEETWATER BLVD #351
SUGAR LAND, TX 77479

ASPEN MAIN ST LLC
715 W MAIN ST #201
ASPEN, CO 81611

ASPEN MAIN STREET II LLC
715 W MAIN ST #201
ASPEN, CO 81611

ASPEN SQUARE CONDO ASSOC
617 E COOPER
ASPEN, CO 81611

ASPEN SQUARE CONDOMINIUM ASSOCIATION
617 E COOPER AVE
ASPEN, CO 81611

BARBER EDGAR F
PO BOX 9678
ASPEN, CO 81612

BLACK BENJAMIN F & ALICE M
605 W HOPKINS AVE #208
ASPEN, CO 81611

BLANCHARD NATALIE M
720 W HOPKINS #B
ASPEN, CO 81611

BLEEKER STREET LLC
523 MICHIGAN AVE
MIAMI BEACH, FL 33139

BODURTHA SUSAN M
719 W MAIN ST #206
ASPEN, CO 81611

BRAISTED DAVID
PO BOX 11442
ASPEN, CO 81612

BRINKMEYER THOMAS K
719 W MAIN ST #200
ASPEN, CO 81611

BRYAN SHEILAH
PO BOX 976
ASPEN, CO 81612

BULICZ CHARLES JOHN
719 W MAIN 102
ASPEN, CO 81611

CARROLL MEREDITH & ARTHUR
605 W HOPKINS AVE #210
ASPEN, CO 81611

CHI LINDA
719 W MAIN ST #101
ASPEN, CO 81611

CHRISTIANA ASPEN D101 LLC
3756 COVENTRY LN
BOCA RATON, FL 33496

CITY OF ASPEN
427 RIO GRANDE PL
ASPEN, CO 81611

CLEANER EXPRESS
435 E MAIN ST
ASPEN, CO 81611

CORD AMY
719 W MAIN ST #100
ASPEN, CO 81611

COYOTE PEAK LLC
706 W MAIN ST
ASPEN, CO 81611

CUMMINS RICHARD
617 W MAIN ST #B
ASPEN, CO 81611

DAMORE MATTHEW
634 W MAIN ST #3
ASPEN, CO 81611

DAUCH KARIN
80 4TH AVE #7A
NEW YORK, NY 10003

DEANE LANDON
PO BOX 508
ASPEN, CO 81612

DENBY SAMUEL ROBERT
501 W MAIN ST #A101
ASPEN, CO 816111617

ELSENBROOK EVAN
3 PINE CRESCENT CT
HOUSTON, TX 77024

EYXEFC2 LLC
7310 W 52ND AVE #A129
ARVADA, CO 80002

FIELDS CHARLES DAVID
634 W MAIN ST #5
ASPEN, CO 81611

FRANSEN ERIN M & GREGORY H
605 W HOPKINS UNIT 206
ASPEN, CO 81611

FRIAS PROPERTIES OF ASPEN
730 E DURANT
ASPEN, CO 81611

GANT CONDO ASSC
610 S WESTEND ST
ASPEN, CO 816112142

GANT CONDO ASSOC INC
610 S WESTEND ST
ASPEN, CO 816112142

GANT CONDOMINIUM ASSOCIATION INC
610 S WEST END ST
ASPEN, CO 81611

GARMISCH LODGING LLC
605 W MAIN ST #2
ASPEN, CO 81611

GARSKE GINGER
736 W HOPKINS AVE
ASPEN, CO 81611

GARSKE LAURA
134 S 7TH ST
ASPEN, CO 81611

GEORGE ALEXANDRA
312 AABC #D
ASPEN, CO 81611

GOLDEN ALEXANDRA SEP PROP TRUST
605 W MAIN ST PH B
ASPEN, CO 81611

GOLDSTEIN MARC
7902 TEASDALE AVE
SAINT LOUIS, MO 63130

GOLDSTONE JONNA A
605 W HOPKINS AVE # 203
ASPEN, CO 81611

GRUETER PAUL ERICH
719 W MAIN ST #103
ASPEN, CO 81611

HAYMAX HOTELS LLC
605 W MAIN ST #2
ASPEN, CO 81611

HERNANDEZ ROBERTO PABLO REV TRUST
1901 BRICKELL AVE #B913
MIAMI, FL 33129

HESSIAN ASPEN LLC
1470 GENE ST #B
WINTER PARK, FL 327894881

HOMESTAKE PARCEL LLC
855 EL CAMINO REAL #13A BOX #249
PALO ALTO, CA 94301

HOPKINS & FOURTH LLC
625 E MAIN ST UNIT 102B #401
ASPEN, CO 81611

HOPKINS 616 LLC
PO BOX 858
ROSS, CA 94957

HOPKINS VP LP
1210 W CLAY #10
HOUSTON, TX 77019

HORNE CHRISTOPHER & BRANDI
5214 BUCKMAN MTN RD
AUSTIN, TX 78746

HY-MOUNTAIN TRANSPORT INC
214 B AABC
ASPEN, CO 81611

JAS CAPITAL LLC
617 W MAIN ST #E
ASPEN, CO 81611

JEMAR PARTNERS LLC
701 W MAIN ST
ASPEN, CO 81611

JEROME OFFICE ASPEN CO LLC
715 W MAIN ST #201
ASPEN, CO 81611

JEROME OFFICE ASPEN COMPANY LLC
715 W MAIN ST #301
ASPEN, CO 81611

JULES ASPEN LLC
625 E HYMAN AVE #201
ASPEN, CO 81611

KATZMAN LORI ANN
301 MERCER BLVD
CHARLEVOIX, MI 49720

KEERY RICHARD
719 W MAIN ST #203
ASPEN, CO 81611

KENDRICK SCOTT
700 W HOPKINS AVE #5
ASPEN, CO 81611

KENNINGTON BRAD
736 W HOPKINS AVE
ASPEN, CO 81611

KNIGHT GLENDA C
PO BOX 328
SNOWMASS, CO 81654

KRAHE SHARON
PO BOX 8615
ASPEN, CO 81612

KURKULIS PATSY & PAUL R
605 W HOPKINS AVE #201
ASPEN, CO 81611

LAMPING RICHARD
126 S SEVENTH ST
ASPEN, CO 81611

LARY LANCE R
719 W MAIN ST #301
ASPEN, CO 81611

LENIO IRREV TRUST
737 W BLOOMFIELD ST
ROME, NY 13440

LINDAUER REBECCA F
1115 ELM ST
AUSTIN, TX 78703

LITTLE AJAX CONDO ASSOC
605 W HOPKINS AVE
ASPEN, CO 81611

LITTLE VICTORIAN CONDO ASSOC
PO BOX 3149
ASPEN, CO 81611

LONE EAGLE TRUST
634 W MAIN ST #1
ASPEN, CO 81611

LORD KAREN R FAMILY 2020 DYNASTY TRU:
2301 N MERIDIAN AVE
MIAMI BEACH, FL 33140

LUU INVESTMENTS LLC
435 E MAIN ST
ASPEN, CO 81611

LYLE ALEXANDER T
719 W MAIN ST #204
ASPEN, CO 81611

MADSEN MARTHA W REV TRUST
608 W HOPKINS AVE #9
ASPEN, CO 81611

MARSHALL ALISON & JOSHUA
605 W HOPKINS AVE #212
ASPEN, CO 81611

MARSHALL ELLEN M & THOMAS M REV TRU
300 RIVERSIDE AVE
ASPEN, CO 81611

MARY B LOT 1 LLC
855 EL CAMINO REAL STE 13A BOX #249
PALO ALTO, CA 94301

MARY B LOT 2 LLC
855 EL CAMINO REAL STE 13A BOX #249
PALO ALTO, CA 94301

MCCLURE MARY
605 W HOPKINS AVE #207
ASPEN, CO 81611

MCGRATH TIMOTHY M
740 W HOPKINS AVE #C-1
ASPEN, CO 81611

MCGUIRE JENNIFER ERIN
501 E DEAN ST
ASPEN, CO 81611

MENENDEZ LUIS A REV TRUST
PO BOX 8036
ASPEN, CO 81612

MENENDEZ NASRIN N REV TRUST
PO BOX 8036
ASPEN, CO 81612

MEYER MARY ANNE
PO BOX 11238
ASPEN, CO 81612

MEYER OLVIN
PO BOX 11238
ASPEN, CO 81612

MOSIER AMY F
634 W MAIN ST #2
ASPEN, CO 81611

NALEZNY C GERARD & PENNIE
4251 MORNING GLORY RD
FORT COLLINS, CO 80526

NECHADEIM REALTY LLC
680 FIFTH AVE 7TH FL
NEW YORK, NY 10019

NELSON JOHN AUSTIN & TARA
732 W HOPKINS ST #A3
