AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

August 7, 2024

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

Special Meeting

I. SITE VISIT
Site Visit at 325 W. Hopkins Ave. to begin at 12:00pm

II. ROLL CALL

III. MINUTES

III.A Draft Minutes - 6/26/24 & 7/10/24
minutes.hpc.20240626_DRAFT.docx
minutes.hpc.20240710_DRAFT.docx

IV. PUBLIC COMMENTS

V. COMMISSIONER MEMBER COMMENTS

VI. DISCLOSURE OF CONFLICT OF INTEREST

VII. PROJECT MONITORING

VIII. STAFF COMMENTS

IX. CERTIFICATE OF NO NEGATIVE EFFECT ISSUED

X. CALL UP REPORTS

XI. SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS

XII. SUBSTANTIAL AMENDMENT

XIII. OLD BUSINESS

XIV. NEW BUSINESS

XIV.A **325 W. Hopkins Ave.** - Conceptual Major Development, Relocation, and Variations Review - **Public Hearing**

Staff Memo.325 W Hopkins Ave..pdf
Exhibit A - HP Design Guidelines - Staff Findings.pdf
Exhibit B - Relocation Criteria - Staff Findings.pdf
Exhibit C - Variation Criteria - Staff Findings.pdf
Exhibit D - Combined Referral Comments.pdf
Exhibit E - Application.pdf
Exhibit E.1 - Revised Drawings.pdf
Exhibit E.2 - Response to Staff Comments.pdf
Exhibit E.3 - Grading Drainage and UtilityPlan.pdf

XV. ADJOURN

XVI. 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: Roger Moyer, Kim Raymond, Barb Pitchford, Riley Warwick, Charlie Tarver, and Kara Thompson. Absent were Peter Fornell, Jodi Surfas and Jeffrey Halferty.

Staff present:
Stuart Hayden, Planner - Historic Preservation
Ben Anderson, Community Development Director
Kate Johnson, Assistant City Attorney
Mike Sear, Deputy City Clerk

MINUTES: Mr. Moyer motioned to approve the draft minutes from 5/22/24. Ms. Raymond seconded. Roll call vote: Mr. Moyer, yes; Ms. Raymond, yes; Mr. Tarver, yes. 3-0, motion passes.

PUBLIC COMMENTS: Mr. David Scruggs wanted to comment on the 205 W. Main St. item that had been in front of the HPC. He mentioned that after submitting a CORA request to monitor the progress of the administrative process, he said that there was a document (entered as Exhibit D in agenda packet) from Mr. Hayden that raised the issue of whether the west addition was in fact historic. Mr. Hayden said that he had found evidence that it was historic. Ms. Thompson's reply said that the applicant represented that it was not historic, but if it was historic it needs to remain. Mr. Scruggs stated that that changes the whole dynamic of the project. He wanted to inquire if that addition was determined to be historic or not.

Ms. Johnson reminded the HPC that this is the public comment portion of the meeting and that the 205 W Main St. project is not before the board tonight. She noted that the board was under no obligation to answer that question.

Ms. Thompson said that they did not have an answer yet. When there is an answer staff will communicate it.

Mr. Scruggs then stated that the applicant was asking for the trash component of the project to be placed in the 5' west setback and have a waiver on the height limitation. He believed that both of those requests were not allowed in this type of review.

COMMISSION MEMBER COMMENTS: Mr. Moyer commented that it was great that we live in a community that citizens can come before the HPC and state their concerns as Mr. Scruggs did.

Ms. Pitchford asked if there was a timeframe by which an answer to Mr. Scruggs' question must be given. Ms. Johnson said there was no specific timeframe but noted that staff tries to get to these requests as timely as possible.

Ms. Raymond asked if the permit application had already been submitted. Ms. Thompson said no.

Mr. Tarver recommended, knowing the current staff constraints, that instead of having one agenda item every two weeks, that they schedule two items once a month. Ms. Johnson said that staff tries to keep in mind the applicant's timeframes into scheduling. Mr. Hayden echoed Ms. Johnson's comment.

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DISCLOSURE OF CONFLICTS OF INTEREST: Ms. Thompson noted that she was conflicted on the agenda item and would leave the meeting at that point. She mentioned that they would be appointing Mr. Moyer as interim chair for the rest of the meeting.

PROJECT MONITORING: Mr. Hayden noted that since the last HPC meeting there had been eight project monitoring items. These were at:

- 135 E. Cooper Ave.
- 227 E. Bleeker St.
- 333 E. Bleeker St.
- 132 W. Hopkins Ave.
- 720 E. Hyman Ave.
- 420 W. Francis St.
- 510 E. Durant Ave.
- 211 W. Main St.

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

Mr. Moyer noted that this should have been in his earlier comments, but he asked where staff was in the study of insulation on historic buildings. Mr. Hayden noted that since Ms. Armstrong left, there hadn't been much movement, since she was predominantly doing the work on that longer term project.

STAFF COMMENTS: Mr. Anderson commented about the staffing of the Historic Planning team and the recent turnover. He noted that they had received an accepted employment offer. He went on to briefly describe the new employee's background and mentioned that she would bring a lot of great experience. He then addressed the commissions' comments about agenda item scheduling and noted that at the moment, Mr. Hayden had a lot of constraints on his capacity and over the next couple of months staff would still be trying to navigate those limitations.

Ms. Pitchford asked about the general staffing needs of the historic preservation department. Mr. Anderson spoke to the current staffing levels and the open positions. He also noted that Kirstin Armstrong was still working on a temporary basis.

CERTIFICATE OF NO NEGATIVE EFFECT: Mr. Hayden noted that since the last HPC meeting there had been two certificates of no negative effect items. These were at 201 E. Hyman Ave. and 510 E. Hyman Ave. He then went over the details of each item as outlined in the agenda packet.

CALL UP REPORTS: Mr. Hayden noted that the 808 Cemetery Lane item that HPC had recently heard, went in front of City Council for second reading and was unanimously approved.

SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS: Ms. Johnson confirmed that public notice was completed in compliance with the Code as needed for the agenda item.
She then notified the commissioners that since Mr. Halferty was absent and Ms. Thompson was conflicted, they have in the past nominated Mr. Moyer as interim chair.

Ms. Thompson left the meeting.

NEW BUSINESS: 335 Lake Ave – Minor Development and Relocation - PUBLIC HEARING

Applicant Presentation: Sarah Adams – Bendon Adams; Mike Albert – Design Workshop; Erica Williams – Olsen Kundig

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Ms. Adams started her presentation by going over the minor development request and the list of exterior remodel items that they are proposing and passed around a 3D model of the project. The remodel items included replacing the barrel-vaulted roof, removal of some projecting balconies, replacing a roof connection between the main house and garage, simplifying the material pallet and updating the windows and landscaping. She noted that this work is not triggering demolition by the City's definition. She said that they would be presenting how they comply with the guidelines on the elements of the project that they are touching and that the goal is to make the addition meet the guidelines where they can, knowing that the scope is a minor development. She also noted that they are proposing relocation in order to lift the house to underpin and add a crawl space underneath the existing basement.

She then described the location of the house in the R6 zone while showing some historic pictures and the site map of the historic lots. She also detailed the history of the property and the lot split that occurred in 2005. She noted that this project will reduce the floor area of the building by about 150 square feet.

She showed the existing conditions and noted the grade change on the lot going up to the house from Lake Ave. She pointed out the red sandstone foundation wall surrounding the historic house that was added in 2005 and noted that there is no evidence of a stone foundation ever being on the house prior. She showed a few more pictures of the house from different angles as well as other houses in the area to give some context.

Ms. Adams went on to describe the proposed changes, starting with the landscaping. These changes are designed to bring in better alignment with the design guidelines and include various perennial planting around the house, the thinning out of some trees between the neighboring house per the forester's recommendations, and some lilacs proposed near the retaining wall on the front grade. She then moved to the hardscape and noted that they are proposing a lighter grey concrete material pallet. This included pavers for the stairs leading up to the house and grey stone for the retaining wall to replace the existing red sandstone. She said that a point of discussion in the staff memo was their proposed material for the driveway. She said that the existing material is a red tinted concrete that is now cracking, and that they are proposing grey granite cobbles due to their durability. She then noted the simple lighting plan that was in the application but wanted to comment on staff's concerns in the packet regarding the two light fixtures on the front stairway upper landing. She said that while walkway lighting is up to HPC discretion, this was an important safety issue for the applicant and would go a long way in making it feel safer. She noted that they are proposed to be 18" tall. She then reviewed the historic preservation guidelines associated with their proposed landscaping elements.

Ms. Adams then went on to describe the levels of the house and showed some existing and proposed elevations noting that anything in red is proposed to be removed. These included some window changes and the removal of existing triangular balconies that jut out on historic structure. These would be cut back and tucked in, so they are not visible from Lake Ave. They were also proposing to replace the existing gabled roof between the garage and non-historic addition with a thin metal roof form. Next, she showed their overall roof plan and noted the existing barrel-vaulted roof that is standing seam metal is to be replaced with a new gable roof. They are proposing to simplify the roof materials by having it all be wood shingles. She said that they felt that the siding and new windows on the new addition goes far enough to distinguish between new and old. She said that for the historic resource, they are proposing painted clapboard siding and she noted that the existing siding on the building is not historic, and they

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are proposing to leave it in place. They are proposing stained wood siding for the addition. She also pointed out on the elevations the change from the barrel-vaulted roof to a gable style and admitted that that roof form change would change the roof height slightly.

Next, she described the current foundation condition that includes red sandstone that comes up about two and a half feet and is not historic. They are proposing to replace it with a light grey concrete and install new clapboard siding down so that there is only about a 6-inch exposure of the concrete. She then touched on the design guidelines that were brought up in the staff memo as somewhat met or not met at all and gave their reasons why they believed they were met. These dealt with guideline 9.5 regarding the foundation and 10.6 dealing with the roof form and materials. She wrapped up by reviewing the conditions of approval included in the resolution.

Ms. Raymond asked about the foundation and bringing the clapboard down to 6 inches. She asked once this was completed if there wouldn't be a step in the siding. Ms. Adams said yes. Ms. Raymond then raised concerns over the use of a wood roofing material over much of the project. She suggested that the applicant check with their insurance company. She then asked for clarification of the proposed location of the lilacs on Lake Ave. Ms. Adams said that they would be down at the main street level, almost in the right of way. There was some discussion of their exact proposed location.

Ms. Pitchford commented on the proposed wood shingles and noted that HPC tries to distinguish between the historic and non-historic portions of the structure and that the roofing materials is one of those factors.

Ms. Raymond asked how they will drain the newly proposed metal plate roof over the breezeway. Ms. Williams said it would have a slight pitch and gutter.

Ms. Pitchford then stated that she was struggling on the proposed lights on the walkway as they conflicted with the design guidelines. There was some discussion about the exception that may be granted for safety reason that is noted in the guidelines.

Mr. Tarver asked whether Ms. Admas knew if the existing non-historic red sandstone foundation material had replaced a historic stone foundation wall. Ms. Admas said they have no evidence of what was there before.

Mr. Moyer asked if they had considered any other solutions other than adding siding to hide the cement foundation. Ms. Adams said they thought that was the best solution. Mr. Moyer also asked if they anticipated any issues with the proposed roof venting or if they were planning any new openings on the historic resource. Ms. Adams answered no to both questions.

Staff Presentation: Stuart Hayden - Planner - Historic Preservation

Mr. Hayden started his presentation by noting that the proposed project at 335 Lake Ave. satisfies most of the historic preservation design guidelines and he commended the applicant for following the guidelines. He noted that the few exceptions could be easily improved by the conditions in the resolution.

He then discussed the driveway materials pointing to guideline 1.4, as stated in the packet materials. He said that trying to better meet the second bullet point is why staff was suggesting in the approval conditions that another material be researched and approved by staff and monitor. This is of particular sensitivity, because the driveway doesn't go to an alley but goes to another street behind It and that some neighbors consider that to be their front street facing side. He also addressed guideline 1.14

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concerning lighting on the walkway and said that while staff agrees that there is a safety need for lighting, since the elevation at that point is about eight feet above the street, there is a concern of light spill.

He moved onto guideline 9.5 about the foundation and noted that while the proposed exposed concrete is appropriate, the addition of more clapboard siding gives a false sense of the historic height of the resource. He continued onto guidelines 10.3, 10.4, 10.6 and 10.9 and went over staff's reasoning of why they were not met as described in the staff findings portion (Exhibit A) of the agenda packet.

Next, he noted that staff finds that the proposed relocation to dig the proposed crawl space under the existing basement was an acceptable preservation method. He wrapped up by stating that staff recommends approval with the conditions outlined in Exhibit A of the agenda packet as well as included in the draft resolution.

Mr. Moyer asked if dark skies was considered here and on other projects. Mr. Hayden noted that while not part of the historic guidelines, there was a recently updated section of the Land Use Code that deals with light pollution, and it would be addressed at permitting.

Mr. Tarver asked if there was a certain max height that staff would like the proposed lilacs to be. Mr. Hayden said that it was more of an ongoing maintenance issue, but it could be included as a condition by HPC.

Public Comment:
Suzanne Leydecker noted that she lived at 710 N 3rd St. She believed that based on her home that there was a very large foundation under the structure. She was slightly concerned about the potential height increase of the gabled roof that will replace the barrel-vaulted roof on the addition. She noted that when she worked on her historic house, there was a limit placed on the roof height and now it sounds like this applicant would be able to build higher. She noted that in her many years living next to this house, everyone enters it from 3rd Street as there is no parking on Lake St. She also mentioned several trees on the vacant lot that had caused damage to her property over the years. She noted that in previous years the property had been rented and interior lights were constantly on which shown into her bedroom.