ASPEN, CO 81611

NELSON KATY
719 W MAIN ST #205
ASPEN, CO 81611

NEMIROW JORDAN
612 W MAIN ST
ASPEN, CO 81611

OBX TO ASPEN LLC
4251 MORNING GLORY RD
FORT COLLINS, CO 80526

ONEIL BRIAN & SUZANNE
PO BOX 199
TAVERNIER, FL 33070

PEARSON MARK M & LEES M
702 W MAIN ST
ASPEN, CO 81611

PERRY IAN MICHAEL
426 E HYMAN AVE
ASPEN, CO 81611

PETERS DAWN
126 S SEVENTH ST
ASPEN, CO 81611

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

PLATEK DIANE
138 S SEVENTH ST #B4
ASPEN, CO 81611

POLICARO FRANCO & PAOLA
765 VAN NUYS ST
SAN DIEGO, CA 92109

POTTS LEAH S
605 W HOPKINS AVE #102
ASPEN, CO 81611

PRINCE ANNMARIE
719 W MAIN ST #301
ASPEN, CO 81611

PROMISE LAND LLC
6500 S QUEBEC ST #300
ENGLEWOOD, CO 80111

QUADRANT MANAGEMENT INC
510 MADISON AVE FL #1802
NEW YORK, NY 100225730

RD OLSON INVESTMENTS II LLC
520 NEWPORT CENTER DR #600
NEWPORT BEACH, CA 92660

REID SUZANNAH V K
PO BOX 10443
ASPEN, CO 81612

RILEY BENJAMIN NEIL
634 W MAIN ST #6
ASPEN, CO 81611

RODRIGUEZ JOANN
605 W MAIN ST #00A
ASPEN, CO 81611

SACKS CAROL
7902 TEASDALE AVE
SAINT LOUIS, MO 63130

SANDERS BARBARA
634 W MAIN ST #8
ASPEN, CO 81611

SCHALL FAMILY TRUST
3841 HAYVENHURST DR
ENCINO, CA 91436

SCHMITT JOANN
605 W HOPKINS #211
ASPEN, CO 81611

SCHULMAN WILLIAM PAUL
301 MERCER BLVD
CHARLEVOIX, MI 49720

SCHWARTZ RACHEL K & MARK
1061 COUNTRY CLUB RD
BLOOMFIELD HILLS, MI 483042603

SGSG ASPEN CONDO LLC
PO BOX 1171
CRESTED BUTTE, CO 81224

SHADOW MOUNTAIN OFFICES LLC
715 W MAIN ST #201
ASPEN, CO 81611

SHEA LAYNE & MICHAEL
605 W HOPKINS AVE #202
ASPEN, CO 81611

SILVERLODE INVESTORS LLC
715 W MAIN ST #301
ASPEN, CO 81611

SKANDIA TOWNHOUSES CONDO ASSOC
COMMON AREA
720 W HOPKINS AVE
ASPEN, CO 81611

SMB CONDO ASSOC
605 W MIAN ST
ASPEN, CO 81611

SMITH ANDREW C & DONNA G
3622 SPRINGBROOK ST
DALLAS, TX 75205

STEVEN & JERRI PEDRO REAL ESTATE LLC
7833 OAKMONT BLVD
FORT WORTH, TX 76132

STURT DAVID B
728 W HOPKINS AVE #A2
ASPEN, CO 81611

SUNTKEN JERI L
719 MAIN ST #207
ASPEN, CO 81611

TELAMON HOLDINGS LLC
19 PIONEER POINT
CARBONDALE , CO 81623

THROM DOUGLAS H
617 W MAIN ST
ASPEN, CO 81611

TOLK GAYLA LYNN
117 N SIXTH ST
ASPEN, CO 81611

TOMS CONDO LLC
6 SHULL FARM RD
ERWINNA , PA 18920

TUCKER LUCY LEA
PO BOX 1480
ASPEN, CO 81611

TYUTRINA KSENIA
230 E HOPKINS AVE
ASPEN, CO 81611

ULLR HOMEOWNERS ASSOC
520 W MAIN ST
ASPEN, CO 81611

UMBA ENTERPRISE LLC
605 W MAIN ST #103
ASPEN, CO 81611

VALENTINO TARA & NICHOLAS
724 W HOPKINS AVE #A1
ASPEN, CO 81611

VINES CRAIG
719 W MAIN ST #202
ASPEN, CO 81611

VOSS NATALIE
605 W HOPKINS AVE #204
ASPEN, CO 81611

WAGNER HOLDINGS CORP LLC
605 E MAIN ST
ASPEN, CO 81611

WARBLE ERIC
310 ROARING FORK CT
BASALT, CO 81621

WASHBURN SERENE MARIE V
605 W HOPKINS AVE #205
ASPEN, CO 81611

WEIEN J ROBERT
709 W MAIN ST
ASPEN, CO 81611

WELLES PETER S & SONDRAL T
5343 CR 100
CARBONDALE, CO 81623

WENDLING NAN JEAN
PO BOX 10745
ASPEN, CO 816129747

WENDT ROBERT E II
350 MT HOLYOKE AVE
PACIFIC PALISADES, CA 90272

WERLIN LAURA B TRUST
2200 PACIFIC AVE #12F
SAN FRANCISCO, CA 94115

WEST ALFRED JR & LORALEE
4572 TELEPHONE RD #912
VANTURA, CA 93993

WEST HOPKINS CONDO ASSOCIATION
144 S SEVENTH ST
ASPEN, CO 81611

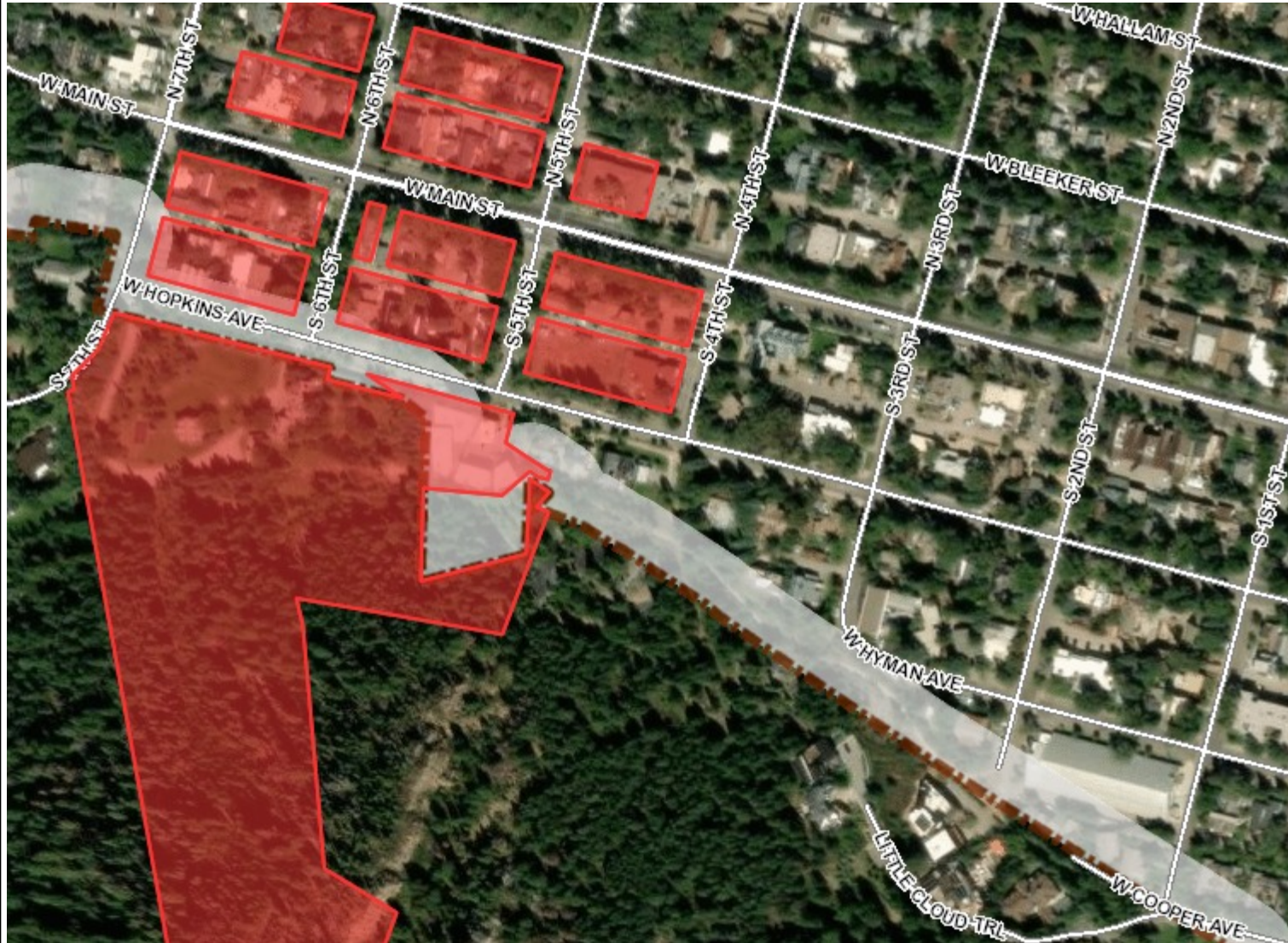
WESTERNOFF TRENT & NAZLY FAMILY TRUST
724 10TH ST
MANHATTAN BEACH, CA 90266

WOLF JOSEPH G
720 W HOPKINS AVE #E
ASPEN, CO 81611-1638

WRIGHT FAMILY REV TRUST
715 W MAIN ST #301
ASPEN, CO 81611

YATES TIMOTHY ROSSITER
10 CLUB CIR
ASPEN, CO 81611

YULE BRADLEY A
130 S 7TH ST #B2
ASPEN, CO 81611



752.3 0 376.17 752.3 Feet

1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere



THIS MAP IS FOR INFORMATIONAL PURPOSES.
Pitkin County GIS makes no warranty or guarantee
concerning the completeness, accuracy, or reliability
of the content represented.



Legend

-  State Highway
-  Road Centerline 4K
-  Primary Road
-  Secondary Road
-  Service Road
-  Rivers and Creeks
-  Continuous
-  Intermittent
-  River, Lake or Pond
-  Town Boundary
-  Federal Land Boundary
-  BLM
-  State of Colorado
-  USFS

Notes



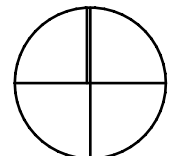
VICINITY MAP

PROPERTY ADDRESS: 627 W. MAIN STREET, ASPEN CO 81611

PARCEL: 273512448010

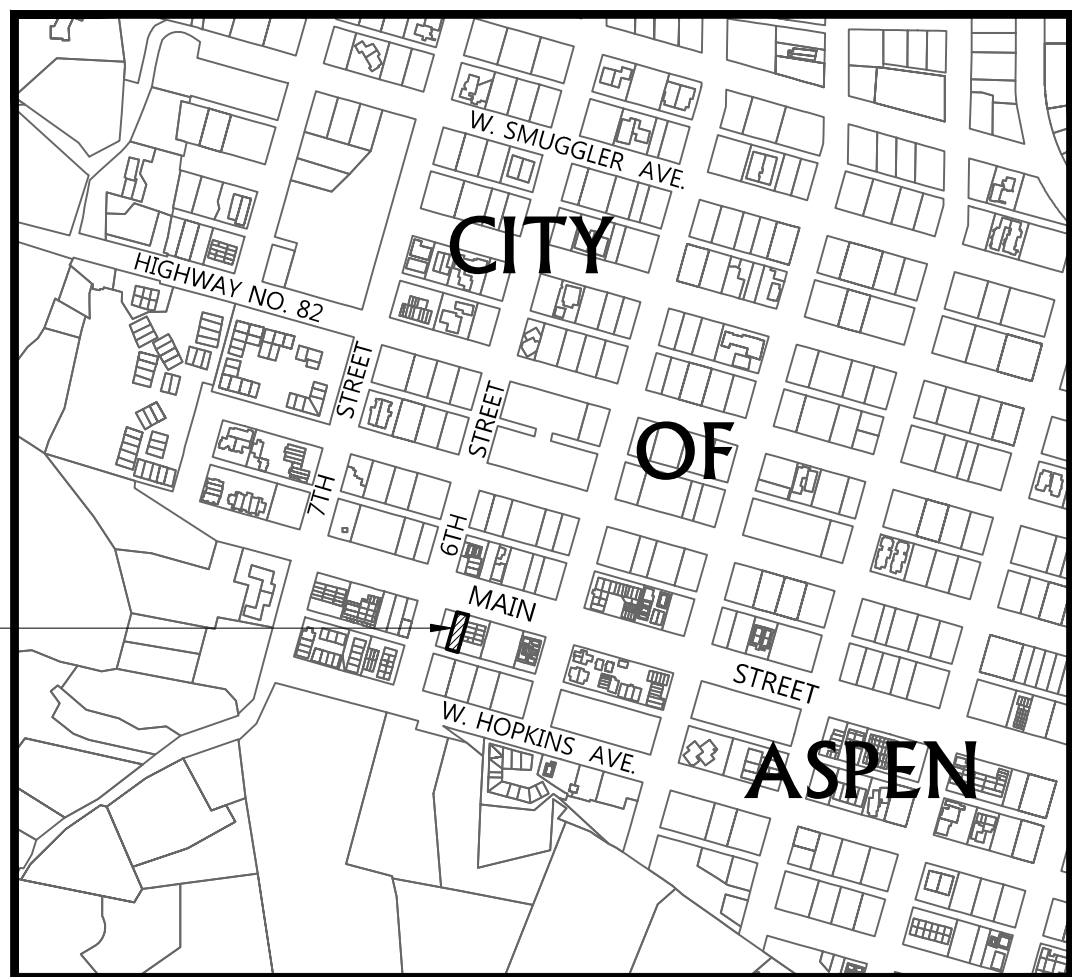
LEGAL DESCRIPTION: Subdivision: CITY AND TOWNSITE OF ASPEN Block: 25 Lot: B

N



IMPROVEMENT & TOPOGRAPHIC SURVEY

LOT B - BLOCK 25 ORIGINAL TOWNSITE OF ASPEN
SECTION 12, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PM
CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 2735-124-48-010



VICINITY MAP
SCALE: 1" = 500'

SITE

TREE	TYPE	SIZE	DRIP
1	COTTONWOOD	36"	50'
2	ASPEN	11"	18'
3	ASPEN	10"	16'
4	ASPEN	11"	18'

ZONING - MIXED USE (MU)

CITY OF ASPEN LAND USE CODE: SECTION 26.710.180

FRONT SETBACK: 10 FEET, WHICH MAY BE REDUCED TO 5, PURSUANT TO SPECIAL REVIEW
SIDE SETBACK: 5 FEET
REAR SETBACK: 5 FEET

PROPERTY DESCRIPTION

LOT B, BLOCK 25
ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ASPEN RECORDED DECEMBER 16, 1959 AS
RECEPTION NO. 109203.