Ms. Claude Salter asked about the proposed lighting on the path and noted that is it really dark in that area, and she supported having more light there. She wanted to bring to the commission's attention that the property line is above the bank itself so the proposed lilac plantings would be in the public right of way. She was wondering if the applicant was planning on making a parking space in that same right of way. She was curious if the dry stacked red sandstone retaining wall was to be ripped out and replaced. She also wondered if it was proposed to micropile the entire foundation to dig the crawl space as that would be very impactful to live through. She wanted to prepare for a lot of loud construction.

Ms. Adams responded to Ms. Salter's question about the parking space and noted that it was included in the 2005 HPC application and is still currently open for public use. She also noted that the current red sandstone retaining wall would be replaced with grey stacked stone. Ms. Williams said that the current drawings do not show the need for micropiles but that could change during construction.

In response to Ms. Leydecker's question, Mr. Moyer asked what the difference would be from the existing barrel roof to the proposed gable roof peak. Ms. Adams said currently the barrel roof measures

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just over 24 feet and the new gable roof would be approximately 24 and a half feet. She noted the max height for the zone district is 25 feet.

Ms. Pitchford asked the applicant why they needed an additional 6-foot crawl space under the existing basement. Ms. Adams said it was for mechanical equipment and storage.

Ms. Raymond asked the applicant if they could produce the elevation drawings that show the difference in height of the current barrel roof and the proposed gable roof. Ms. Adams said they would work to produce those.

Mr. Hayden responded to public comments by stating that the application represents the difference in height of the current barrel roof and the peak of the proposed gable was approximately 1 foot and 4 inches.

Ms. Raymond thanked Mr. Hayden for the information and noted that while it was still under the allowable height, it was taller than existing and could be an issue for neighbors and is worth considering. Mr. Hayden wanted to note for the record that the neighboring vacant lot does have developable floor area so future development on the lot is possible that may affect the views from surrounding properties.

Ms. Raymond asked if Mr. Hayden could speak more to his view of how the proposed change in the roof form and height met or did not meet the design guidelines. Mr. Hayden said it was a tricky balance between making it compatible to the historic resource and at the same time distinguishing it. He said in his mind it was becoming more compatible, but adding a similar shingle roof takes it too far and harder to distinguish. He commented on the roof height increase and noted that because of the grade on the lot, one cannot see the addition from Lake Avenue, so it was not as much of a concern for him. He said one can also not see the historic resource from 3rd St.

Board Discussion: Mr. Moyer started board discussion by going through the list of conditions of approval stated by staff.

The first condition was regarding the driveway material. The board was in support of the applicants request to use the granite cobblestone material. Staff's condition to use an alternate material was stricken from the resolution.

The second condition dealt with the proposed lilacs. The board was in support of the lilacs if they were of a dwarf variety. Staff's condition was amended to include the use of a dwarf lilac variety.

The third condition regarding the property line fence was left unchanged.

The fourth condition was regarding the light fixtures. Mr. Warwick was in support of the light fixtures on the walkway for safety reasons if they were downlit. Ms. Pitchford agreed with staff that the western most light fixtures up near the front porch should be eliminated. Ms. Raymond said she would be ok with them if they were shorter. Mr. Albert said it would be feasible to use a 12 to 15-inch fixture. The board agreed to amend the condition to reduce the western most fixtures to 12 to 15 inches in height.

The fifth condition regarding the roof vents and pipes was left unchanged.

The sixth condition regarding the installation of addition clapboard siding was left unchanged. Mr. Warwick agreed that 2 and a half feet of concrete was not ideal, but also thought that siding all the way down to grade was also not ideal. Ms. Raymond agreed with staff that it would change the proportion of what the historic building looks like.

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The seventh condition regarding the alternate roofing was first amended to remove the alternative option that the applicant add a 10-foot connector to separate the historic resource and the existing non-historic addition. Ms. Pitchford was concerned of the proposed roofing materials being the same on both historic and non-historic. She thought it would be become non-distinguishable. The rest of the board members agreed to leave the first part of the condition unchanged.

Ms. Johnson noted that the applicant did not indicate any issues with the remaining standard conditions.

Ms. Raymond brought up the increase in the roof height of the proposed new gable. She asked if the board was ok with the 15-inch increase. Mr. Warwick and Mr. Moyer were fine with it. Mr. Warwick said that with the grade you cannot see the new roofline. He said in his opinion it was not in their authority as long as the change stayed under the max height per the Code.

Ms. Raymond said that she had sat on the other side of this table for a long time and over those years she felt the board had been somewhat inconsistent in what it allowed or requested. She noted that the design guidelines state that new additions should not be taller than the historic resource and that the roof replacement is basically new construction. She noted the concern of affected neighbors.

Ms. Pitchford agreed with Ms. Raymond's comments and said that regardless of whether they are allowed to do it or not, it would end up overwhelming the historic resource.

Mr. Tarver moved to extend the meeting until 7:15pm. Mr. Moyer seconded. All in favor…motion passes.

Mr. Hayden informed the members that the lot next door was part of a historic lot split and thus any future development would come before HPC. He also reminded them that roof height, as long as it met the max height found in the code was within HPC's purview.

Ms. Adams noted that the height of the existing barrel-vaulted roof was already taller than the historic resource.

Ms. Johnson noted that if the proposed height of the new roof was an issue a condition could be added to the resolution to address it, or they could ask the applicant to restudy it. The board agreed not to include anything about the roof height in the resolution.

MOTION: Ms. Pitchford moved to approve Resolution #07 with the conditions proposed by staff as well as the amendments to conditions 1,2,4 and 7 as discussed. Ms. Raymond seconded. Roll call vote: Mr. Moyer, yes; Ms. Pitchford, yes; Ms. Raymond, yes; Mr. Warwick, yes; Mr. Tarver, yes. 5-0, motion passes.

Ms. Raymond and Mr. Tarver were assigned as monitors.

Mr. Raymond asked if they could potentially schedule a work session to address her concerns of inconsistencies that HPC has directed over the years. Ms. Johnson said that requesting a work session on a topic such as that was within HPC's right but was dependent on staff time and resources. There was some discussion on the ability to meet to discuss this and potentially other topics.

Ms. Johnson noted that while she appreciated Ms. Raymond's concerns, she noted that board members, as well as their opinions do change over time.

Mr. Anderson commented on the current environment of the historic preservation program and noted some of the differences from when it was started. He also noted that not only has the program changed

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over time, but the City itself has changed on a variety of issues over that same time. He thought that with the new historic preservation staff member coming on to lead the program soon, there would be some opportunities to take an overall look at the program and potentially identifying areas that might need addressing.

Ms. Raymond thanked Mr. Anderson for his comments and suggested that the HPC members think about topics that they may want to discuss and wait to have a work session once the new staff member has started.

Ms. Pitchford agreed.

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

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Mike Sear, Deputy City Clerk

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

Commissioners in attendance: Roger Moyer, Jodi Surfas, Kim Raymond, Barb Pitchford, and Charlie Tarver. Absent were Peter Fornell, Riley Warwick, Jeffrey Halferty and Kara Thompson.

Staff present:
Stuart Hayden, Planner - Historic Preservation
Ben Anderson, Community Development Director
Kate Johnson, Assistant City Attorney
Mike Sear, Deputy City Clerk

MINUTES: None

PUBLIC COMMENTS: None

COMMISSION MEMBER COMMENTS: Ms. Surfas inquired about a large outdoor refrigerator outside the new Wild Fig restaurant. Mr. Hayden noted that while it was in the historic district, this was not a designated historic property. He said that he would look into what was being installed to make sure it complied with what was approved.

Ms. Pitchford asked about the Boomerang. She noted that the building is clearly deteriorating. She knew that the City took some action there, but all she can see is that they put up a fence. Mr. Hayden noted that he advocated for taking down the screening on the fence so that people could have eyes on the building. He said that the owners were on track with their repairs.

Ms. Johnson noted that the City had taken action against them in Municipal Court to fix the issues. She said that there had been many engineering site visits and there were not a lot of concerns with the structural integrity of the building. She noted that while the owners had applied for a repair permit, she did not believe that the building would look any different aesthetically once the repairs were complete. Ms. Pitchford asked if the building could sit there as is for the next 50 years. Ms. Johnson said that as long as they maintain the structural integrity, yes. She said that there is no obligation by the property owner to occupy or develop it.

Then Ms. Pitchford asked about the Crystal Palace building. She noted that it had been made tidy from the outside, but wondered if they could just let it sit. Ms. Johnson noted that they do have a building permit and that work is being done on the interior.

Mr. Tarver asked if Historic Preservation staff were staying on top of the Boomerang Lodge. Ms. Johnson said yes.

DISCLOSURE OF CONFLICTS OF INTEREST: None

PROJECT MONITORING: None

STAFF COMMENTS: None

CERTIFICATE OF NO NEGATIVE EFFECT: None

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CALL UP REPORTS: None

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

NEW BUSINESS: 117 North Sixth Street - Minor Development - PUBLIC HEARING

Applicant Presentation: Mr. Jake Ezratty – Brikor Associates; Monty Earl

Mr. Ezratty started by handing out a few materials related to their request. He stated that they are representing the Tolk's who have some concerns about the historic structure on their historic structure. They believe the roof needs replacing but are concerned with replacing it with the exact same material due to fire hazard and structural issues. They felt it would be better to use a metal material as a replacement as it is lighter and promotes snow to slide off. He noted there was a letter from the engineer in the packet.

Mr. Earl noted that a lot of these types of historic roofs in town had survived the snow loads because they were not insulated. He also noted that once the building is insulated the snow will build up, which is why they were proposing a metal roof. He also referenced the increased risk of wildfires and the fire hazard that wooden roofs pose. He noted that metal is a common roofing material throughout town, and he listed some of its sustainability benefits.

Ms. Raymond asked when the house was built. Ms. Pitchford said that in staff's report it notes that it was built in 1885.

Mr. Moyer asked if a fully installed metal roof weighs more than a wood shingle roof. The applicants said a metal roof would be lighter. Mr. Moyer asked if the current structure supporting the existing shingled roof in good condition. Mr. Earl said they were not completely sure as the building had not been opened up since a remodel in the 1990s.

Ms. Raymond asked what the Class A roof assembly would be for the proposed metal roof. Mr. Earl detailed that assembly. Mr. Ezratty explained that more underlayers were required on a Class A wood shingle roof assembly which would add more weight than what is currently there.

Ms. Surfas asked why they were wanting a lighter weight metal roof, as the engineer's letter presented to them mentioned that there were no obvious structural issues with the house. Mr. Earl said the while there may not be any obvious issues, the engineer was not able to fully inspect the structure as it was not opened up. He also reiterated the snow load concerns.

Mr. Tarver asked whether they had looked at using synthetic wood look shingles. Mr. Earl said he was not aware that those were allowed.

Staff Presentation: Stuart Hayden – Acting Principal Preservation Planner - Historic Preservation

Mr. Hayden started his presentation by describing the structure and its location and noted that he believed the location, form and style of this historic resource make the roof a particularly prominent and defining feature. He showed a few pictures of neighboring structures and noted that there was a variety of shingled roofs in the area. He said that as far as he could tell the structure had always had a wood shingled roof.

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Mr. Hayden went over the historic design guidelines, pointing out guidelines 7.7, 7.8, 10.3, 10.4 and 10.6 as described in the staff findings portion of the agenda packet. He detailed why staff found these guidelines to be not met as spelled out in the agenda materials. As a result, Mr. Hayden said that staff's recommendation is denial of this application.

Mr. Tarver asked Mr. Hayden if the existing shingled roof on the non-historic structure was to stay the same, would his opinion stay the same regarding changing from wood to metal on the historic structure. Mr. Hayden said no, as there are elements of the non-historic structure that use metal roof materials and that the intent of guidelines 7.7 and 7.8 is to maintain the historic character of the historic resource.

Ms. Raymond asked Mr. Hayen if he could speak to the fire protection aspects. Mr. Hayden noted that fire protection issues were not addressed in the applicant's proposal and that some flexibility had been created in the guidelines to take fire protection into account, allowing for the use of alternative materials.

Mr. Earl noted that the metal roof on the breezeway of the non-historic structure was a galvanized zinc and silver in color. They believed that the proposed black standing seam metal for the historic resource would be considered the separation of materials.

Mr. Ezratty mentioned that their main concern is the longevity of the structure as a whole. He reiterated their concerns with adding more weight with a Class A shingled roof assembly.

Public Comment: None

Board Discussion: Ms. Raymond started the discussion by recognizing the fire issues and noted the recent discussions by HPC regarding alternate shingle materials that could be used. She thought that this particular building may not be the best application for a metal roof and referenced the other composite materials out there that look more like wood shingles and would better meet the guidelines. She said that the perceived structural issues did not hold a lot of weight in her mind as the building has stood for over 100 years and we do not get as much snow as we used to. She understood the need to preserve the building from fire.

Ms. Surfas thought the applicant was conflating two issues…the fire issues and the structural integrity. She wondered which was the real concern. From what she could tell, there was no reason for a lighter weight roof other than the applicant thinking it was needed.

Ms. Pitchford agreed with Ms. Raymond and said that her main concern was related to guideline 7.7 to maintain the historic character of the historic roof. She thought putting a metal roof on the structure would change the character.

Mr. Tarver asked Mr. Hayden to clarify that a historic structure that originally had a metal roof can replace it with metal and a historic structure without a metal roof originally can't. Ms. Johnson noted that "can't" is too strong of a word because they were dealing with guidelines and not rules. She said that it is about evaluating the historical character of structure and the likeness of materials that are being proposed. She noted that there is no historical context that there was a metal roof. Mr. Tarver also noted that there were non-metal roofing materials that were fire retardant available.

Mr. Moyer said that he agreed with staff primarily on guideline 7.7.

Ms. Johnson noted that a denial from HPC would mean the applicant would not be able to reapply with a substantially similar proposal for one year. She said that what HPC has suggested in the past is for the

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applicant to either withdraw the application or request a continuance to reevaluate their proposal in order to avoid a denial. She said that it was ultimately up to the applicant.