COUNTY OF PITKIN
STATE OF COLORADO

NOTES:

- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S14°50'49"W ALONG THE EAST LINE OF LOT B, BLOCK 25 BETWEEN A FOUND REBAR & 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE AND FOUND REBAR & 1-1/4" YELLOW PLASTIC CAP LS24312 AS SHOWN HEREON.
- DATE OF FIELD SURVEY: APRIL 30, 2024.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON THE OFFICIAL MAP OF THE CITY OF ASPEN RECORDED DECEMBER 16, 1959 AS RECEPTION NO. 109203. A SURVEY PREPARED BY ALPINE SURVEYS DATED: JUNE 1, 1983, CITY OF ASPEN 2009 GPS MONUMENTATION MAP AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN REVIEWED BY TRUE NORTH COLORADO, LLC.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) STATION S159 HAVING AN ELEVATION OF 7720.88
- CONTOUR INTERVAL EQUALS 1-FOOT.
- BUILDING DIMENSIONS SHOWN HEREON ARE TO THE EXTERIOR FINISHED MATERIALS AND DO REPRESENT THE MEASUREMENTS TO THE FOUNDATION WALLS.
- THERE ARE NO NATURAL HAZARDS THAT EXISTING ON THE SUBJECT PROPERTY OR NATURAL SLOPES OVER 20%.
- THE SUBJECT PROPERTY LIES WITH FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 08097C0354E DATED: AUGUST 15, 2019.

SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO ADAM STEVENSON, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S.38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL, AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND AVAILABLE EASEMENTS, THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HOWEVER IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. LINEAR ERROR OF CLOSURE IS LESS THAN 1:15,000.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

LEGEND	
	ELECTRICAL TRANSFORMER
	ELECTRICAL METER
	GAS METER
	TELEPHONE PEDESTAL
	CLEAN-OUT
	IRRIGATION VALVE BOX
	DRAIN INLET
	WATER LINE
	SEWER LINE
	TELEPHONE LINE
	GAS LINE
	ELECTRIC LINE
	CATV LINE
	WOOD PICKET FENCE



ADAM STEVENSON
IMPROVEMENT & TOPOGRAPHIC SURVEY
627 W. MAIN STREET - ASPEN
COUNTY OF PITKIN - STATE OF COLORADO



TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2024-i08	DRAWN RPK	SHEET 1 OF 1
DATE: May 10, 2024	SURVEYED DJB	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



July 18, 2024

Stuart Hayden
Historic Preservation Commission
City of Aspen Community Development Department
Aspen, CO 81611

RE: 627 W. Main Street - Minor Development
Parcel ID: 273512448010

Dear Stuart and Members of the Commission,

Thank you for taking the time to review this project for us. This application is for Minor Development.

Currently one of the upper level bedrooms can only be accessed via an exterior staircase from the alley or by walking outside and across an upper level deck. The owners would like to build a new interior staircase that will allow them and their young children to access the upper level of the back addition without having to step outside. This will allow the building to function more as a cohesive home.

This application is seeking approval for the following:

1. Remove exterior staircase on the north side of the property.
2. Build new stair inside the existing footprint, originating from the Mud Room.
3. Raise the roof over the new stairs on the West side of the addition to allow headroom by adding a shed roof.
4. Replace existing exterior door on the north wall of the Primary Bedroom with a window that is sized more in keeping with the scale of the building.
5. Remove double door at Mud Room and replace it with a single door.
6. Remove one of the Main Level windows in the Primary Bedroom.
7. Expand the upper level addition north deck to wrap around to the West side door.
8. No work will be done on the historic portion of the home.

RELEVANT LAND USE CODE SECTIONS

- SECTION 26.304.030 COMMON DEVELOPMENT REVIEW PROCEDURES:
 - (1) Please see attached letter of authorization from Adam Stevenson, the owner of 627 W. Main St.; granting Kim Raymond Architecture + Interiors, authority to act on their behalf throughout this process.
 - (2) Please see the attached Vicinity Map with a legal description and directions to the property.
 - (3) Please see the attached Title Insurance, Schedule A & B for proof of ownership.
 - (4) Please see attached Site Plan
 - (5) Please see the current survey of the property located at 627 W. Main Street.
 - (6) Please also find attached all the forms for this Land Use Application, including the pre-application summary letter.
 - (7) Please see below, the description and summary of the proposed work to be done.
- 26.312.030 NON-CONFORMITIES

Non-Conformities Definition: "... any building or structure that was established pursuant to the zoning and building laws in effect at the time of its development, but that is no longer in compliance with the regulations imposed by this Land Use Code"

This building is identified as a non-conformity because the current code is zoned as Mixed Use (MU), which in current code does not allow for *new* free market residential units. However, section 26.710.180.b.13, states that free-market residential units are permitted if they were legally established prior to the effective date of Ordinance 13 (Series of 2022)." 627 W. Main was originally built in 1892 as a single-family home.

Section 26.312.030(c) and Section 26.312.030(c)1

(c) *Extensions. A nonconforming structure shall not be extended by an enlargement or expansion that increases the nonconformity. A nonconforming structure may be extended or altered in a manner that does not change or that decreases the nonconformity.*

(c)1 *Historic structures. The first exception to this requirement shall be for a structure listed on the Aspen Inventory of Historic Landmark Sites and Structures. Such structures may be extended into front yard, side yard and rear yard setbacks, may be extended into the minimum distance between buildings on a lot and may be enlarged, provided, however, such enlargement does not exceed the*



allowable floor area of the existing structure by more than five hundred (500) square feet, complies with all other requirements of this Title and receives development review approval as required by [Chapter 26.415](#).

The proposal calls for an exterior stair to be removed and the deck above to be extended around the building above the former stairs. This basically raises (physically) the area of the stairs up to the level of the upper deck. The only extension of this is the squaring off of the deck. It adds 8 square feet to the size of the deck, which doesn't affect the FAR calculations, as we are still within our allowed deck exemption. Please see floor area calculations. Our 8 square foot extension falls into the first exception of enlargements. It will also allow for more efficient construction and a cleaner architectural look.

26.415.070.C HISTORIC PRESERVATION- MINOR DEVELOPMENT REVIEW

SECTION 26.415.070.C HISTORIC PRESERVATION – MINOR DEVELOPMENT REVIEW

26.415.070.C.1 Certificate of appropriateness for minor development

C.1.a. The proposed work is only being enlarge by 8 sq. ft; where up to 250 sq ft are allowed as minor development.

C.1.b. The work to be performed affects a small section of roof and the change of a couple of doors and windows, all in the non-historic part of the home.

C.1.d. as noted, all work is being done on the non-historic addition.

26.415.070.C.2.a-e

Please see attached for all requirements of Section 26.304.

Also, see attached scaled floor plans, site plan and elevations that depict accurately the building materials; and photographs of the existing home. There will be no changes to the exterior materials.

26.415.070.C.3

This application addresses all of the code sections as outlined in the pre-application summary.

The rest of Section 26.415.070.C does not apply to this project.

26.415.110. Historic Preservation – Benefits

This project is not seeking any variations or benefits from the HPC.

26.430.040. Review Standards for Special Review

The design of these small exterior changes to the existing building have be done in consideration of the character of the neighborhood and the existing home. There will be no adverse impacts on the neighborhood or the adjacent neighbors.



26.575.020 CALCULATIONS AND MEASUREMENTS

Please see attached FAR calculations

26.710.180 Mixed-Use (MU) Zone District

"Standalone residential uses are permitted on properties as a reflection of the historic residential nature of the zone district." This historic home has been on Main Street since the late 1800s; it is definitely a part of the historic fabric of Main Street. As demonstrated in the previous section, 26.575.020, this building meets all of the requirements and restrictions that are relevant to a single family home.

HISTORIC PRESERVATION GUIDELINES

Please keep in mind all work proposed in this application is being done on the non-historic back of the home. We will address the guidelines that are applicable.

Chapter 2 Building Materials

We will be matching the existing materials; roofing, siding, window/door finishes and all trim.

Chapter 3 Windows

There will be no changes to the existing windows beyond adjusting the windows around the removed exterior stairs and the new interior stairs. There will be a new window added on the south side of the building to replace a door that is being removed.

Chapter 4 Doors

We are removing an existing double patio door with a single swing door. This change will bring the proportion of this door more in line with the verticality of the historic doors and windows.

Chapter 7 Roofs

The small section of new roof to allow for the proposed internal stairs will match the metal roof that is existing on the addition part of the home. We don't want to add additional materials or call attention to this small roof.

SUMMARY

The existing historic home had a substantial addition constructed in the 1980s. The small amount of work being proposed on the non-historic portion of this home is pretty insignificant and will have no visual impact on the Historically landmarked brick Victorian to which it is attached. The proposal will give the alley facing side of the home a cleaner look with the stairs being moved to the interior. We have addressed any of the historic preservation guidelines that apply to this project and feel like the improvements will only make for the better "re-use" of this historic home for the couple that is currently raising their children there.



KIM RAYMOND ARCHITECTURE + INTERIORS

We are just asking for the Certificate of Appropriateness for a Minor Development; no variances or bonuses are being sought.

Thank you for the time and consideration of this application. We are excited to keep our momentum and submit the permit application so as to begin construction on the remodel of the home for this family.

Thank you for your consideration and approval.