Mr. Ezratty asked about the recent changes to the guidelines regarding flexibility in materials. Ms. Johnson explained that it allowed for metal roofing to be a possibility but did not change how HPC was supposed to evaluate metal roof proposals. She further explained the applicant's options here.

Mr. Earl asked what the process would be if they proposed replacing the roof with the exact same materials as exist now. Ms. Johnson said that it would not have to come before HPC in that situation.

There was some continued discussion of the applicant's options for withdrawal or continuance.

MOTION: Ms. Raymond moved to continue this hearing to September 11th, 2024 at 4:30pm. Mr. Moyer seconded. Roll call vote: Mr. Moyer, yes; Ms. Surfas, yes; Ms. Pitchford, yes; Ms. Raymond, yes; Mr. Tarver, yes. 5-0 vote, motion passes.

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

_____

Mike Sear, Deputy City Clerk

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CITY OF ASPEN

Memorandum

TO: Aspen Historic Preservation Commission

FROM: Stuart Hayden, Interim Principal Planner, Historic Preservation

THROUGH: Bob Narracci, Interim Planning Director

MEETING DATE: August 7, 2024

RE: 325 W. Hopkins Ave. - Conceptual Major Development, Relocation, and Variations, **PUBLIC HEARING**

Applicant/Owner:
325 W HOPKINS LLC, PO BOX 7699 Aspen, CO 81611

Representative:
BendonAdams, LLC

Address:
325 W. Hopkins Ave.

Legal Description:
Lots C and D, Block 46 of the City and Townsite of Aspen, Colorado

Parcel Identification Number:
2735-124-64-002

Current Zoning & Use:
R-6 – Residential

Proposed Use:
Residential

Summary: The applicant requests a Certificate of Appropriateness for Major Development, Relocation, and Variations at 325 W. Hopkins Ave. for the purposes of restoring the historic resource and constructing a new, detached, two-story, single-family residence to its side and rear.

Staff Recommendation: Staff recommends continuation of the conceptual major development review of 325 W. Hopkins Ave.

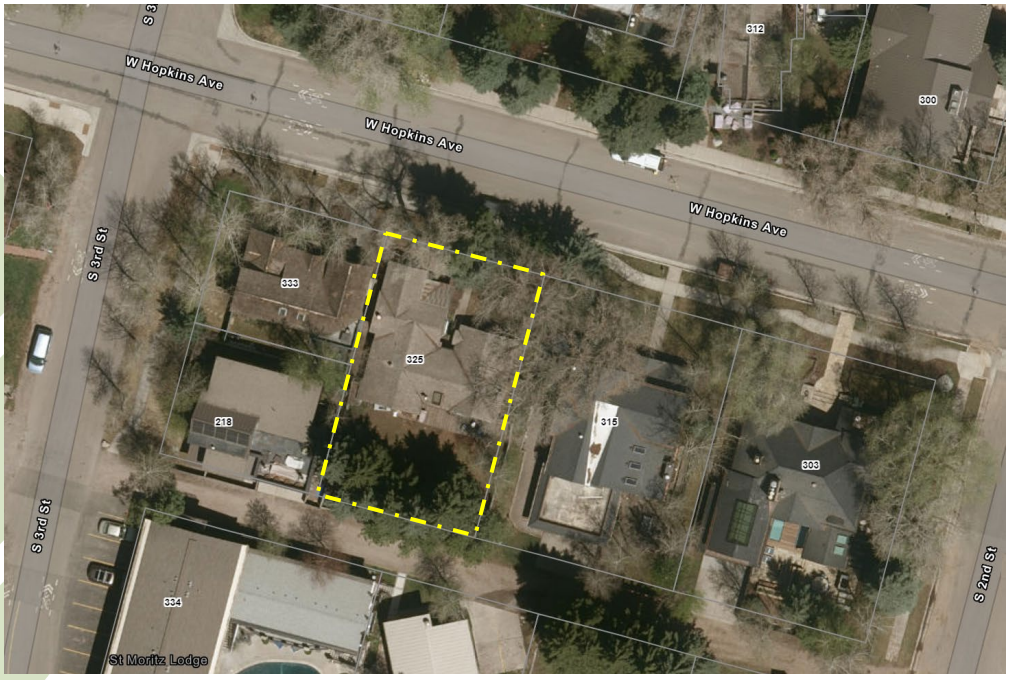


Figure 1: 325 W. Hopkins Ave. – Site Location Aerial Image

BACKGROUND:

325 W. Hopkins Ave. is an individually designated historic property of 6,000 square feet in the R-6 zone district. Although its construction date is unknown, a single-story, wood-frame Miner's Cottage with a cross-gable roof, and a front porch was sited in the northwest corner of the property by 1890. In the 1970s a large one-story, gable-roofed addition was made to the rear of the historic resource and the front porch altered. In the 1980s, a large, L-shaped structures was added to the east side thereof.

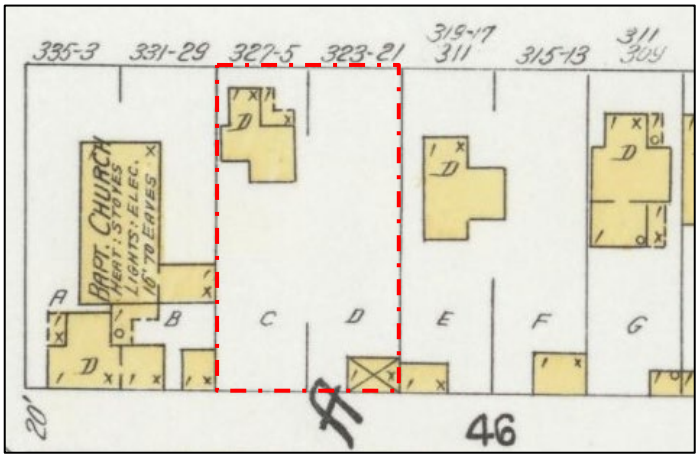


Figure 2: 1904 Sanborn Map with Property Boundary


Figure 3: 325 W. Hopkins Ave. in 1980

REQUESTS OF HISTORIC PRESERVATION COMMISSION (HPC)

- Certificate of Appropriateness for Major Development (Section 26.415.070(d)) for the construction of a new structure within a historic property, a new development that has been determined not to be minor development; and alterations to more than three (3) elements of a building façade including its windows, doors, roof planes, materials, and porch.

- Relocation (Section 26.415.090) for underpinning or lifting the the existing building for repairs to the existing foundation.

- Variations (Section 26.415.110(c)) to setback requirements to maintain the historic (and current) location of the resource within the front and (west) side setbacks.

The HPC is the final review authority of these requests. Any HPC approval of demolition and/or relocation, however, may be subject to call up by City Council.

CITY OF ASPEN

PROJECT SUMMARY

The application proposes to demolish all non-historic additions, including the front porch, to construct a new rear addition and front porch; remove all non-historic windows; reconstruct all windows; underpin and/or lift the historic resource to repair the exiting foundation; maintain the siting of the historic resource within the front and (west) side setbacks; and construct a two-story stand-alone single-family dwelling to the side and behind the historic resource, including a garage, parking pad, patio, fencing, and landscaping.

STAFF COMMENTS:

Staff supports the proposed "relocation" and variations requested in the application. Several aspects of the conceptual development plan, however, do not meet the *Historic Preservation Design Guidelines.* Although some unmet guidelines may be remedied for a final development plan review or with monitoring committee oversight, those concerning height, scale, massing, and proportions require more immediate attention, redesign, and reconsideration.

Major Development, Conceptual Review - Section 26.415.070(d)

Historic Resource Additions:

The proposal to remove more recent additions that are not historically significant meets Guideline 10.2. Because they fall within the footprint of the 1904 Sanborn Fire Insurance map, however, the entire rear sloping roof of the historic resource, the existing dining room, and part of the front porch are presumed to be historically significant unless and until a preponderance of evidence suggests otherwise. To "preserve original building materials" as called for by Guideline 2.1, additional physical investigation and documentation of these areas is necessary to ensure none exists. If "original, underlying material" does exist, Guideline 2.6 will also be applicable. Monitoring committee review of such documentation and may be an appropriate condition of approval.

By attempting to reconstruct the non-extant historic rear addition the small shed-roofed addition proposed to replace the existing rear addition contradicts Guidelines 10.3, 10.4, and 10.6. The former explicitly state "an addition that imitates the primary building's historic style is not allowed." Doing so compromises, rather than maintains, "one's ability to interpret the historic character of the primary building." Guideline 10.4 similarly calls for the historic resource to be "distinguishable against the addition." Rather than "design a new addition to be recognized as product of its own time" pursuant to Guideline 10.6, the new addition is directly replicative of historic form, materials, and fenestration.

Historic Resource Windows:

Without additional documentation, particularly physical evidence of the historic window openings, and details about the proposed new windows, it is unknown whether the proposed replacement of all existing windows meets Guidelines 3.1 – 3.7. While some existing windows

(e.g. the west bay window) obviously lack historic significance, the history and current condition of others is unknown. As interior deconstruction may provide access to necessary physical evidence, monitoring committee review of additional documentation and approval of the proposed windows may be an appropriate condition of approval.

Historic Resource Downspout:

The proposed placement of three downspouts on or abutting the front porch does not meet Guideline 7.10. The northernmost downspout will be especially visible from the street, and seems particularly superfluous. Currently, no gutter or downspout serve this eave (which will decrease in size after the proposed porch is constructed).

New Building:

The proposed new building dominates, and is incompatible with, the historic resource. Other than for a token frontispiece, the proposed new building appears similar to the historic building in neither scale nor proportion, and fails to meet Guildeline 11.3. In no way does the two-story new construction "reflect the heights and proportions that characterize the historic resource." The second story of the new building, for example, is proposed to be 17-feet-9-inch-tall, nearly three feet taller than the total height of the historic resource. The Its large, vertical mass of the new building is not subdivided into smaller "modules" similar in size to the historic building.

Although "recognized as a product of its time," the new construction does not strongly relate to the form, materials, or fenestration of the historic resource. Consequently, it does not meet Guideline 11.6. The blocky verticality of the proposed building diverges from the horizontality of the one-story, L-shaped form of the historic resource. The disproportionately large double front-gabled masses proposed above historic resource similarly have no historic parallel, and the shed-roofed dormers attached thereto merely add unwarranted complexity and mass.

Moreover, the proposed new building does not "use windows and doors that are similar in size and shape to those of the historic resource." Large, fixed, clustered, horizontal, triangular, and trapezoidal windows are dissimilar from those of the historic resource. Even what might otherwise be a successful contemporary interpretation of the centered gable-end window at the front of the new building is out of scale with its proposed counterpart on the historic resource. The front door is similarly disproportioned.

Two-thirds of the materials proposed to clad the new construction differ from those used historically on the site. Large metal panels, are particularly unprecedented at 325 W. Hopkins Ave., complicate the palette and detract from the relatively minimal number of materials on the historic resource.

While the materials may be refined for final development plan review, to meet Guideline 11.6, form and/or fenestration necessitate reconsideration prior thereto.

With the window wells of the new building penetrating the east setback, and no porosity through the site, the project exceeds the setback-to-setback development Guideline 1.1 refers to

as “typically uncharacteristic of the historic context.” Accordingly, the project does not “respect the historic development pattern or context of the block” or neighborhood.

Staff recommends continuation of the conceptual major development plan review such that a revised application may better meet the heretofore unmet guidelines.

Relocation - Section 26.415.090

To the degree that the proposed underpinning or temporary lifting of the historic resource at 325 W. Hopkins Ave. will help ensure the continued utility, use, and longevity of the historic resource, this proposed work is an acceptable preservation method. The effort to make necessary repairs of the existing foundation is unlikely to adversely affect the integrity of the historic site, or diminish the historic, architectural, or aesthetic relationships of adjacent designated properties. The historic/current/ proposed site, orientation, and elevation of the historic resource are the same, and most appropriate, conditions for the building.

An acceptable relocation plan has not yet been submitted providing for the safe relocation, repair and preservation of the building, including the provision of the necessary financial security. As the application otherwise complies with the standards for relocation, and the applicant can reasonably be expected to meet the remaining requirement prior to applying for a building permit, a conditional approval of the proposed relocation is appropriate.

Staff recommends approval relocation with the following conditions:

1. Provide a relocation plan for monitoring committee review prior to permitting.
2. Provide a $30,000 deposit to the City of Aspen as collateral for the safe underpinning or lifting of the historic resource prior to permitting.

Setback Variation - Section 26.415.110.C

Variations are benefits available to historic properties granted by the HPC. They are site-specific approvals that are tied to a specific design reviewed for compatibility and appropriateness. Instead of the 10-foot front setback and 5-foot side setback required by the Aspen Land Use Code for the R-6 zone district, the historic structure has a front setback of 5 feet 10.25 inches and an east side setback of 1 foot 1.75 inches. A front setback variation of 4 feet 1.75 inches and side setback variation of 3 feet 10.25 inches will maintain this historic/existing pattern, feature, and character of the historic property, thereby satisfying the first criteria.

Insofar as relocating the historic resource to satisfy the setback requirements would adversely impact the architectural character of the historic property, the proposed variations also mitigate an adverse impact to the satisfaction of the second criteria.

Staff recommends approval of setback variations.

REFERRAL COMMENTS:

Staff referred out the initial application to other City departments for comments. The aggregated referral comments are included in Exhibit D. Some of the feedback may have already been incorporated into the subsequent application updates (Exhibits E.1, E.2, and E.3).

RECOMMENDATION:

Staff recommends the HPC continue the conceptual major development plan review for a certificate of appropriateness at 325 W. Hopkins Ave.

ATTACHMENTS:

Exhibit A – Historic Preservation Design Guidelines – Staff Findings
Exhibit B – Relocation Criteria – Staff Findings
Exhibit C – Variation Criteria – Staff Findings
Exhibit D – Combined Referral/Initial Comments
Exhibit E – Application
    Exhibit E.1 – Revised Drawings
    Exhibit E.2 – Response to Staff Comments
    Exhibit E.3 – Grading Drainage and Utility Plan

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.

(d) *Certificate of appropriateness for major development*.

(3) Conceptual development Plan Review

b) The procedures for the review of conceptual development plans for major development projects are as follows:

1. The Community Development Director shall review the application materials submitted for conceptual or final development plan approval. If they are determined to be complete, the applicant will be notified in writing of this and a public hearing before the HPC shall be scheduled. Notice of the hearing shall be provided pursuant to Section 26.304.060.E.3 Paragraphs a, b and c.

2. Staff shall review the submittal material and prepare a report that analyzes the project's conformance with the design guidelines and other applicable Land Use Code sections. This report will be transmitted to the HPC with relevant information on the proposed project and a recommendation to continue, approve, disapprove or approve with conditions and the reasons for the recommendation. The HPC will review the application, the staff analysis report and the evidence presented at the hearing to determine the project's conformance with the City Historic Preservation Design Guidelines.

3. 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.

4. A resolution of the HPC action shall be forwarded to the City Council in accordance with Section 26.415.120 - Appeals, notice to City Council, and call-up. No applications for Final Development Plan shall be accepted by the City and no associated permits shall be issued until the City Council takes action as described in said section.

CITY OF ASPEN

Relevant Historic Preservation Design Guidelines & Findings The applicant requests a Certificate of Appropriateness for Major Development, Relocation, and Variations at 325 W. Hopkins Ave. for the purposes of restoring the historic resource and constructing a new, detached, two-story, single-family residence to its side and rear.	
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.	Not Met
1.6 Provide a simple walkway running perpendicular from the street to the front entry on residential projects. • Meandering walkways are not allowed, except where it is needed to avoid a tree or is typical of the period of significance. • Use paving materials that are similar to those used historically for the building style and install them in the manner that they would have been used historically. For example on an Aspen Victorian landmark set flagstone pavers in sand, rather than in concrete. Light grey concrete, brick or red sandstone are appropriate private walkway materials for most landmarks. • The width of a new entry sidewalk should generally be three feet or less for residential properties. A wider sidewalk may be appropriate for an AspenModern property.	Met
1.8 Consider stormwater quality needs early in the design process. • When included in the initial planning for a project, stormwater quality facilities can be better integrated into the proposal. All landscape plans presented for HPC review must include at least a preliminary representation of the stormwater design. A more detailed design must be reviewed and approved by Planning and Engineering prior to building permit submittal. • Site designs and stormwater management should provide positive drainage away from the historic landmark, preserve the use of natural drainage and treatment systems of the site, reduce the generation of additional stormwater runoff, and increase infiltration into the ground. Stormwater facilities and conveyances located in front of a landmark should have minimal visual impact when viewed from the public right of way. • Refer to City Engineering for additional guidance and requirements.	Met
1.17 No fence in the front yard is often the most appropriate solution. • Reserve fences for back yards and behind street facing façades, as the best way to preserve the character of a property.	Met

1.19 A new fence should have a transparent quality, allowing views into the yard from the street. • A fence that defines a front yard must be low in height and transparent in nature. • For a picket fence, spacing between the pickets must be a minimum of 1/2 the width of the picket. • For Post-WWII properties where a more solid type of fence may be historically appropriate, proposals will be reviewed on a case-by-case basis. • Fence columns or piers should be proportional to the fence segment.	Met/Not Met
1.20 Any fence taller than 42" should be designed so that it avoids blocking public views of important features of a designated building. • A privacy fence should incorporate transparent elements to minimize the possible visual impacts. Consider staggering the fence boards on either side of the fence rail. This will give the appearance of a solid plank fence when seen head on. Also consider using lattice, or other transparent detailing on the upper portions of the fence. • A privacy fence should allow the building corners and any important architectural features that are visible from the street to continue to be viewed. • All hedgerows (trees, shrub bushes, etc.) are prohibited in Zones A and B.	Met
1.23 Re-grading the site in a manner that changes historic grade is generally not allowed and will be reviewed on a case-by-case basis.	Met
Chapter 2: Building Materials	**Finding**
2.1 Preserve original building materials. • Do not remove siding that is in good condition or that can be repaired in place. • Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved. • Avoid rebuilding a major portion of an exterior wall that could be repaired in place. Reconstruction may result in a building which no longer retains its historic integrity. • Original AspenModern materials may be replaced in kind if it has been determined that the weathering detracts from the original design intent or philosophy.	TBD
2.5 Covering original building materials with new materials is inappropriate. • Regardless of their character, new materials obscure the original, historically significant material. • Any material that covers historic materials may also trap moisture between the two layers. This will cause accelerated deterioration to the historic material which may go unnoticed.	TBD
2.6 Remove layers that cover the original material. • Once the non-historic siding is removed, repair the original, underlying material	TBD
Chapter 3: Windows	**Finding**
3.1 Preserve the functional and decorative features of a historic window.	TBD

• Features important to the character of a window include its frame, sash, muntins/mullions, sills, heads, jambs, moldings, operations, and groupings of windows. • Repair frames and sashes rather than replacing them. • Preserve the original glass. If original Victorian era glass is broken, consider using restoration glass for the repair.	
3.2 Preserve the position, number, and arrangement of historic windows in a building wall. • Enclosing a historic window is inappropriate. • Do not change the size of an original window opening.	TBD
3.3 Match a replacement window to the original in its design. • If the original is double-hung, then the replacement window must also be double-hung. If the sashes have divided lights, match that characteristic as well.	TBD
3.4 When replacing an original window, use materials that are the same as the original.	TBD
3.5 Preserve the size and proportion of a historic window opening. • Changing the window opening is not permitted. • Consider restoring an original window opening that was enclosed in the past.	TBD
3.6 Match, as closely as possible, the profile of the sash and its components to that of the original window. • A historic window often has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall. • The historic profile on AspenModern properties is typically minimal.	TBD
3.7 Adding new openings on a historic structure is generally not allowed. • Greater flexibility in installing new windows may be considered on rear or secondary walls. • New windows should be similar in scale to the historic openings on the building, but should in some way be distinguishable as new, through the use of somewhat different detailing, etc. • Preserve the historic ratio of window openings to solid wall on a façade. • Significantly increasing the amount of glass on a character defining façade will negatively affect the integrity of a structure.	TBD
Chapter 7: Roofs	**Finding**

7.7 Preserve original roof materials. • Avoid removing historic roofing material. • Using recognized preservation methods, repair deteriorated historic material when possible. • When replacement is necessary, replace the roofing in kind, and/or use a material that is similar to the original in both style as well as physical qualities.	Met/Not Met
7.8 New or replacement roof materials should maintain or restore the character of the historic roof. • If a substitute is used, the roof material should be of a design, scale, color, texture, and composition akin to the original, or a simplified, neutral, modest, and deferential alternative that is visually compatible with building's historic features. • Flashing should be in scale with the roof material. • Flashing should be tin, lead coated copper, galvanized or painted metal and have a matte, non-reflective finish. • Design flashing, such as drip edges, so that architectural details are not obscured. • A metal roof material should have a matte, non-reflective finish and match the original seaming.	Met/Not Met
7.9 Avoid using conjectural features on a roof. • Adding ornament or detail where there is no evidence that they existed, creates a false impression of the building's original appearance, and is inappropriate. • Roofing materials should reflect the architectural style of the affected building or be substantiated by documentary or physical evidence.	Met
7.10 Design gutters so that their visibility on the structure is minimized to the extent possible. • Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building. • The material used for the gutters should be in character with the style of the building.	Not Met
Chapter 9: Excavation, Building Relocation, and Foundations	**Finding**

9.7 All relocations of designated structures shall be performed by contractors who specialize in moving historic buildings, or can document adequate experience in successfully relocating such buildings. • The specific methodology to be used in relocating the structure must be approved by the HPC. • During the relocation process, panels must be mounted on the exterior of the building to protect existing openings and historic glass. Special care shall be taken to keep from damaging door and window frames and sashes in the process of covering the openings. Significant architectural details may need to be removed and securely stored until restoration. • The structure is expected to be stored on its original site during the construction process. Proposals for temporary storage on a different parcel will be considered on a case by case basis and may require special conditions of approval. • A historic resource may not be relocated outside of the City of Aspen.	TBD
Chapter 10: Building Additions	**Finding**
10.2 A more recent addition that is not historically significant may be removed. • For Aspen Victorian properties, HPC generally relies on the 1904 Sanborn Fire Insurance maps to determine which portions of a building are historically significant and must be preserved. • HPC may insist on the removal of non-historic construction that is considered to be detrimental to the historic resource in any case when preservation benefits or variations are being approved.	Met/Not Met
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.	Not 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/Not 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.	Not Met
Chapter 11: New Buildings on Landmarked Properties	**Finding**

11.2 In a residential context, clearly define the primary entrance to a new building by using a front porch. • The front porch shall be functional, and used as the means of access to the front door. • A new porch must be similar in size and shape to those seen traditionally.	Met
11.3 Construct a new building to appear similar in scale and proportion with the historic buildings on a parcel. • Subdivide larger masses into smaller "modules" that are similar in size to the historic buildings on the original site. • Reflect the heights and proportions that characterize the historic resource.	Not Met
11.4 Design a front elevation to be similar in scale to the historic building. • The primary plane of the front shall not appear taller than the historic structure.	Met
11.6 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 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. • When choosing to relate to building form, use forms that are similar to the historic resource. • When choosing to relate to materials, use materials that appear similar in scale and finish to those used historically on the site 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 of the historic resource.	

Staff Findings:

Site Planning and Landscape

Insofar as it does not "allow for some porosity on a site," the proposed project does not respect the historic development pattern or context of the block or neighborhood and does not meet **Guideline 1.1**. Setback-to-setback development is typically uncharacteristic of the historic context in a residential area, according to this guideline. With a one-foot eastside setback, two feet between the proposed lightwells and the west property boundary, and no consistent break through the middle, this development is excessively dense.

The proposed walkway from the street to the new building satisfies **Guideline 1.6**. "Meandering walkways are not allowed, except where it is needed to avoid a tree," such as on the east side of the front yard at 325 W. Hopkins Ave.

In satisfaction of **Guideline 1.8**, a conceptual drainage plan is included in the application. The site design appears to provide positive drainage away from the historic landmark without using the natural drainage and treatment systems of the site. To capture the additional stormwater

runoff generated by the increased lot coverage and impervious surfaces, the application proposes a stormwater drywell in the basement of the new building. A more detailed design must be reviewed and approved by Planning and Engineering prior to building permit submittal.

All fencing is behind the street-facing façade of the historic resource, therefore satisfying **Guideline 1.17**. Whereas the fence between historic resource and the new building has a "transparent quality" as defined by **Guideline 1.19**, the pickets of the rear fence are not "a minimum of ½ the width of the picket." Insofar as it does not block public views of important features of a designated building, and has no visual impact on the historic resource, the rear fence, nevertheless meets **Guideline 1.20**.

Although "historic grade" is unknown, the proposed site work will change the grade little from existing conditions, particularly at the front of the property and around the historic resource, effectively meeting **Guideline 1.23**.

Chapter 2: Building Materials

Photographic evidence, including Figure 4 on page 3 of the application, suggest that the shed-roofed element at the rear of the historic resource was of a similar size to the area currently occupied by the bathroom and dining room. It is not known whether this area of the existing building contains historic building materials and, therefore, whether the proposal to remove it meets **Guideline 2.1**. To "preserve original building materials" as directed, additional documentation of existing roof, wall, floor, and foundation is necessary to ensure none exists. If "original, underlying material" does exist, **Guideline 2.6** will also be applicable.

The construction of the front porch also lacks documentation. Photographic evidence indicating the porch was enlarged does not verify that no historic materials comprise this feature. Additional information is necessary to determine that the proposal to remove the whole porch satisfies Guideline 2.1.

Chapter 3: Windows

Without additional documentation, particularly physical evidence of historic and existing window, as well as details about the proposed new windows, it is unknown whether the proposed replacement of all existing windows meets **Guidelines 3.1-3.7**. As amended, the application proposes the restoration of all existing windows based on the historic photographs included in the application and physical evidence that may be found during demolition. The application provides no dimensions or details of the proposed windows, or the evidence necessary to justify them.

Exhibit E.2 – Response to Staff Comments, does, nevertheless propose to replace existing windows for which no historic framing is found with "a historic window with proportions based on similar landmarks within Aspen per HPDG 3.3." This proposal is not only implausible given the claim elsewhere in the Response to Staff Comments that "there are no historic windows remaining on the landmark," but also mischaracterizes the guidelines, none of which encourage replicating the windows of other historic resources. Instead, Guideline 3.3 calls for matching "a replacement window to the original in its design." If no evidence of the original window exists, "new windows should be similar in scale to the historic openings on the building, but should in some way be distinguishable as new, through the use of somewhat different detailing, etc.," pursuant to Guideline 3.7.

Chapter 7: Roofs

As evident in historic photographs and the 1904 Sanborn Map, the roof of the rear addition was clad in wood shingle. Insofar as it is not "similar to the original in both style and physical qualities," the standing seam metal roofing proposed for the reconstructed rear addition does not meet **Guideline 7.7**. Although this material is also not "of a design, scale, color, texture, and composition akin to the original," it may be "a simplified, neutral, modest, and deferential alternative that is visually compatible with the building's historic features" to the satisfaction of **Guideline 7.8**. The use of standing-seam metal on similar rear additions of nearby buildings of a similar era (evident in historic photographs and the 1904 Sanborn Map) suggests the roofing material reflects the architectural style of the affected building architectural style, thereby sufficing **Guideline 7.9**.

The proposed placement of three downspouts on or abutting the front porch does not meet **Guideline 7.10**. The northernmost downspout will be especially visible from the street, and particularly superfluous. Despite having a larger drip edge than that proposed, the eave north of the existing porch has no gutter.