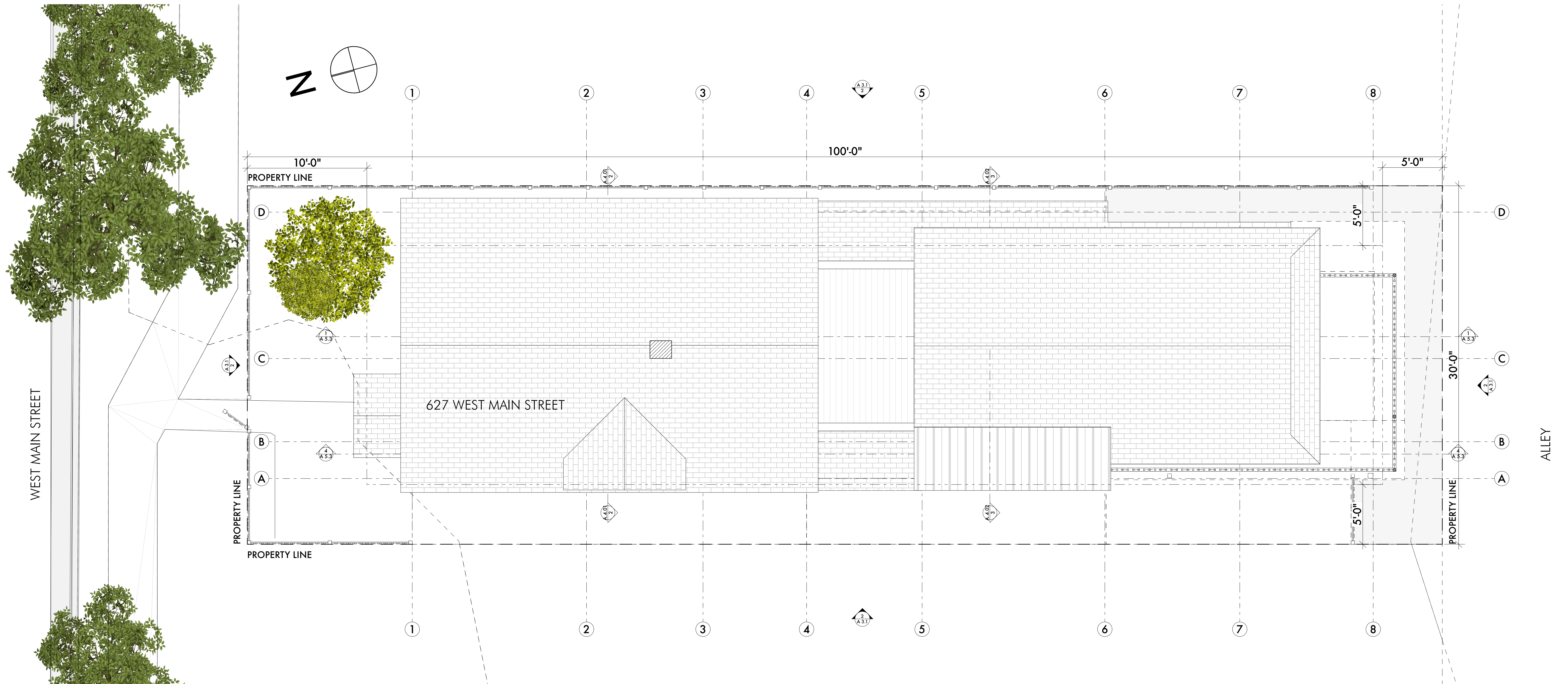
Respectfully yours,

Kim Raymond

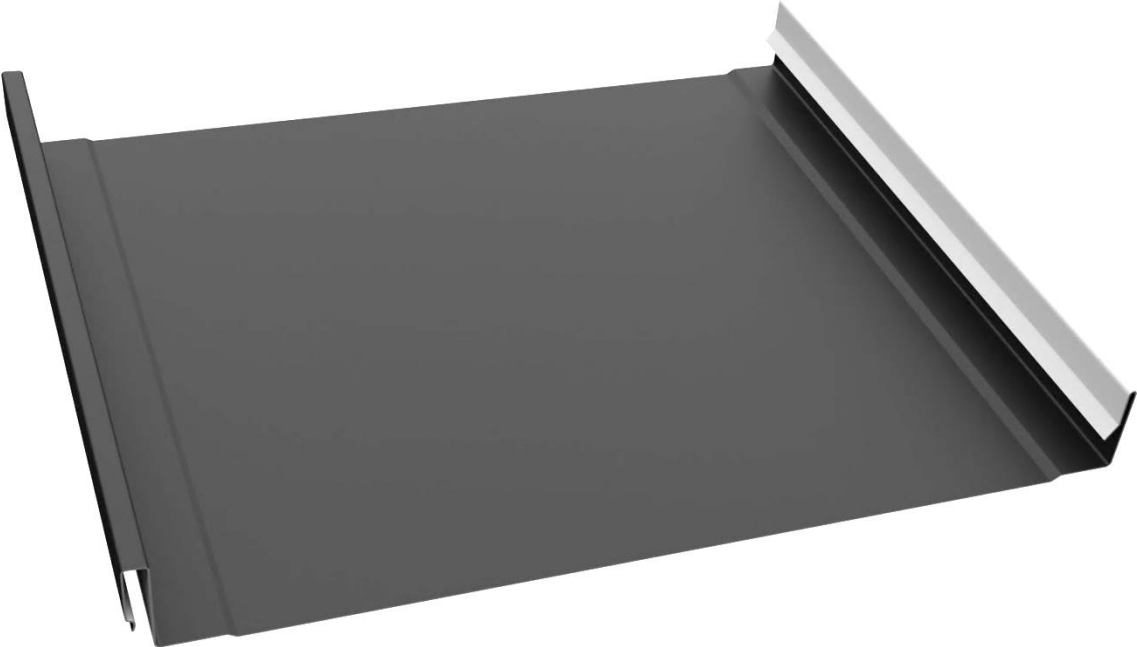
Kim Raymond
Kim Raymond Architecture + Interiors

PROPOSED SITE PLAN

1/4" = 1'-0"



PROPOSED MATERIALS:



STANDING SEAM METAL ROOF –
CHARCOAL GREY



WOOD SIDING – MATCH EXISTING COLOR

PROPOSED MATERIALS:

STANDING SEAM SPECIFICATION SHEET

STANDARD PVDF STOCK COLORS

METAL ROOF PANELS

Finishes You've Never Seen Before™

WESTERN LOCK® STANDING SEAM

Snap Lock Standing Seam Metal Roof Panel

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted

SPECIFICATIONS:

Profile Type:	Standing Seam Metal Roofing Snap Lock Panel With Clips And Concealed Fasteners
Rib Height:	1.75"
Overall Width:	
Standard:	18"
Custom Widths Available:	12"-20"
Coil Feed:	24"
Warranty:	30 year limited*
Coverage Area	
Roof:	18" (Standard), 16", 14", 12" alternate widths available
Available Gauges:	24, 22
Substrate:	AZ 50 Minimum (Galvalume®/Zincalume®)
Finish:	Cool Tech® 500 - PVDF
Fasteners:	Concealed
Panel Length:	1' to 52'
Recommended Minimum Roof Slope:	3/12**
Installation:	Installation over a solid substrate with or a an underlayment between the panel and the substrate.

*Limited warranty. Please review prior to purchase.

**For Lower Pitches Please inquire.

TESTING AND APPROVALS:

- UL 2218A Impact Resistance – Class 4
- UL 790 Fire Resistance Rating – Class A, per building code
- UL 580 Wind Uplift Resistance – Class 90 Construction

APPLIES TO THE FOLLOWING COLORS/FINISHES:

- Almond
- Ash Gray
- Bone White
- Burnished Slate
- Charcoal Gray†
- Colonial Red
- Copper Penny
- Dark Bronze†
- Desert Tan
- Dove Gray
- Mansard Brown
- Matte Black†
- Medium Bronze
- Regal Blue
- Regal Red
- Regal White†
- Sandstone
- Slate Blue
- Slate Gray
- Terracotta
- Zinc Metallic*

† Also available in 22 gauge

Shown in Regal Blue

PROFILE:

Colors represented on this profile sheet may not match actual material. All colors should be verified using an actual metal color sample.

4127-32

Phoenix: 901 W Watkins St., Phoenix, AZ 85007
 ☒ sales@westernstatesmetalroofing.com

Tucson: 4975 E. Drexel Rd., Tucson, AZ 85706
 ☒ tucsonsales@westernstatesmetalroofing.com