Chapter 10: Building Additions:

The proposal to remove more recent additions that are not historically significant meets **Guideline 10.2**. Because they fall within the footprint of the 1904 Sanborn Fire Insurance map, however, the entire rear sloping roof of the historic resource, the existing dining room, and part of the front porch are presumed to be historically significant unless and until a preponderance of evidence suggests otherwise.

Because the proposed new rear addition does not maintain "ones ability to interpret the historic character of the primary building," the application does not meet **Guideline 10.3**. The proposed addition is "compatible with the historic character of the primary building" and "subordinate, deferential, modest, and secondary in comparison to the architectural character of the primary building," but "imitates the primary building's historic style," which "is not allowed."

Similarly, **Guideline 10.4** is not completely satisfied by the proposed rear addition. Although the historic resource will "be the focus of the property, the entry point, and the predominant structure" and "visually dominant on the site" relative to its addition, it will not be "distinguishable against the addition." Contrary to **Guideline 10.6**, the new addition is not designed "to be recognized as a product of its own time…distinguishable from the historic building." It replicates the historic form, materials, and fenestration.

Chapter 11: New Buildings on Landmarked Properties:

The foundational policy of Chapter 11 permits new detached buildings on a parcel that includes a landmarked structure, but stresses the import that the new building be compatible with, and not dominant of, the historic structure. The new detached building proposed for 325 W. Hopkins Ave. is incompatible with and dominates the historic structure.

Because the primary entrance of the new building is clearly defined by a functional front porch that is overly tall, but otherwise "similar in size and shape to those seen traditionally," the

application meets **Guideline 11.2**. The one-story front-gabled element of the new building also meets **Guideline 11.4**. The front elevation thereof is similar in scale to the historic building. Although technically taller, the primary plane of this front gable end does not appear taller than the historic structure given the change in elevation between the two.

Most of the new building, nevertheless, appears similar to the historic building in neither scale nor proportion. Other than the aforementioned front entryway, the large mass of the new building is not subdivided into smaller "modules" similar in size to the historic building. In no way does the two-story new construction "reflect the heights and proportions that characterize the historic resource." The second story of the new building, for example, is proposed to be 17-feet-9-inch-tall, nearly three feet taller than the total height of the historic resource. Consequently, the application fails to meet **Guideline 11.3**.

Guideline 11.6 is not met. Although "recognized as a product of its time," the new construction does not strongly relate to the form, materials, or fenestration of the historic resource. The blocky verticality of the proposed building diverges from the horizontality of the one-story, L-shaped form of the historic resource. The disproportionately large double front-gabled masses proposed above historic resource similarly have no historic parallel. The shed-roofed dormers attached thereto merely add unwarranted complexity and mass.

Similarly, the proposed fenestration does not "use windows and doors that are similar in size and shape to those of the historic resource." In addition to the much larger, usually wider, and sometimes triangularly shaped windows apparent above the historic resource, the fenestration on the frontmost façade of the proposed new building is out of scale with its counterpart on the historic resource. The front door is disproportionately large and front window has a transom without historic precedent.

Some, but not all, of the materials proposed to clad the new construction may be similar to those used historically on the site. There is no evidence of metal used as roofing material, let alone as siding. Employing multiple types of materials differs and detracts from the relatively minimal application of material on the historic resource.

Staff Recommendation:

Continuation of the conceptual major development plan review such that a revised application may better meet the heretofore unmet guidelines.

CITY OF ASPEN

Exhibit B
Relocation Criteria - Staff Findings

26.415.090.C – Standards for the relocation of designated properties.

Relocation for a building, structure or object will be approved if it is determined that it meets any one of the following standards:

1. It is considered a noncontributing element of a historic district and its relocation will not affect the character of the historic district; or

2. It does not contribute to the overall character of the historic district or parcel on which it is located and its relocation will not have an adverse impact on the Historic District or property; or

3. The owner has obtained a certificate of economic hardship; or

4. The relocation activity is demonstrated to be an acceptable preservation method given the character and integrity of the building, structure or object and its move will not adversely affect the integrity of the Historic District in which it was originally located or diminish the historic, architectural or aesthetic relationships of adjacent designated properties; and

Additionally, for approval to relocate all of the following criteria must be met:

1. It has been determined that the building, structure or object is capable of withstanding the physical impacts of relocation;

2. An appropriate receiving site has been identified; and

3. An acceptable plan has been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.

Relocation Review Criteria for 325 W. Hopkins Ave. The applicant requests a relocation review to either underpin or temporarily lift the historic resource for the purpose of repairing the existing foundation.	
Relocation for a building, structure or object will be approved if it is determined that it meets any *one* of the following standards:	**Finding**
1. It is considered a noncontributing element of a historic district and its relocation will not affect the character of the historic district.	N/A
2. It does not contribute to the overall character of the historic district or parcel on which it is located and its relocation will not have an adverse impact on the Historic District or property	N/A
3. The owner has obtained a certificate of economic hardship.	N/A
4. The relocation activity is demonstrated to be an acceptable preservation method given the character and integrity of the building, structure or object and its move will not adversely affect the integrity of the Historic District in which it was originally located or diminish the historic, architectural or aesthetic relationships of adjacent designated properties.	Met
Additionally, for approval to relocate *all* of the following criteria must be met	**Finding**
1. It has been determined that the building, structure or object is capable of withstanding the physical impacts of relocation.	Met
2. An appropriate receiving site has been identified.	Met
3. An acceptable plan has been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.	TBD

Staff Findings:

To the degree that the proposed underpinning or temporary lifting of the historic resource at 325 W. Hopkins Ave. will help ensure the continued utility, use, and longevity of the historic resource, this proposed work is an acceptable preservation method. The effort to make necessary repairs of the existing foundation is unlikely to adversely affect the integrity of the historic site, or diminish the historic, architectural, or aesthetic relationships of adjacent designated properties. The historic/current/ proposed site, orientation, and elevation of the historic resource are the same, and most appropriate, conditions for the building.

An acceptable relocation plan has not yet been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.

As the application otherwise complies with the standards for relocation, and the applicant can reasonably be expected to meet the remaining requirement prior to applying for a building permit, a conditional approval of the proposed relocation is appropriate.

Staff Recommendation:

Approval with the following conditions:

1. A relocation plan must be provided to the monitoring committee prior to permitting.
2. The applicant must make a $30,000 deposit to the City of Aspen as collateral for the safe underpinning or lifting of the historic resource prior to permitting.

CITY OF ASPEN

Exhibit C
Variations Criteria - Staff Findings

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 front setback variation of 4 feet 1.75inches, and a side setback variation of 3 feet 10.25 inches to maintain the historic/current siting of the historic resource.	
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	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.	Met

Staff Finding:

Instead of the 10-foot front setback and 5-foot side setback required by the Aspen Land Use Code for the R-6 zone district, the historic structure has a front setback of 5 feet 10.25 inches and an east side setback of 1 foot 1.75 inches. A front setback variation of 4 feet 1.75 inches and side setback variation of 3 feet 10.25 inches will maintain this historic/existing pattern, feature, and character of the historic property, thereby satisfying the first criteria.

Insofar as relocating the historic resource to satisfy the setback requirements would adversely impact the architectural character of the historic property, the proposed variations also mitigate an adverse impact to the satisfaction of the second criteria.

Staff Recommendation:

Approval of the request for setback variations.

CITY OF ASPEN

To: Stuart Hayden

HPC

Community Development Department

From: Joseph Pewitt

Permit Coordinator

Parks & Open Space Department

Date: May 23, 2024

Subject: Parks Department Referral Comments

Project: LPA-24-059, 325 W Hopkins Ave. – HPC Conceptual Major Review

Comments:

These comments are not intended to be exhaustive, but an initial response to the project conceptual packet submitted for the request of a conceptual major review and other requirements may be requested at time of permit submittal.

1. Applicant shall submit an up-to-date survey dated within one year of permit submittal with the location of all trees four (4) inches or over identified by trunk diameter and species.
2. Applicant shall submit a landscape plan at permit to include a tree preservation plan, a tree removal plan, a tree planting plan, and an irrigation plan.
3. Applicant shall submit applicable construction drawings at permit to illustrate any proposed grade changes which may adversely impact any trees on the site.
4. The Parks and Open Space Department supports the preservation and protection of existing trees in the right of way along Hopkins Avenue.
5. Pursuant to Sec. 13.20.020(b)(4) the applicant shall pay a cash-in-lieu amount equal to the comparable value of the aggregate of all trees removed as determined pursuant to Sec.13.20.020(e).

CITY OF ASPEN

Memorandum

TO: Stuart Hayden, Planner II Historic Preservation
FROM: Magda Dziwosz, Zoning Enforcement Officer
DATE: 06/03/2024

PROJECT: 325 W Hopkins Ave, Historic Miner's Cabin

Thank you for the opportunity to provide zoning comments on this project.

1) Demolition – this project is subject to demolition as the proposed exceeds the 40% threshold of exterior alternations.
2) Setbacks – The existing conditions show the current north front setback is 5 ft. 10.25 inch, and side east setback is 1 ft 1.75 inch. In this particular zone district, the front setback requirement is 10 ft & side setback is 5 ft. The applicant is seeking for variance to both and is requesting north front setback to be reduced to 4 ft 1.75 inch and side east setback to be increased to 3 ft 10.25 inch.
3) Site Coverage – Per R-6 zone district, the maximum site coverage at the lot of 6,000 sq ft is 40%. The existing site coverage is 29% but the candidate is asking for a special approval for site coverage to be 45%.
4) Height – the height complies with the zone district's requirements.
5) Show natural vs. historic grade.
6) Floor area ratio – The structure is decreasing in floor area therefore it meets zoning requirements.
7) Fence – show the dimensions of the proposed fence.
8) Due to Mechanical equipment being addressed in a later process, please ensure that it will be compliant with the Code Section(s) 26.575.020.(e) and/or 26.575.020.(f)(4)(a)
9) Exterior light – please show compliance with the new outdoor lighting code Sec.26.512.
10) Crawlspace/basement – demonstrate that the crawlspace is compliant with Code Sec.25.575.020(d)(4) and show that the proposed basement is not a double basement per Code Sec.25.575.020.(d)(9).

This memorandum summarizes major items. A variety of other requirements will be necessary for building permit submittal and zoning review.

CITY OF ASPEN

Memorandum

TO:	**Stuart Hayden, stuart.hayden@aspen.gov** **Community Development Department**
FROM:	**Kyla Smits, kyla.smits@aspen.gov** **Engineering Department**
DATE:	**June 3, 2024**
SUBJECT:	**Engineering Department Referral Comments**
PROJECT:	**LPA-24-059, 325 W. Hopkins HPC Major Conceptual Review**

COMMENTS:

These comments are not intended to be exhaustive, but an initial response to the project conceptual packet submitted for the purpose of the Historical Preservation Committee meeting. Other requirements may be requested at time of permit.

For Land Use:

1. The survey incorrectly states in note 10 that the posted address is 325 W Francis. Please correct.
2. The drainage report states this is a 3,000 square foot lot when the survey states it is 6,000 square feet. Please amend.
3. A variance for placing the drywell below the foundation will be needed. Please confirm that it will be possible to maintain the drywell and the stormwater system. Show the location of the proposed drywell on the site plans. It is very uncommon to place a drywell under a structure, clearly explain in the variance why no other detention options are possible. The variance should be included in the final review.
4. Please include permeable pavers as a proposed facility in the drainage report.
5. A basic site plan showing drainage and utility infrastructure should be included in the final review packet.

For Permit:

1. This project will qualify as a major level 2 review for Engineering Development. At permit, a full stamped Civil Plan set, drainage report, and soils report will be required. Other supporting documents may be requested.
2. Any damaged curb, gutter and sidewalk from construction or wear will need to be replaced.
3. Attached is a letter from the utility department regarding the water service line.
4. Electric transformer easement clearances meet requirements. The easement language must be agreed to by all parties and recorded before Certificate of Occupancy.
5. A permanent revocable encroachment license will be required for the retaining wall in the Right-of-Way at time of Certificate of Occupancy.

Dear Water Customer,

New state and federal laws require us to inventory all water service lines in our service area. A service line is the underground pipe that carries water from the water main, into your home or building. We are contacting you because you have submitted an application for a Substantial Remodel without a request for a new water service. City records do not indicate the material type of the underground service line and we need your help.

Service lines throughout the City are often copper or galvanized iron or steel. Older homes and buildings may have a lead service line. Drinking water is free from lead when it leaves our water treatment plant. However, water can absorb lead as it travels through lead pipes on its way to your faucet. Knowing your service line material is important for your health and safety and is required for the City's compliance with the state and federal laws.

In accordance with the most current Water Distribution Standards, "*All new water service installations, as well as Substantial Remodels…, shall comply with current City of Aspen Water Distribution Standards.*" If you have a lead service line, or a galvanized iron or steel line which does not meet current City standards, then you will be required to comply with current City Water Distribution Standards. If you have a Type K copper service line with fittings and tap connections compliant with City standards, then you are not required to replace the line, but the Water Department recommends customers consider replacing services older than 30 years during construction as parts and piping are approaching the end of their useful life.

For more information or with any questions, please feel free to reach out by phone or email to the staff below.

Thank you for your cooperation!

Erin Loughlin Molliconi, Field Operations Manager
970.319.0825, erin.loughlin@aspen.gov

Michael Gordon, Water Distribution Supervisor
970.309.7415, michael.gordon@aspen.gov

City of Aspen Water Department, 970.920.5110

CITY OF ASPEN

Memorandum

TO: Sara Adams, BendonAdams

FROM: Stuart Hayden, Historic Preservation Planner, City of Aspen

DATE: 07/16/2024

PROJECT: LPA-24-059, Historic Preservation Conceptual Major Development, Relocation, and Setback Variations

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COMMENTS:

These comments are not intended to be exhaustive, but an initial response to the Land Use application submitted for review. Other requirements may be requested at time of permit.