Call Us Toll Free:
 (877) 787-5467

For More Information:
 WESTERNSTATESMETALROOFING.COM

627 W. MAIN ST.

SUPPLEMENTAL INFORMATION

July 2024

EXISTING: NORTH SIDE

YEAR: 2023



CURRENT HOME REFERENCE

627 W. MAIN STREET

EXISTING: WEST SIDE

YEAR: 2023



- WOOD SIDING
- DOUBLE DOOR
- WINDOW



CURRENT HOME REFERENCE

627 W. MAIN STREET

EXISTING: SOUTH SIDE

YEAR: 2023

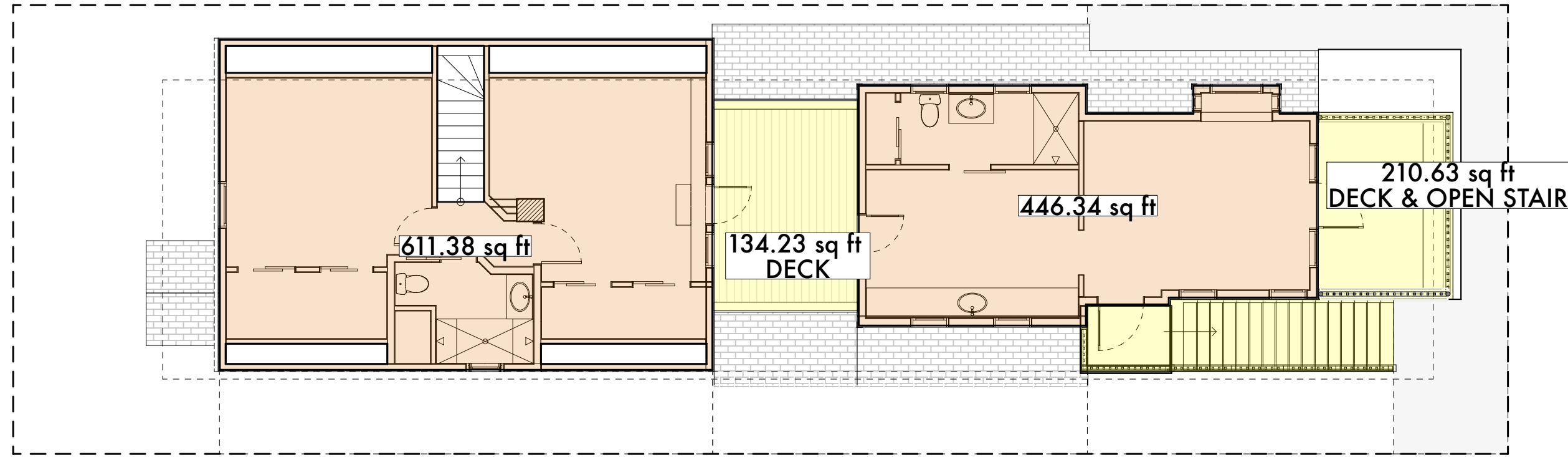


- WOOD SIDING
- EXISTING UPPER LEVEL DECK
- EXISTING EXTERIOR STAIR

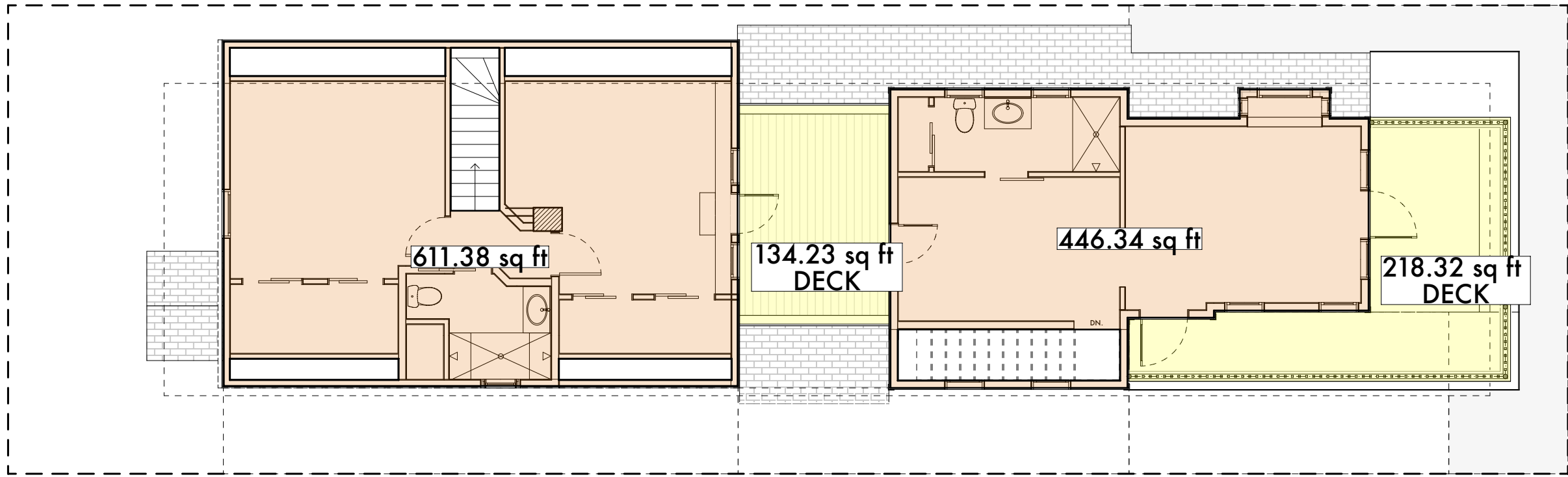


CURRENT HOME REFERENCE

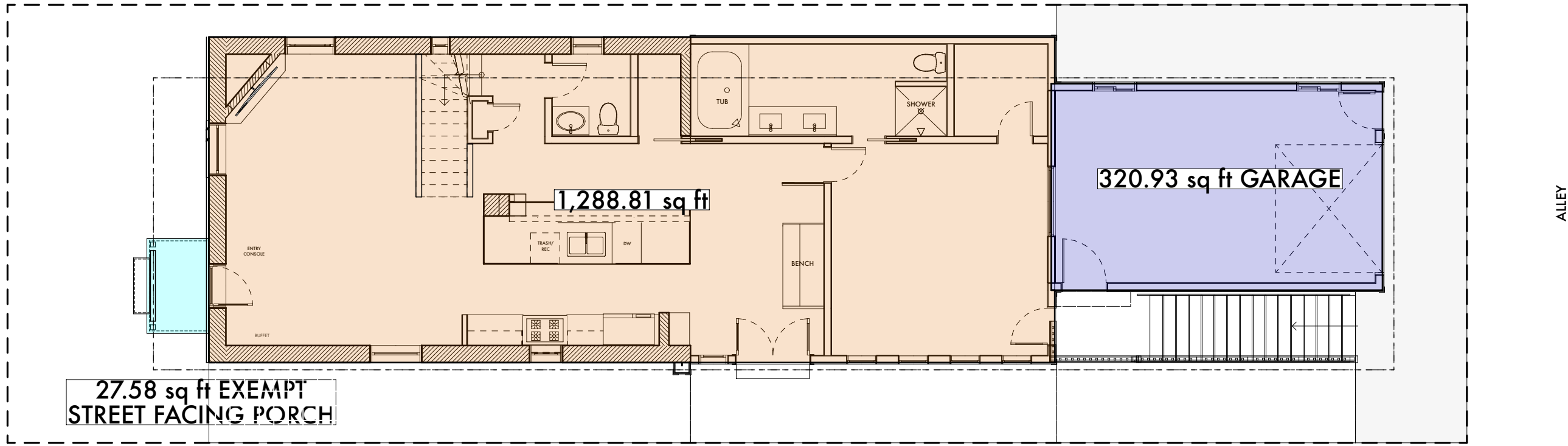
627 W. MAIN STREET



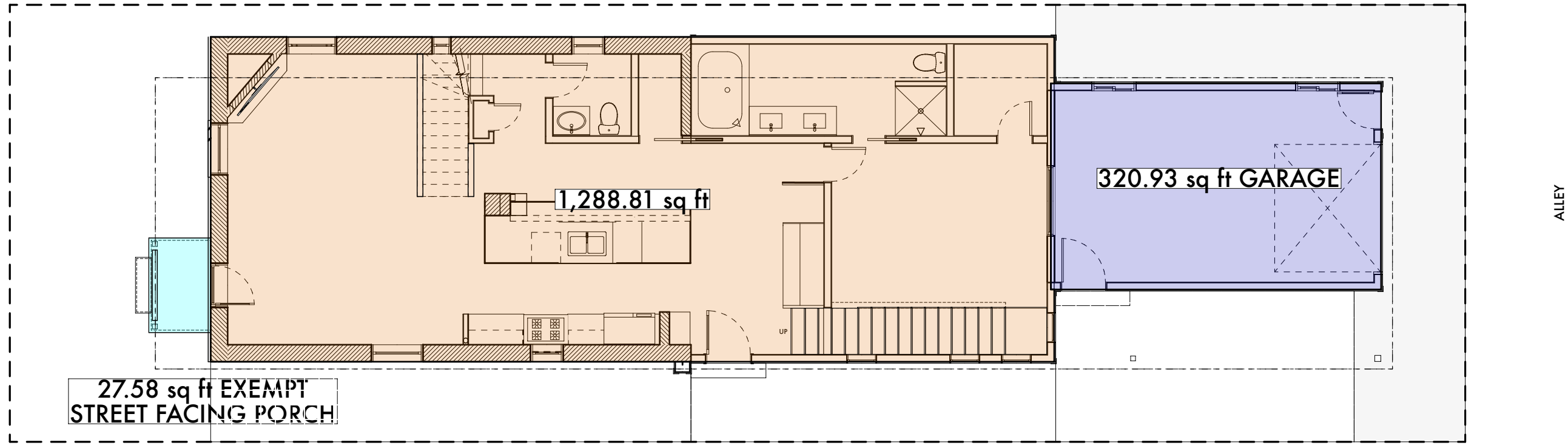
2 EXISTING FAR: UPPER LEVEL 1/8" = 1'-0"



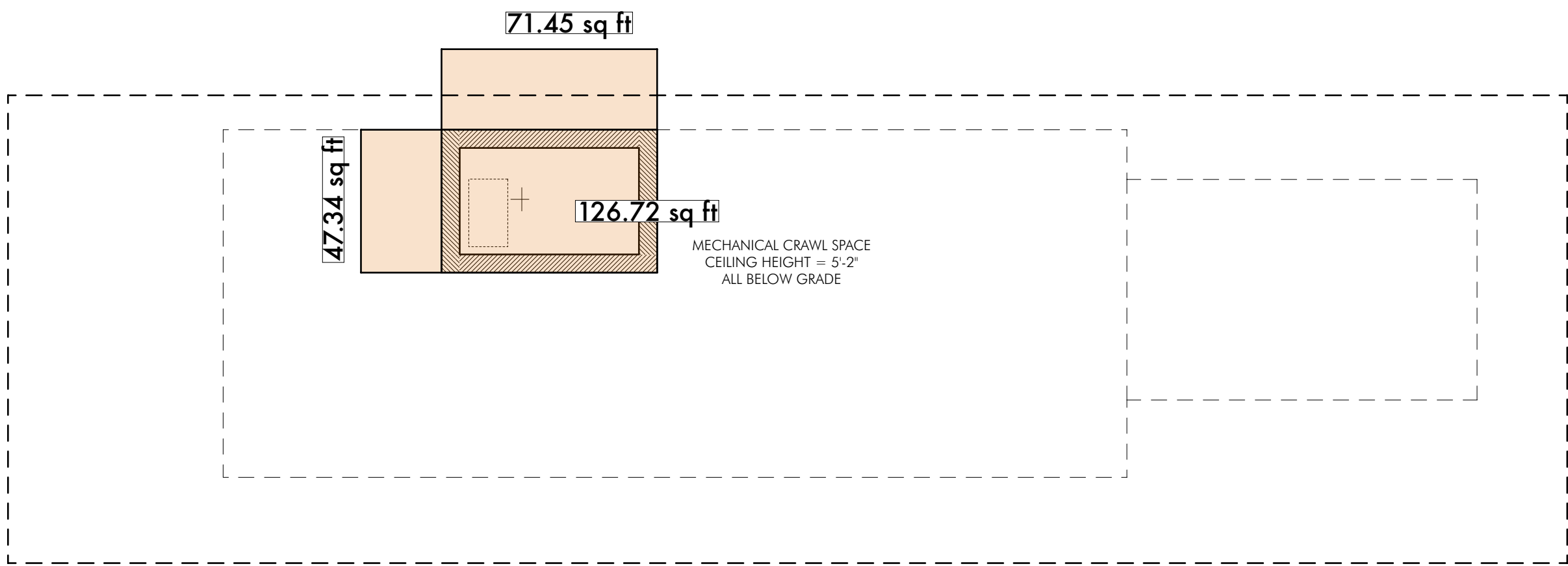
2 PROPOSED FAR: UPPER LEVEL 1/8" = 1'-0"



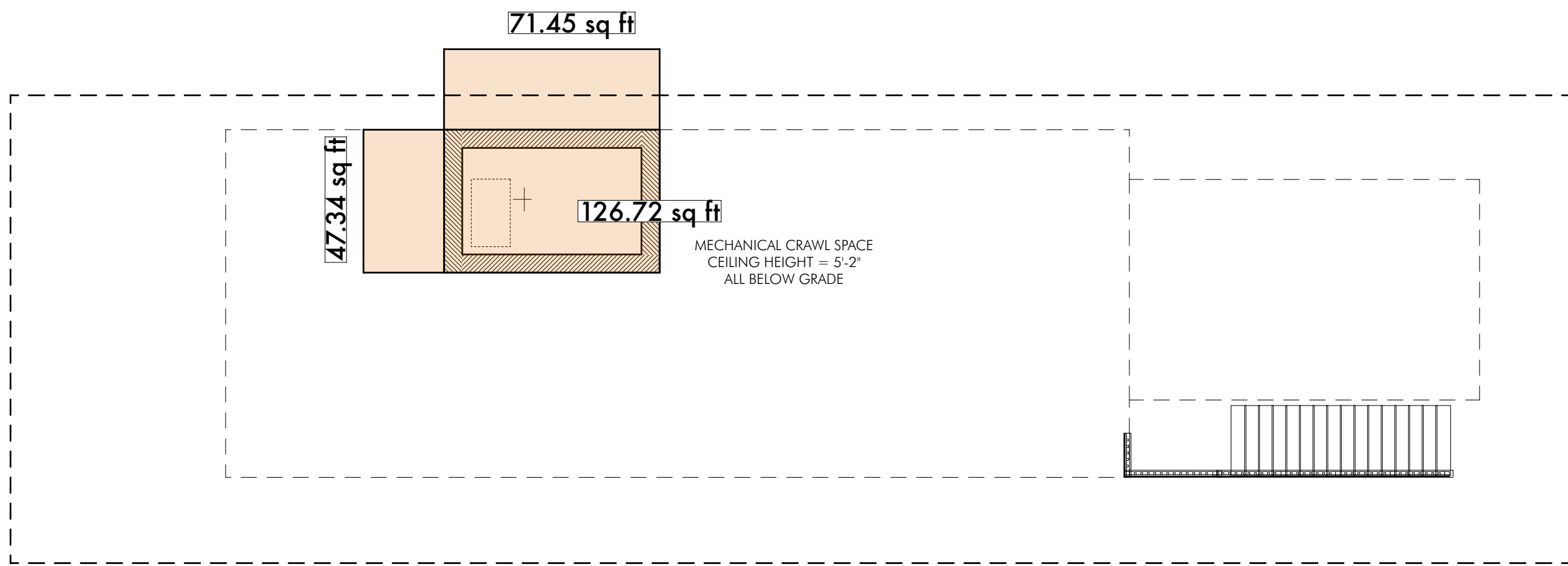
1 EXISTING FAR: LOWER LEVEL 1/8" = 1'-0"



1 PROPOSED FAR: MAIN LEVEL 1/8" = 1'-0"



0 EXISTING FAR: MAIN LEVEL 1/8" = 1'-0"



0 PROPOSED FAR: LOWER LEVEL 1/8" = 1'-0"

Floor Area Calculations		
627 W. MAIN STREET - EXISTING	2025.02.05	
ZONING DISTRICT - MU		
LOT AREA = 3,000 SF 1:1 RATIO (26.575.020-1)	ALLOWABLE FLOOR AREA = 3,000 SF	
Existing Floor Area Calculations		Exempt
Main Level Gross Floor Area (Sq Ft)	1,288.84	
Upper Level Gross Floor Area (Sq Ft)	1,057.72	26.575.020.d.4.3
Garage Floor Area (Sq Ft) (320.93-250)/2	35.47	
Main Level: Front Porch (Exempt)		27.58
Total Countable Floor Area (Sq Ft)		2,382.03
Main Floor: Patio 3" above finished grade (Exempt): 101.00	0	0.00
Existing Deck/Porch Floor Area Calculations		Exempt
Street Facing Deck/Porch Gross Floor Area (Sq Ft)		27.58
Deck/Porch Countable Floor Area (Sq Ft)		0.00
Deck/Porch Floor Area (Sq Ft) (MU) exempt 26.575.020, d, 5.d - 3,000*.15 = 450 sf	0.00	344.8
Total Existing Floor Area Calculations		
Lower Floor Area (Sq Ft) 26.575.020.d.4.i, ii, iii	0.00	126.72
Total Proposed Floor Area (Sq Ft)		2382.03
*ALLOWABLE FAR= 3,000 SF (26.575.020-1)		

Floor Area Calculations		
627 W. MAIN STREET - PROPOSED	2025.02.05	
ZONING DISTRICT - MU		
LOT AREA = 3,000 SF 1:1 RATIO (26.575.020-1)	ALLOWABLE FLOOR AREA = 3,000 SF	
Proposed Floor Area Calculations		Exempt
Main Level Gross Floor Area (Sq Ft)		1,288.84
Upper Level Gross Floor Area (Sq Ft)		1,057.72
Garage Floor Area (Sq Ft) (320.93-250)/2=35.47	250	35.47
Main Level: Front Porch (Exempt)	27.58	
Total Countable Floor Area (Sq Ft)		2,382.03
Main Floor: Patio 3" above finished grade (Exempt): 101.00	0	0
Total Proposed Floor Area Calculations		
Lower Floor Area (Sq Ft) 26.575.020.d.4.i, ii, iii	126.72	0.00
Main Level Floor Area (Sq Ft)		1288.84
Upper Level Floor Area (Sq Ft)		1,057.72
Garage Floor Area (Sq Ft)	(320.93-250)/2=35.47	35.47
Deck/Porch Floor Area (Sq Ft) (MU) exempt 26.575.020, d, 5.d - 3,000*.15 = 450 sf	344.8	0.00
Total Proposed Floor Area (Sq Ft)		2382.03
*ALLOWABLE FAR= 3,000 SF (26.575.020-1)		

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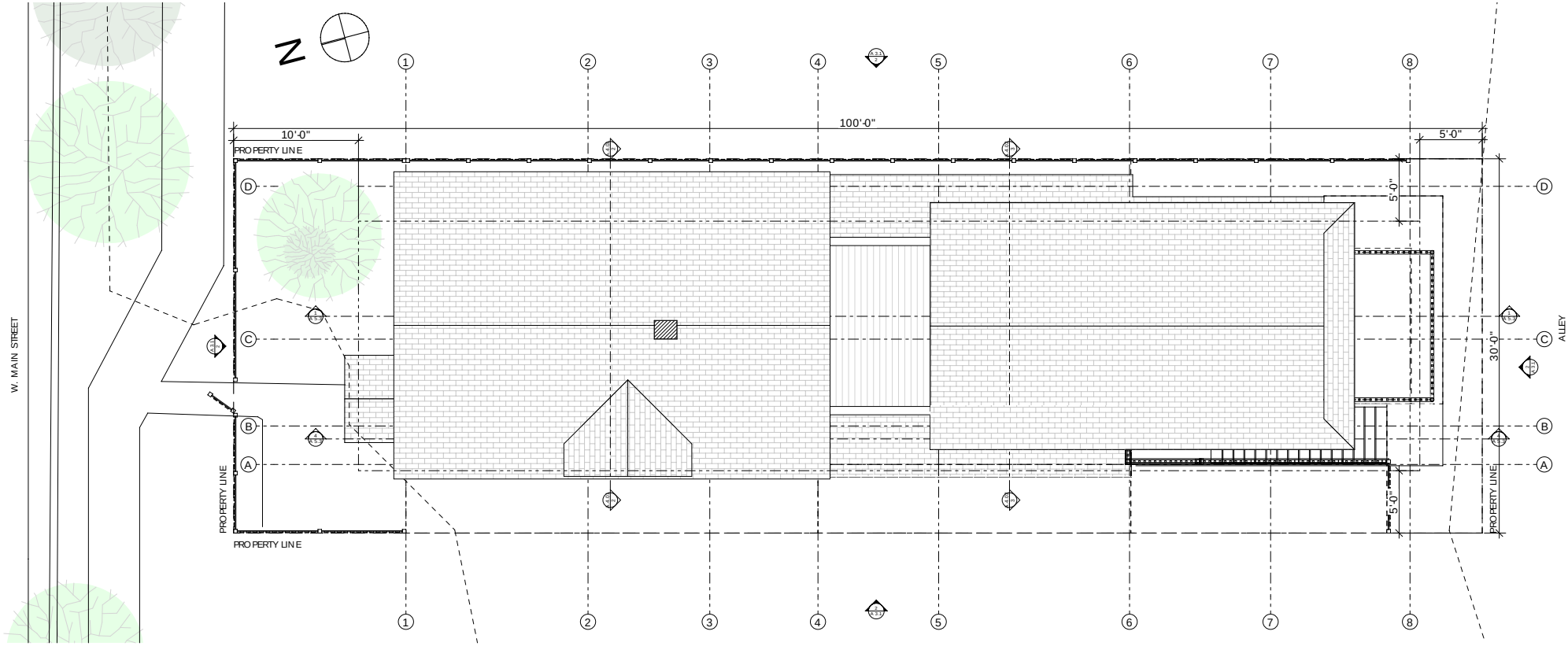
DATE	ISSUE
07/30/2023	PERMIT SET
PRINTED ON: 2/5/25	