The proposed project generally suffices the *Historic Preservation Design Guidelines*. The following exceptions warrant particular attention, refinement, redesign, or reconsideration:

- Insofar as it does not "allow for some porosity on a site," the proposed project does not respect the historic development pattern or context of the block or neighborhood and does not meet Guideline 1.1. Setback-to-setback development is typically uncharacteristic of the historic context in a residential area, according to this guideline. With a one-foot eastside setback, a five-foot westside setback, and no consistent break through the middle, this development is excessively dense.

- The proposed walkway from the street to the new building does not satisfy Guideline 1.6. It does not lead to the front entry, and its truncated length necessitates additional steps (and pathway lighting) instead of a gentle slope.

- A conceptual drainage plan is not included in the application. As drawn in the north elevation on Sheet No. A2.02, regrading around the new construction slopes toward the historic resource. As this condition does not meet Guideline 1.8, additional information and/or a redesign is required.

- The patio proposed to front the new building is incompatible with Guideline 1.12. Its size is not restrained. This contemporary feature is not appropriate in Zone A and covers an area which was historically unpaved.

- Please specify the type and mature size of the Arborvitae proposed to be planted in front of the historic resource. Some varieties are not appropriate for Zone A, and do not meet Guidelines 1.12 and 1.13.

- Pathway lighting is not permitted in Zone A pursuant to Guideline 1.14.

- As depicted in the site plan, the fence between the buildings is not behind the street facing façade of the historic resource, therefore not meeting Guideline 1.17.

- As depicted in elevation on Sheet No. A2.02, the topography of the north side of the site is proposed to change substantially (more than 2 feet above existing conditions at the proposed northeast corner of the new building). Re-grading the site in a manner that changes historic grade is generally not allowed per Guideline 1.23.

- Is the window on the northeast corner of the historic resource not historic?

- How do we know dimensions of the non-extant historic window on the front façade next to the front door?

- Please clarify the size and location of the window on west façade of the historic resource. Sheet No. A2.01 is unclear.

- Please clarify whether the existing windows on the historic resource are to be restored as indicated on Sheet No. A2.01 or removed and replaced by new windows with historic proportions as indicated on Sheet No. A2.02.

- All replacement windows are to match the original location and size as substantiated by physical and/or photographic evidence.

- Because they fall within the footprint of the 1904 Sanborn Fire Insurance map, the entire rear sloping roof of the historic resource, the framing surrounding the existing dining room, and part of the front porch are presumed to be historically significant and must be preserved unless and until a preponderance of evidence suggests otherwise. See Guidelines 10.1 and 10.2. This may require a thorough physical investigation and documentation to ensure no historic material is removed.

- The foundational policy of Chapter 11 permits new detached buildings on a parcel that includes a landmarked structure, but stresses the import that the new building be compatible with, and not dominate of, the historic structure. The new detached

building proposed for 325 W. Hopkins Ave. dominates and is incompatible with the historic structure.

- Pursuant to Guideline 11.2, the front porch must be similar in size and shape to those seen traditionally. The proposed front porch for the new building is 177.25 square feet, nearly twice as big as that proposed for the historic resource (96.15 square feet). Please reduce the size of the front porch of the new building, particularly its projection toward the Hopkins Ave.

- Contrary to Guideline 11.3, the new building is not similar in scale and proportion to the historic building. The new building is twice as tall as the historic resource. A 17-feet-9-inch-tall second story is far out of proportion with the historic resource that is less than 15 feet tall.

- Albeit closer, the frontmost façade of the new building is also out of scale. It appears taller than the historic resource, thereby not meeting Guideline 11.4.

- The new structure is also too recognizably a product of its time. Despite Guideline 11.6, the new construction does not strongly relate to the form, or the fenestration of the historic resource. The simple horizontal form of the historic resource appears nowhere in the excessive projections and verticality of the new construction. Shed roof wall dormers don't' recall the historic porch roof. They add unnecessary complexity to the roof form. The variable fenestration makes the disproportionality more acute. Without mentioning the wildly divergent windows behind the historic resource, the fenestration on the frontmost façade of the proposed new building is out of scale with its counterpart on the historic resource. The oversized front door, but especially the large front window, help to dwarf the historic resource.

- As suggested by Guideline 9.1, developing a basement by underpinning and excavating while the historic structure remains in place may help to preserve the historic fabric. In addition to installing a foundation that meets modern standards, excavating a basement could facilitate the relocation of desired floor area so as to reduce the scale of the above ground development and better satisfy Guidelines 11.3, 11.4 and 11.6.

Additional Notes, Questions and Comments:

- Tracks, gravel, light grey concrete with minimal seams, or similar materials are appropriate for driveways on Aspen Victorian properties.

- Figure 2 of Exhibit A.1 differs from the Site Plan on Sheet No. A1.02 of Exhibit L.1.

- Please clarify and make consistent all drawing titles, distinguishing “proposed” from “existing,” and eliminating “historic” (unless depicting historic conditions).

- Where in the Land Use Code is increased density a by-right benefit of historic properties? Don’t all benefits require special consideration and approval?

- Photographic evidence, including Figure 4 on page 3 of the application, suggest that the shed-roofed element at the rear of the historic resource was of a similar size to the area currently occupied by the bathroom and dining room. To ensure this part of the existing building is non-historic, please provide additional documentation that no historic material exists. Please similarly provide evidence that no elements of the historic porch remain. Alternatively, selective demolition with monitoring committee oversight may be a condition of approval.

BendonAdams

Kirsten Armstrong and Stuart Hayden
Aspen Historic Preservation Commission

March 21, 2024

Re: 325 West Hopkins – HP Conceptual Major Development Application

Dear Kirsten, Stuart, and HPC,

Please accept this application for Conceptual Major Development, Temporary Relocation, and side and front setback variations for the historic location of the landmark to restore the historic landmark to its original appearance with no additions, and to construct a detached single family home on the property. 325 West Hopkins Avenue is a 6,000 square foot lot located in the R-6 zone district. The property is designated historic and currently contains a pre-1890 miner's cabin and large 1970s addition to the south and east of the landmark. The historic resource has been heavily altered over time as described below. We have closely analyzed historic records and located images of the building to inform a complete restoration of the footprint and appearance. The remaining floor area is proposed to be applied to a new detached single family home on the same property. Roughly 300 sf of floor area is proposed to be left unused if this project is approved. The FAR bonus is not requested for this project.



Figure 1: Existing condition at 325 W. Hopkins (left) compared to proposed new project (right).

Background

325 West Hopkins Avenue was built pre-1890 as it is included on the 1890 Sanborn Fire Insurance map next to the Baptist Church. Photographs from the Denver archives are provided below and are used to accurately restore the footprint and appearance of the historic home to match the 1890 Sanborn map.

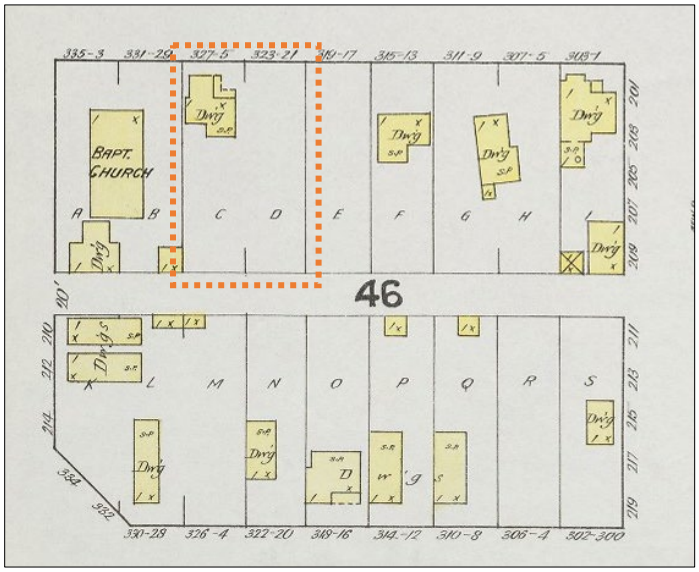


Figure 2: 1890 Sanborn Fire Insurance Map. Subject property is outlined in orange.

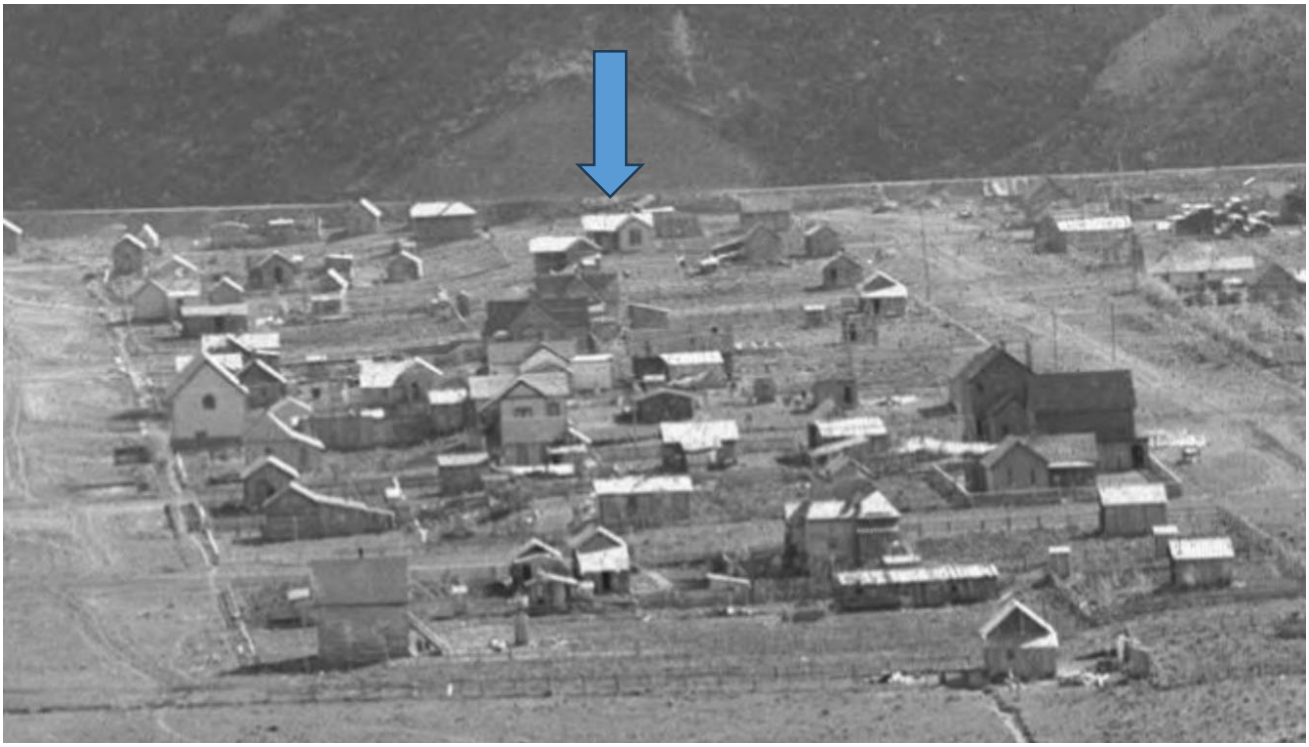


Figure 3: History Colorado, William Henry Jackson collection. Photograph is pre-1890 as the Baptist church is not shown on the corner. Blue arrow indicates 325.

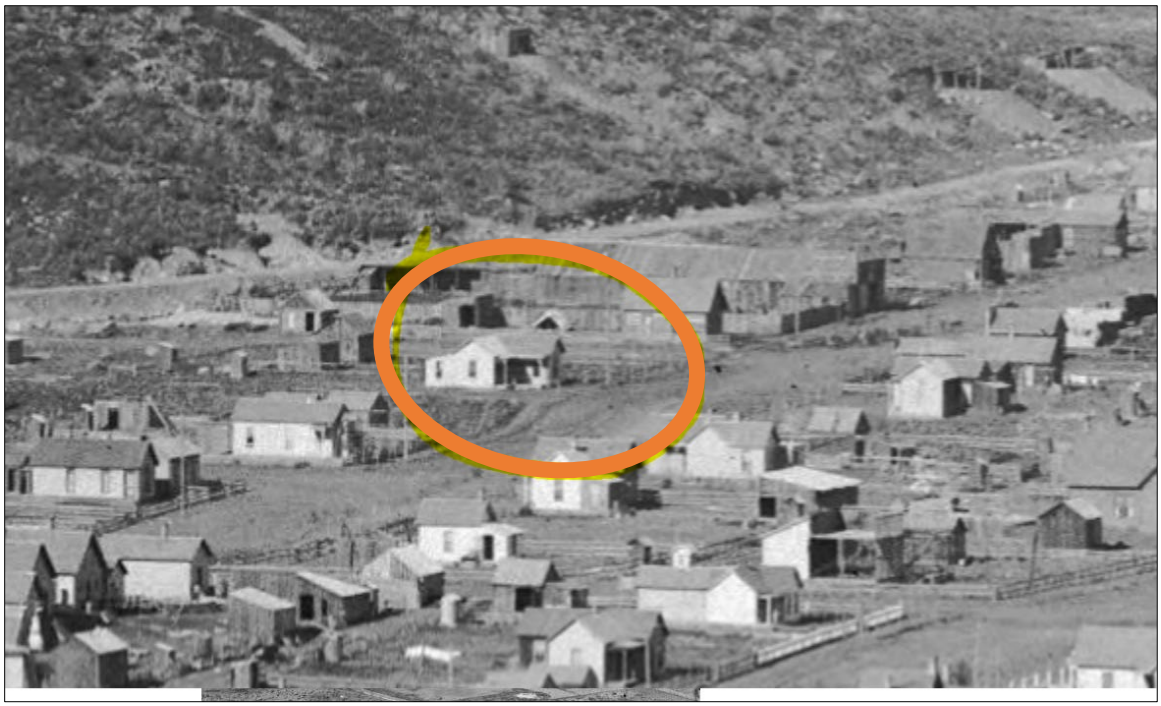


Figure 3: History Colorado, William Henry Jackson collection. Photograph is likely pre-1890 similar to Figure 2. This photograph shows the east and north elevations of 325 West Hopkins.