Scale: AS NOTED
1"=1' ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

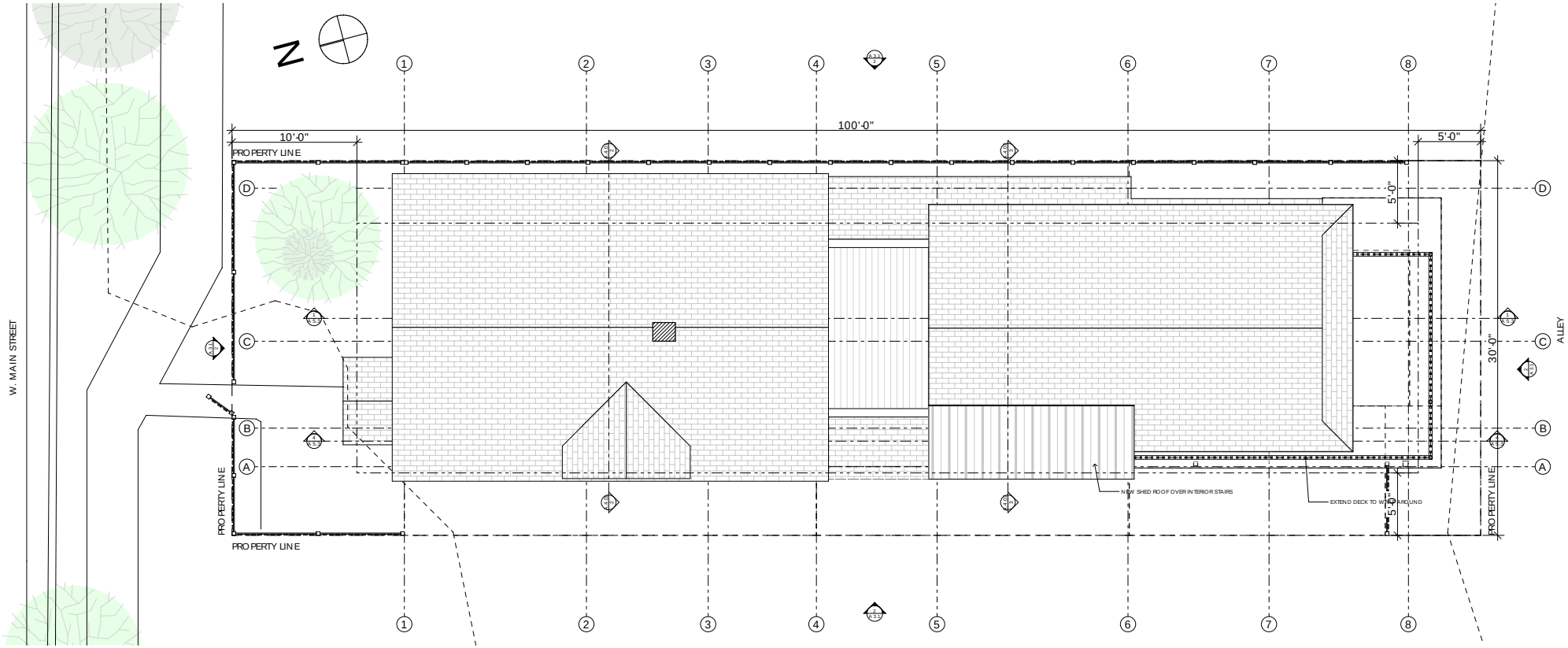
FAR:
CALCULATIONS

SITE PLAN

EXISTING



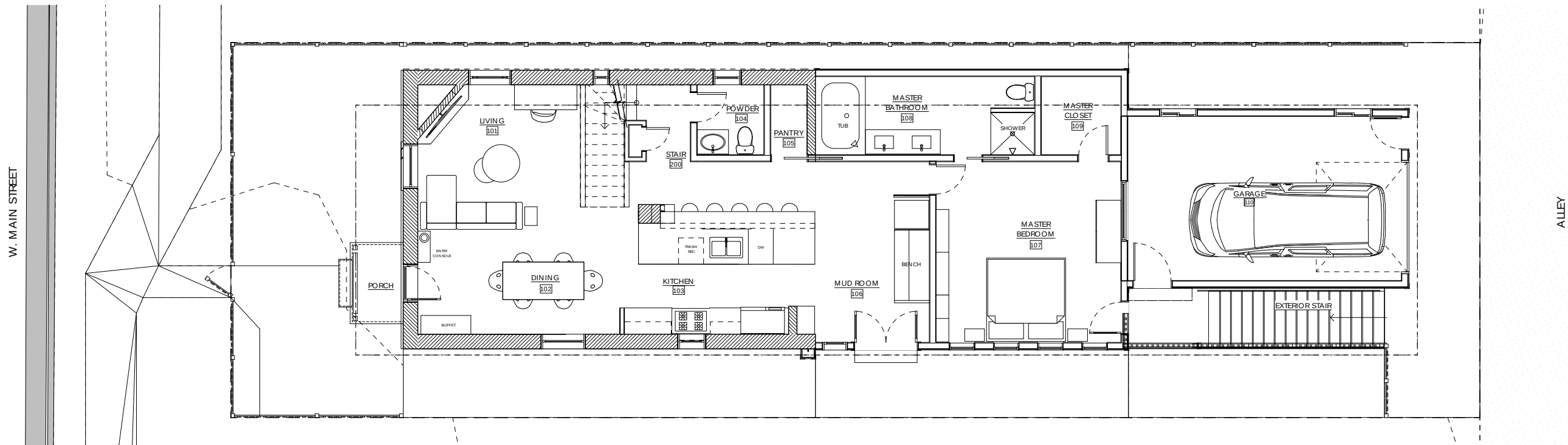
PROPOSED



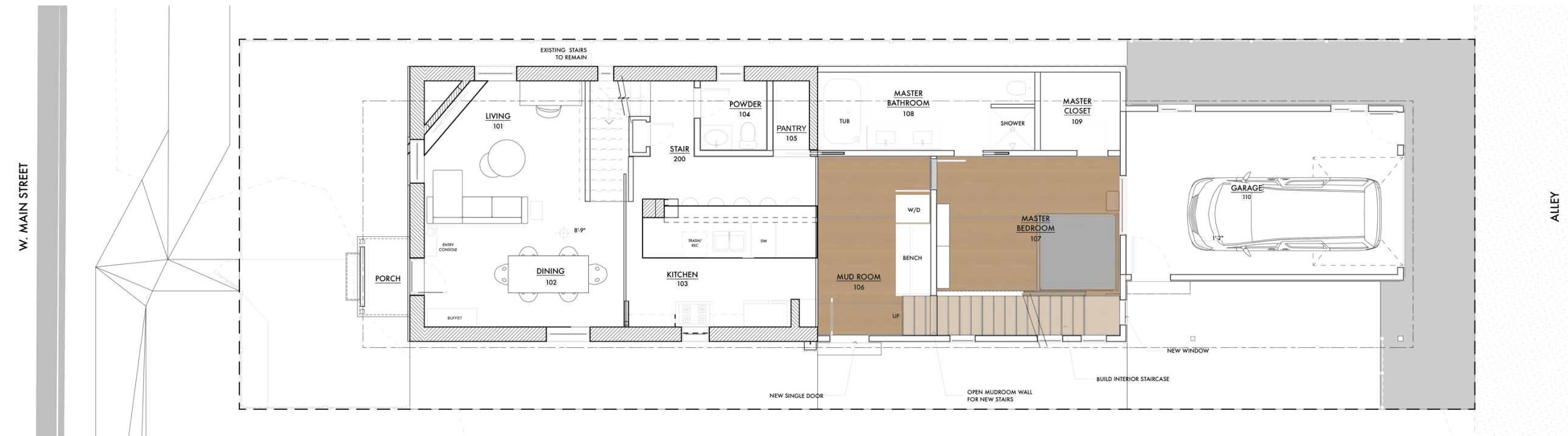
SITE PLANS

627 W. MAIN STREET

MAIN LEVEL



EXISTING

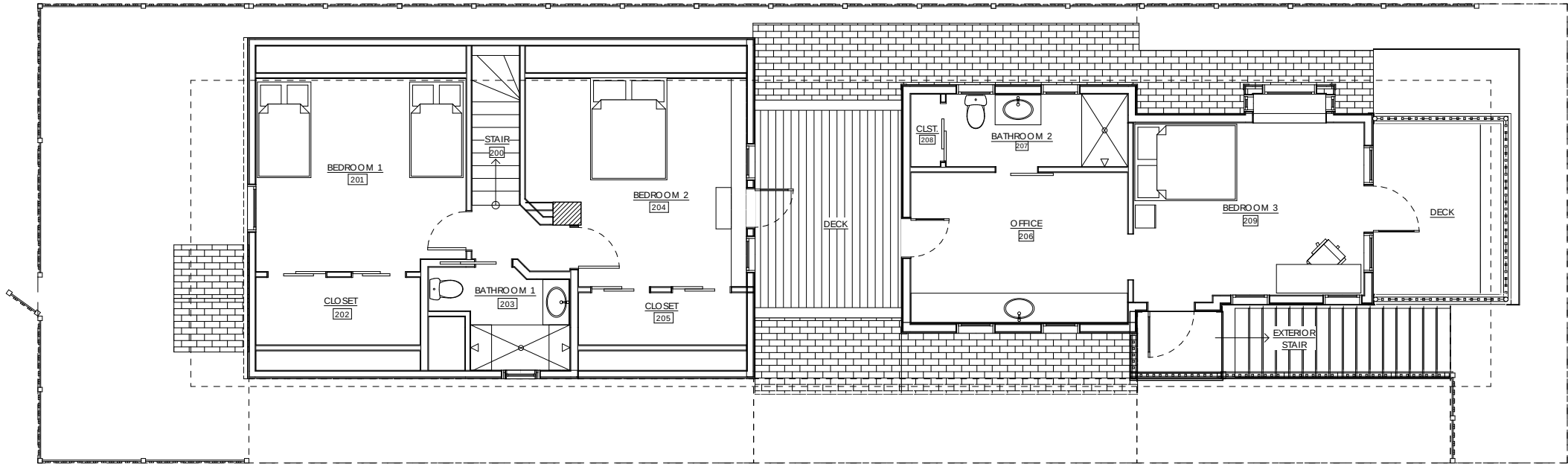


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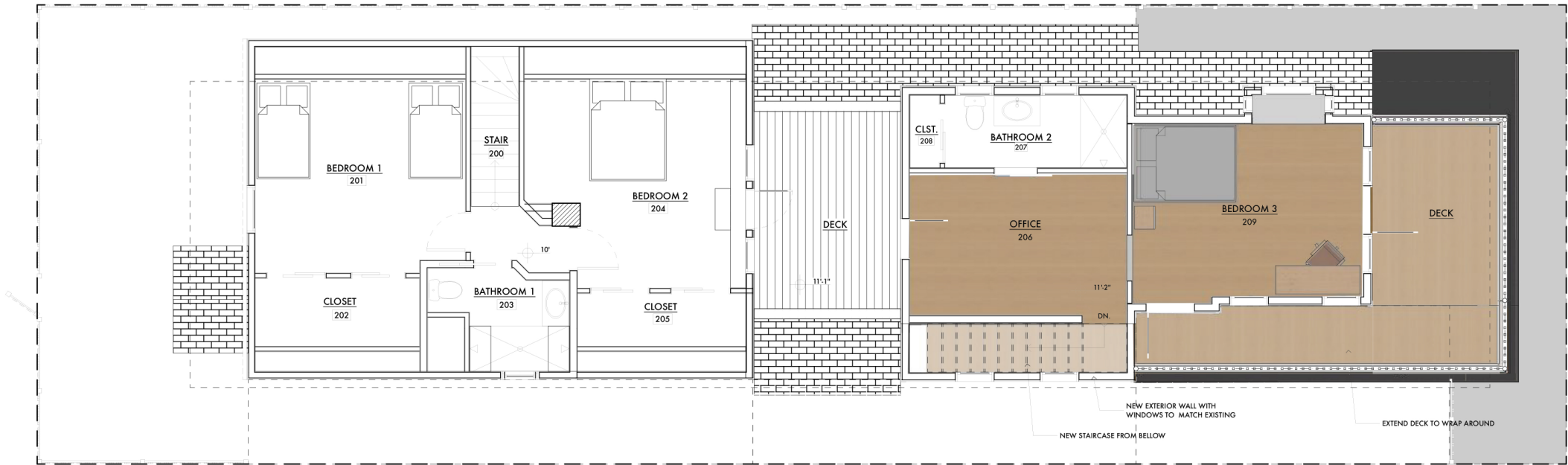
MAIN LEVEL FLOOR PLAN

627 W. MAIN STREET

UPPER LEVEL



EXISTING

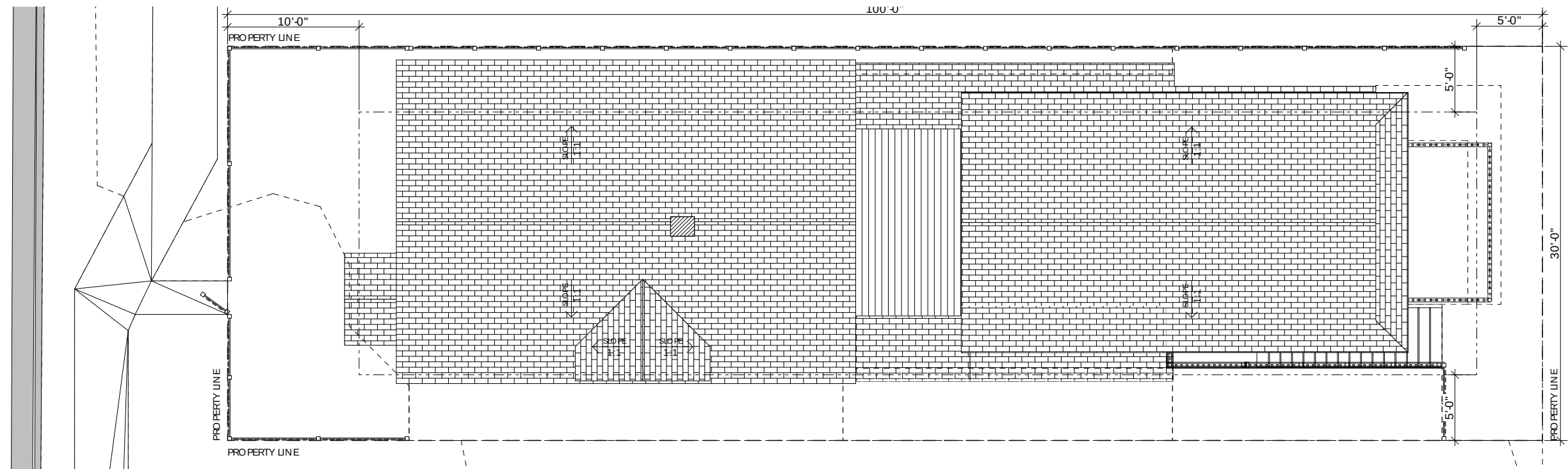


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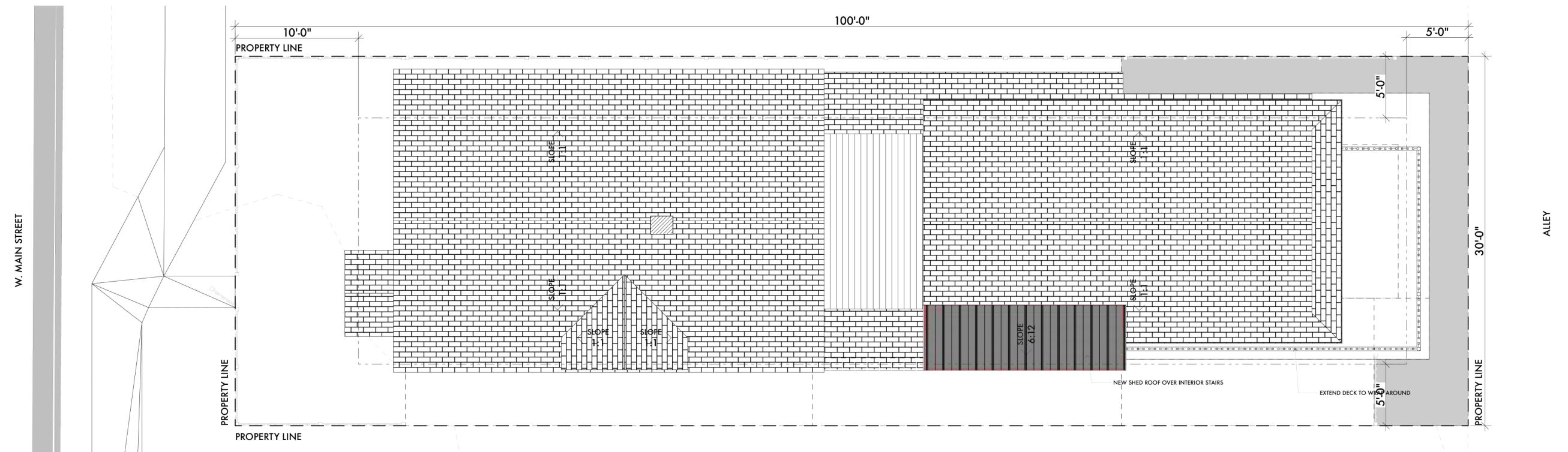
UPPER LEVEL FLOOR PLAN