Figure 4: Denver Public Library Special Collections, CPHOTO513-2020-125. Photograph of the south (rear) elevation of 325 West Hopkins. The photograph is circa 1900 - 1910 and depicts the Baptist Church on the corner (at left of 325).

Overtime the historic home has been consumed by alterations and additions. A review of Aspen aerials and building permit files document additions starting in the 1970s with a rear addition in 1972, a re-roof in 1976, an excavation permit in 1983, a permit for a 726 sf addition to the east in 1984, and window replacement in 1987.



Figure 5: 1970s Aspen aerial view showing rear addition.



Figure 6: 2004 Aspen aerial view showing current footprint with east addition.

Proposal

The new owner requests approval to restore the historic landmark to its original footprint and appearance, and to keep the building in its original location which requires two setback variations from HPC as described below. As a historic landmark property two detached single family homes are allowed on the 6,000 sf lot with a total of 3,600 sf of floor area for the entire property; typically, a non-historic property must be 9,000 sf in size to support two detached single family homes. This benefit is by-right for historic landmark properties and does not require a special approval from HPC; however, it is worth noting as this is one of the more meaningful benefits to property owners and to the community as it encourages detached new construction.

Conceptual design A full restoration of the landmark footprint is proposed. The landmark will be about 560 sf in size with no additions, lightwells, or new construction. A new detached single family home is proposed with a one story gable roof form facing the street, stepping up to two stories toward the rear of the property.

Demolition Removal of all non-historic additions is requested to restore the building to its original footprint.

Potential "relocation" The condition of the foundation under the historic building is unknown until the project construction commences. In order to cover all potential options, we request approval to underpin, and potentially lift, the historic home to repair the foundation if needed. This type of potential work requires relocation approval, and we decided it is most efficient to request approval now in case it is necessary once the project is underway. Best case scenario, the historic home does not require foundation repairs and relocation is not necessary.

Setback variations The historic home is in its original location; however, it is located within the front (north) and side (west)setbacks. We request approval for setback variations to maintain the historic condition only.

RDS for new home The new home is subject to compliance with the Residential Design Standards as described in Exhibit A.6.

Thank you for your consideration of this project. We request a site visit prior to the HPC hearing if possible. We look forward to hearing your comments and to improving this special historic property.

Kind Regards,

Sara Adams, AICP
BendonAdams, LLC
sara@bendonadams.com
610-246-3236

Exhibits

A Review Criteria
- A.1 Historic Preservation Design Guidelines
- A.2 Demolition of non-historic additions
- A.3 Relocation to underpin historic landmark and excavate a crawl space
- A.4 Letter from house mover
- A.5 Setback variations for historic location of landmark
- A.6 Residential Design Standard compliance for new house

B. Land Use Application
C. Pre-application summary
D. Authorization to represent
- D.1 Authorization letter
- D.2 Statement of Authority

E. Proof of ownership
F. Agreement to Pay
G. HOA form
H. Vicinity Map
I. Mailing list
J. Survey
K. Conceptual engineering report
L. Drawing set
- L.1 Neighborhood context
- L.2 Existing and proposed drawings

Sec. 26.415.060.A Approvals Required

Any development involving properties designated on the aspen Inventory of Historic Landmark Sites and Structures, as an individual property or located within the boundaries of a Historic District, unless determined exempt, requires the approval of a development order and either a certificate of no negative effect or a certificate of appropriateness before a building permit or any other work authorization will be issued by the City. HPC shall provide referral comments for major projects to rights of way located within the boundaries of a Historic District.

Response: Applicable Design Guidelines are addressed below:

Streetscape

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.

Response – The landmark remains in its original location and the footprint is restored to match historic maps. The new home on the site is detached, under the allowable floor area, and provides 10 feet between new and old construction. There is significant grade change from the right of way up to the landmark property. Useful open space is provided around the landmark and in the front yard, as viewed from the street.

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.

Response – No change to historic streets or alleys proposed.

1.3 Remove driveways or parking areas accessed directly from the street if they were not part of the original development of the site.

- Do not introduce new curb cuts on streets.
- Non-historic driveways accessed from the street should be removed if they can be relocated to the alley.

Response – No change to access. The property will be accessed from the alley.

1.4 Design a new driveway or improve an existing driveway in a manner that minimizes its visual impact.

- If an alley exists at the site, the new driveway must be located off it.
- Tracks, gravel, light grey concrete with minimal seams, or similar materials are appropriate for driveways on Aspen Victorian properties.

Response – The driveway is located off the alley.

1.5 Maintain the historic hierarchy of spaces.

- Reflect the established progression of public to private spaces from the public sidewalk to a semi-public walkway, to a semiprivate entry feature, to private spaces.

Response – A simple walkway is proposed from Hopkins Avenue to each of the two detached homes.

1.6 Provide a simple walkway running perpendicular from the street to the front entry on residential projects.

- Meandering walkways are not allowed, except where it is needed to avoid a tree or is typical of the period of significance.
- Use paving materials that are similar to those used historically for the building style and install them in the manner that they would have been used historically. For example, on an Aspen Victorian landmark set flagstone pavers in sand, rather than in concrete. Light grey concrete, brick or red sandstone are appropriate private walkway materials for most landmarks.
- The width of a new entry sidewalk should generally be three feet or less for residential properties. A wider sidewalk may be appropriate for an AspenModern property.

Response – Paving material for the 3' wide walkways will be provided at Final HP Review, and will comply with the paving materials noted above.

1.7 Provide positive open space within a project site.

- Ensure that open space on site is meaningful and consolidated into a few large spaces rather than many small unusable areas.
- Open space should be designed to support and complement the historic building.

Response – The existing front yard is maintained in front of the historic home. Open space is provided behind the landmark and around the landmark between the two homes.

1.8 Consider stormwater quality needs early in the design process.

- When included in the initial planning for a project, stormwater quality facilities can be better integrated into the proposal. All landscape plans presented for HPC review must include at least a preliminary representation of the stormwater design. A more detailed design must be reviewed and approved by Planning and Engineering prior to building permit submittal.
- Site designs and stormwater management should provide positive drainage away from the historic landmark, preserve the use of natural drainage and treatment systems of the site, reduce the generation of additional stormwater runoff, and increase infiltration into the ground. Stormwater facilities and conveyances located in front of a landmark should have minimal visual impact when viewed from the public right of way.

- Refer to City Engineering for additional guidance and requirements.

Response – A conceptual drainage plan is included in the application. Drainage is directed away from the landmark.

1.9 Landscape development on AspenModern landmarks shall be addressed on a case by case basis.

Response – n/a.

1.10 Built-in furnishings, such as water features, fire pits, grills, and hot tubs, that could interfere with or block views of historic structures are inappropriate.

- Site furnishings that are added to the historic property should not be intrusive or degrade the integrity of the neighborhood patterns, site, or existing historic landscape.
- Consolidating and screening these elements is preferred.

Response – Built in outdoor elements are proposed behind the landmark on the patio area.

1.11 Preserve and maintain historically significant landscaping on site, particularly landmark trees and shrubs.

- Retaining historic planting beds and landscape features is encouraged.
- Protect historically significant vegetation during construction to avoid damage. Removal of damaged, aged, or diseased trees must be approved by the Parks Department.
- If a significant tree must be removed, replace it with the same or similar species in coordination with the Parks Department.
- The removal of non-historic planting schemes is encouraged.
- Consider restoring the original landscape if information is available, including original plant materials.

Response – Existing trees in the right of way along Hopkins are preserved and protected per the Parks Department's specifications.



Figure 1: Existing mature trees proposed to remain.

1.12 Provide an appropriate context for historic structures. See diagram.

- Simplicity and restraint are required. Do not overplant a site, or install a landscape which is over textured or overly complex in relationship to the historic resource, particularly in Zone A. In Zone A, new planting shall be species that were used historically or species of similar attributes.
- In areas immediately adjacent to the landmark, Zone A and Zone B, plants up 42" in height, sod, and low shrubs are often appropriate.
- Contemporary planting, walls and other features are not appropriate in Zone A. A more contemporary landscape may surround new development or be located in the rear of the property, in Zone C.
- Do not cover areas which were historically unpaved with hard surfaces, except for a limited patio where appropriate.
- Where residential structures are being adapted to commercial use, proposals to alter the landscape will be considered on a case-by-case basis. The residential nature of the building must be honored.
- In the case of a historic landmark lot split, careful consideration should be given so as not to over plant either property, or remove all evidence of the landscape characteristics from before the property was divided.
- Contemporary landscapes that highlight an AspenModern architectural style are encouraged.

Response – A simple landscape is proposed around the historic resource as illustrated on A1.02. Planting is simple and will be further developed for review as part of the Final application.

A front patio is proposed in front of the landmark to activate the space and differentiate between new and historic construction. Hardscape is highlighted in blue at right, including the driveway and surface parking space off the alley. Note: the covered porch is not highlighted.

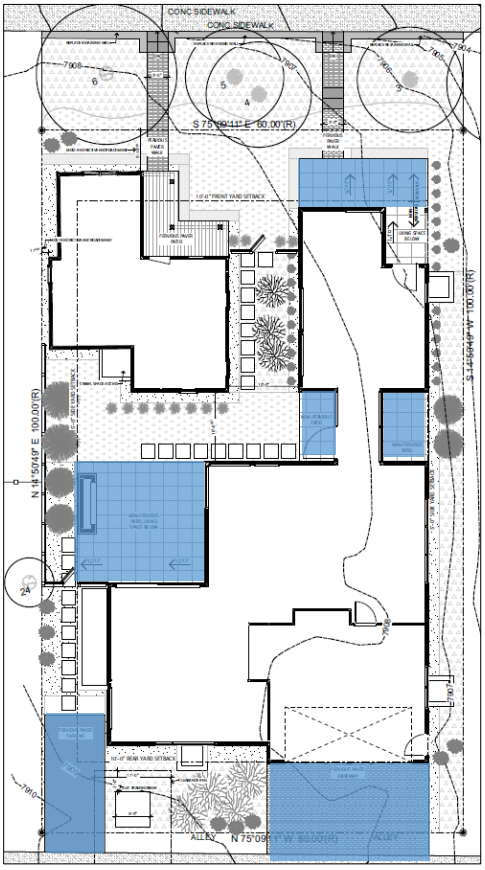


Figure 2: Proposed site plan with hardscape highlighted in blue.

1.13 Additions of plant material to the landscape that could interfere with or block views of historic structures are inappropriate.

- Low plantings and ground covers are preferred.
- Do not place trees, shrubs, or hedgerows in locations that will obscure, damage, or block significant architectural features or views to the building. Hedgerows are not allowed as fences.
- Consider mature canopy size when planting new trees adjacent to historic resources. Planting trees too close to a landmark may result in building deteriorate or blocked views and is inappropriate.
- Climbing vines can damage historic structures and are not allowed.

Response –Planting is not proposed to block views of the landmark. Low plantings are proposed near the landmark and new construction.

1.14 Minimize the visual impacts of landscape lighting.

- Landscape and pathway lighting is not permitted in Zone A (refer to diagram) on Aspen Victorian properties unless an exception is approved by HPC based on safety considerations.
- Landscape, driveway, and pathway lighting on AspenModern properties is addressed on a case-by-case basis.
- Landscape light fixtures should be carefully selected so that they are compatible with the building, yet recognizable as a product of their own time.
- Driveway lighting is not permitted on Aspen Victorian properties.
- Landscape uplighting is not allowed.

Response – Landscape lighting will be minimal, provided at Final HP review, and will meet this guideline.

1.15 Preserve original fences.

- Fences which are considered part of the historic significance of a site should not be moved, removed, or inappropriately altered.
- Replace only those portions of a historic fence that are deteriorated beyond repair.
- Replacement elements must match the existing.

Response – n/a.

1.16 When possible, replicate a missing historic fence based on photographic evidence.

Response – n/a.

1.17 No fence in the front yard is often the most appropriate solution.

- Reserve fences for back yards and behind street facing façades, as the best way to preserve the character of a property.

Response – No fence is proposed in the front yard. Fencing is proposed in the side and rear yards, and between the landmark and the new home. A detail of the proposed fence will be provided at Final review.

1.18 When building an entirely new fence, use materials that are appropriate to the building type and style.

- The new fence should use materials that were used on similar properties during the period of significance.
- A wood fence is the appropriate solution in most locations.
- Ornate fences, including wrought iron, may create a false history are not appropriate for Aspen Victorian landmarks unless there is evidence that a decorative fence historically existed on the site.
- A modest wire fence was common locally in the early 1900s and is appropriate for Aspen Victorian properties. This fence type has many desirable characteristics including transparency, a low

height, and a simple design. When this material is used, posts should be simply detailed and not oversized.

Response – Details of the new fence will be provided at Final HP design review and will be consistent with this guideline.

1.19 A new fence should have a transparent quality, allowing views into the yard from the street.

- A fence that defines a front yard must be low in height and transparent in nature.
- For a picket fence, spacing between the pickets must be a minimum of 1/2 the width of the picket.
- For Post-WWII properties where a more solid type of fence may be historically appropriate, proposals will be reviewed on a case-by-case basis.
- Fence columns or piers should be proportional to the fence segment.

Response – n/a.

1.20 Any fence taller than 42" should be designed so that it avoids blocking public views of important features of a designated building.