627 W. MAIN STREET

ROOF PLAN



EXISTING



PROPOSED

ROOF PLAN

627 W. MAIN STREET



KIM RAYMOND ARCHITECTURE + INTERIORS

SOUTH ELEVATION:



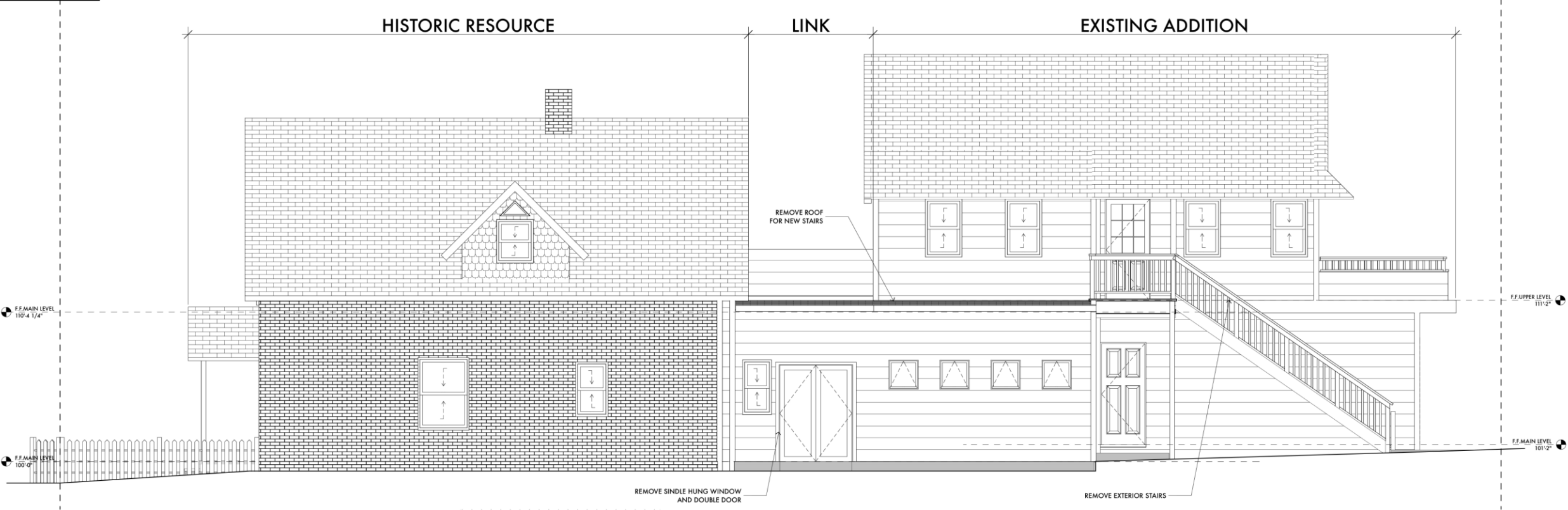
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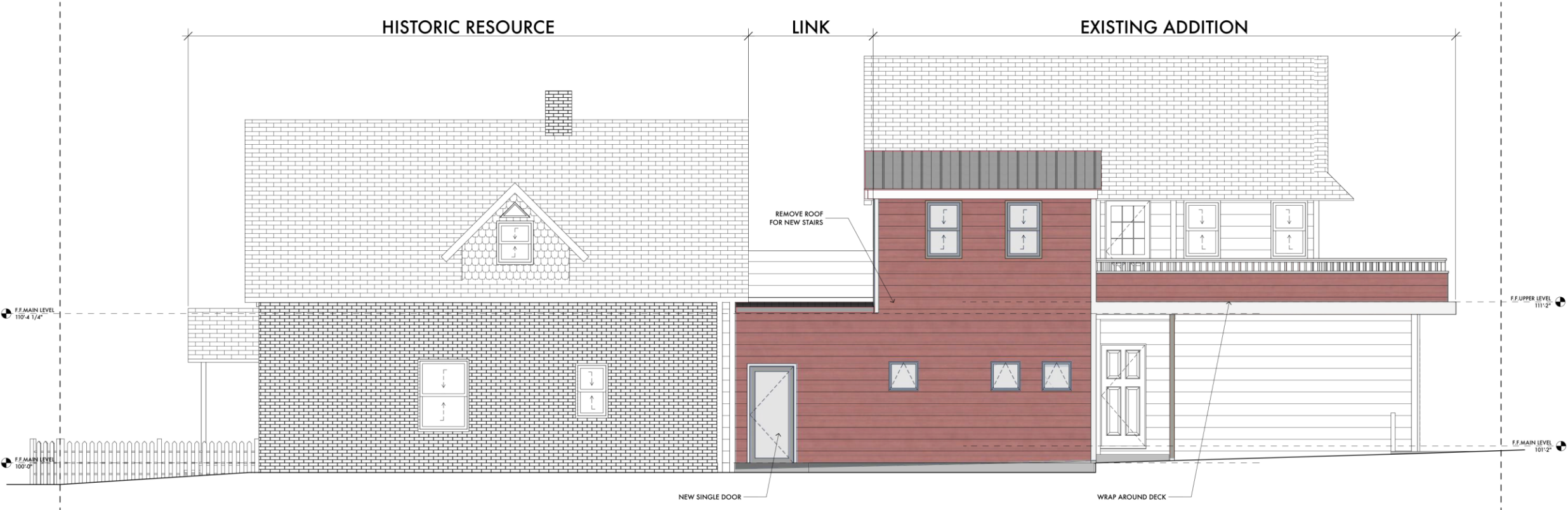
PROPOSED

WEST ELEVATION:

EXISTING



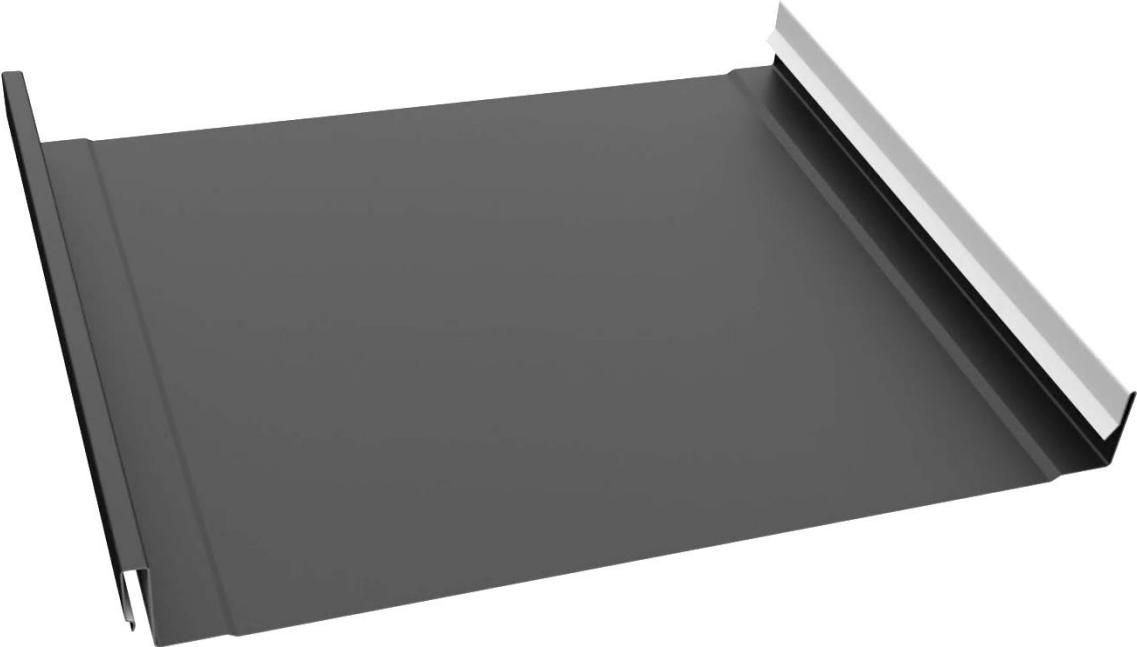
PROPOSED



ELEVATIONS

627 W. MAIN STREET

PROPOSED MATERIALS:



STANDING SEAM METAL ROOF –
CHARCOAL GREY



WOOD SIDING – MATCH EXISTING COLOR

PROPOSED MATERIALS:

STANDING SEAM SPECIFICATION SHEET

Finishes You've Never Seen Before™

STANDARD PVDF STOCK COLORS

METAL ROOF PANELS

WESTERN LOCK® STANDING SEAM

Snap Lock Standing Seam Metal Roof Panel

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted

SPECIFICATIONS:

Profile Type:	Standing Seam Metal Roofing Snap Lock Panel With Clips And Concealed Fasteners
Rib Height:	1.75"
Overall Width:	
Standard:	18"
Custom Widths Available:	12"-20"
Coil Feed:	24"
Warranty:	30 year limited*
Coverage Area	
Roof:	18" (Standard), 16", 14", 12" alternate widths available
Available Gauges:	24, 22
Substrate:	AZ 50 Minimum (Galvalume®/Zincalume®)
Finish:	Cool Tech® 500 - PVDF
Fasteners:	Concealed
Panel Length:	1' to 52'
Recommended Minimum Roof Slope:	3/12**
Installation:	Installation over a solid substrate with or an underlayment between the panel and the substrate.

*Limited warranty. Please review prior to purchase.

**For Lower Pitches Please inquire.

TESTING AND APPROVALS:

- UL 2218A Impact Resistance – Class 4
- UL 790 Fire Resistance Rating – Class A, per building code
- UL 580 Wind Uplift Resistance – Class 90 Construction

APPLIES TO THE FOLLOWING COLORS/FINISHES:

- Almond
- Ash Gray
- Bone White
- Burnished Slate
- Charcoal Gray†
- Colonial Red
- Copper Penny
- Dark Bronze†
- Desert Tan
- Dove Gray
- Mansard Brown
- Matte Black†
- Medium Bronze
- Regal Blue
- Regal Red
- Regal White†
- Sandstone
- Slate Blue
- Slate Gray
- Terracotta
- Zinc Metallic*

† Also available in 22 gauge

Shown in Regal Blue

PROFILE:

Colors represented on this profile sheet may not match actual material. All colors should be verified using an actual metal color sample.

4127-22

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MATERIALS

627 W. MAIN STREET



KIM RAYMOND ARCHITECTURE + INTERIORS