- A privacy fence should incorporate transparent elements to minimize the possible visual impacts. Consider staggering the fence boards on either side of the fence rail. This will give the appearance of a solid plank fence when seen head on. Also consider using lattice, or other transparent detailing on the upper portions of the fence.
- A privacy fence should allow the building corners and any important architectural features that are visible from the street to continue to be viewed.
- All hedgerows (trees, shrub bushes, etc.) are prohibited in Zones A and B.

Response – No fence in front of landmark.

1.21 Preserve original retaining walls

- Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size and finish.
- Painting or covering a historic masonry retaining wall or covering is not allowed.
- Increasing the height of a retaining wall is inappropriate.

Response – n/a.

1.22 When a new retaining wall is necessary, its height and visibility should be minimized.

- All wall materials, including veneer and mortar, will be reviewed on a case by case basis and should be compatible with the palette used on the historic structure.

Response – The existing retaining wall in the right of way (refer to Figure 1) will be replaced as required by the Engineering Department. Details of the proposed materials will be provided at Final review.

1.23 Re-grading the site in a manner that changes historic grade is generally not allowed and will be reviewed on a case by case basis.

Response – The historic building is proposed to maintain grade similar to existing conditions.

1.24 Preserve historically significant landscapes with few or no alterations.

- An analysis of the historic landscape and an assessment of the current condition of the landscape should be done before the beginning of any project.
- The key features of the historic landscape and its overall design intent must be preserved.

Response – Existing trees in the right of way along Hopkins are protected and preserved per the Parks Department's specifications.

1.25 New development on these sites should respect the historic design of the landscape and its built features.

- Do not add features that damage the integrity of the historic landscape.
- Maintain the existing pattern of setbacks and siting of structures.
- Maintain the historic relationship of the built landscape to natural features on the site.
- All additions to these landscapes must be clearly identifiable as recent work.
- New artwork must be subordinate to the designed landscape in terms of placement, height, material, and overall appearance. Place new art away from significant landscape features.
- Avoid installing utility trenches in cultural landscapes if possible.

Response – A simple landscape with traditional plant species is proposed.

1.26 Preserve the historic circulation system.

- Minimize the impact of new vehicular circulation.
- Minimize the visual impact of new parking.
- Maintain the separation of pedestrian and vehicle which occurred historically.

Response – All parking is located off the alley.

1.27 Preserve and maintain significant landscaping on site.

- Protect established vegetation during any construction.
- If any tree or shrub needs to be removed, replace it with the same or similar species.
- New planting should be of a species used historically or a similar species.
- Maintain and preserve any gardens and/or ornamental planting on the site.
- Maintain and preserve any historic landscape elements.

Response – All new plantings are simple and reference historically used native species.

Restoration

Materials

2.1 Preserve original building materials.

- Do not remove siding that is in good condition or that can be repaired in place.
- Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid rebuilding a major portion of an exterior wall that could be repaired in place. Reconstruction may result in a building which no longer retains its historic integrity.
- Original AspenModern materials may be replaced in kind if it has been determined that the weathering detracts from the original design intent or philosophy.

2.2 The finish of materials should be as it would have existed historically.

- Masonry naturally has a water-protective layer to protect it from the elements. Brick or stone that was not historically painted shall not be painted.
- If masonry that was not painted historically was given a coat of paint at some more recent time, consider removing it, using appropriate methods.
- Wood should be painted, stained or natural, as appropriate to the style and history of the building.

2.3 Match the original material in composition, scale and finish when replacing materials on primary surfaces.

- If the original material is wood clapboard for example, then the replacement material must be wood as well. It should match the original in size, and the amount of exposed lap and finish.
- Replace only the amount required. If a few boards are damaged beyond repair, then only those should be replaced, not the entire wall. For AspenModern buildings, sometimes the replacement of a larger area is required to preserve the integrity of the design intent.

2.4 Do not use synthetic materials as replacements for original building materials.

- Original building materials such as wood siding and brick should not be replaced with synthetic materials.

2.5 Covering original building materials with new materials is inappropriate.

- Regardless of their character, new materials obscure the original, historically significant material.
- Any material that covers historic materials may also trap moisture between the two layers. This will cause accelerated deterioration to the historic material which may go unnoticed.

2.6 Remove layers that cover the original material.

- Once the non-historic siding is removed, repair the original, underlying material.

Response – Building materials will be restored to the original appearance including painting horizontal wood clapboard siding. There does not appear to be any original building material after numerous

remodels described in the cover letter. Any original material discovered during demolition will be discussed with HP staff prior to removal.

Windows

3.1 Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins/mullions, sills, heads, jambs, moldings, operations, and groupings of windows.
- Repair frames and sashes rather than replacing them.
- Preserve the original glass. If original Victorian era glass is broken, consider using restoration glass for the repair.

3.2 Preserve the position, number, and arrangement of historic windows in a building wall.

- Enclosing a historic window is inappropriate.
- Do not change the size of an original window opening.

3.3 Match a replacement window to the original in its design.

- If the original is double-hung, then the replacement window must also be double-hung. If the sash have divided lights, match that characteristic as well.

3.4 When replacing an original window, use materials that are the same as the original.

3.5 Preserve the size and proportion of a historic window opening.

- Changing the window opening is not permitted.
- Consider restoring an original window opening that was enclosed in the past.

3.6 Match, as closely as possible, the profile of the sash and its components to that of the original window.

- A historic window often has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall.
- The historic profile on AspenModern properties is typically minimal.

3.7 Adding new openings on a historic structure is generally not allowed.

- Greater flexibility in installing new windows may be considered on rear or secondary walls.
- New windows should be similar in scale to the historic openings on the building, but should in some way be distinguishable as new, through the use of somewhat different detailing, etc.
- Preserve the historic ratio of window openings to solid wall on a façade.
- Significantly increasing the amount of glass on a character defining façade will negatively affect the integrity of a structure.

3.8 Use a storm window to enhance energy conservation rather than replace a historic window.

- Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design and material of the original window. It should fit tightly within the window opening without the need for sub-frames or panning around the perimeter. A storm window should not include muntins unless necessary for structure. Any muntin should be placed to match horizontal or vertical divisions of the historic window.

Response – There are no historic windows in the landmark. Using historic photographs included in the cover letter, wood windows are proposed to be replaced to restore the original appearance. Window details, materials, and manufacturer specifications will be provided in the final HP application.

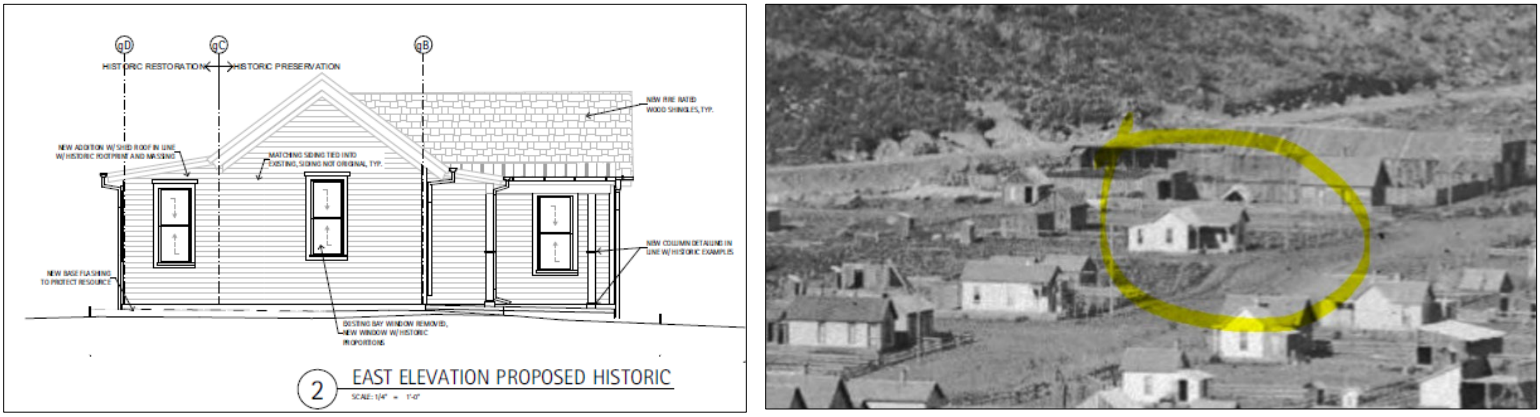


Figure 3: Comparison of proposed east elevation and historic aerial photograph of east elevation.

Doors

4.1 Preserve historically significant doors.

- Maintain features important to the character of a historic doorway. These include the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- Do not change the position and function of original front doors and primary entrances.
- If a secondary entrance must be sealed shut, any work that is done must be reversible so that the door can be used at a later time, if necessary. Also, keep the door in place, in its historic position.
- Previously enclosed original doors should be reopened when possible.

4.2 Maintain the original size of a door and its opening.

- Altering its size and shape is inappropriate. It should not be widened or raised in height.

4.3 When a historic door or screen door is damaged, repair it and maintain its general historic appearance.

4.4 When replacing a door or screen door, use a design that has an appearance similar to the original door or a door associated with the style of the building.

- A replica of the original, if evidence exists, is the preferred replacement.
- A historic door or screen door from a similar building also may be considered.
- Simple paneled doors were typical for Aspen Victorian properties.
- Very ornate doors, including stained or leaded glass, are discouraged, unless photographic evidence can support their use.

4.5 Adding new doors on a historic building is generally not allowed.

- Place new doors in any proposed addition rather than altering the historic resource.
- Greater flexibility in installing a door in a new location may be considered on rear or secondary walls.
- A new door in a new location should be similar in scale and style to historic openings on the building and should be a product of its own time.
- Preserve the historic ratio of openings to solid wall on a façade. Significantly increasing the openings on a character defining façade negatively affects the integrity of a structure.

4.6 If energy conservation and heat loss are concerns, use a storm door instead of replacing a historic entry door.

- Match the material, frame design, character, and color of the primary door.
- Simple features that do not detract from the historic entry door are appropriate for a new storm door.
- New screen doors should be in character with the primary door.

4.7 Preserve historic hardware.

- When new hardware is needed, it must be in scale with the door and appropriate to the style of the building.
- On Aspen Victorian properties, conceal any modern elements such as entry keypads.

Response – A historically appropriate wood door will be provided for final review. The existing front door is not historic as shown below and will be replaced.



Figure 4: Existing non-historic front door at 325 W. Hopkins.

Architectural Details

6.1 Preserve significant architectural features.

- Repair only those features that are deteriorated.
- Patch, piece-in, splice, or consolidate to repair the existing materials, using recognized preservation methods whenever possible.
- On AspenModern properties, repair is preferred, however, it may be more important to preserve the integrity of the original design intent, such as crisp edges, rather than to retain heavily deteriorated material.

6.2 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original material.

- Document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled material in its original configuration.

6.3 Remove only the portion of the detail that is deteriorated and must be replaced.

- Match the original in composition, scale, and finish when replacing materials or features.
- If the original detail was made of wood, for example, then the replacement material should be wood, when feasible. It should match the original in size and finish.

6.4 Repair or replacement of missing or deteriorated features are required to be based on original designs.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.
- When reconstruction of an element is impossible because there is no historical evidence, develop a compatible new design that is a simplified interpretation of the original, and maintains similar scale, proportion and material.

6.5 Do not guess at "historic" designs for replacement parts.

- Where scars on the exterior suggest that architectural features existed, but there is no other physical or photographic evidence, then new features may be designed that are similar in character to related buildings.
- Using ornate materials on a building or adding new conjectural detailing for which there is no documentation is inappropriate.



Figure 5: Example of east elevation of landmark with no historic details.

Response – Architectural details will be provided at Final review for consideration by HPC. There are no historic details evident in the home. Details will be based on the historic photographs and similar landmarks throughout Aspen.

Roof

7.1 Preserve the original form of a roof.

- Do not alter the angle of a historic roof. Preserve the orientation and slope of the roof as seen from the street.
- Retain and repair original and decorative roof detailing.
- Where the original roof form has been altered, consider restoration.

7.2 Preserve the original eave depth.

- Overhangs contribute to the scale and detailing of a historic resource.
- AspenModern properties typically have very deep or extremely minimal overhangs that are key character defining features of the architectural style.

7.3 Minimize the visual impacts of skylights and other rooftop devices.

- Skylights and solar panels are generally not allowed on a historic structure. These elements may be appropriate on an addition.

7.4 New vents should be minimized, carefully, placed and painted a dark color.

- Direct vents for fireplaces are generally not permitted to be added on historic structures.
- Locate vents on non-street facing facades.
- Use historic chimneys as chases for new flues when possible.

7.5 Preserve original chimneys, even if they are made non-functional.

- Reconstruct a missing chimney when documentation exists.

7.6 A new dormer should remain subordinate to the historic roof in scale and character.

- A new dormer is not appropriate on a primary, character defining façade.
- A new dormer should fit within the existing wall plane. It should be lower than the ridgeline and set in from the eave. It should also be in proportion with the building.
- The mass and scale of a dormer addition must be subordinate to the scale of the historic building.
- While dormers improve the livability of upper floor spaces where low plate heights exist, they also complicate the roof and may not be appropriate on very simple structures.
- Dormers are not generally permitted on AspenModern properties since they are not characteristics of these building styles.

7.7 Preserve original roof materials.

- Avoid removing historic roofing material that is in good condition. When replacement is necessary, use a material that is similar to the original in both style as well as physical qualities and use a color that is similar to that seen historically.

7.8 New or replacement roof materials should convey a scale, color and texture similar to the original.

- If a substitute is used, such as composition shingle, the roof material should be earth tone and have a matte, non-reflective finish.
- Flashing should be in scale with the roof material.
- Flashing should be tin, lead coated copper, galvanized or painted metal and have a matte, non-reflective finish.
- Design flashing, such as drip edges, so that architectural details are not obscured.
- A metal roof is inappropriate for an Aspen Victorian primary home but may be appropriate for a secondary structure from that time period.
- A metal roof material should have a matte, non-reflective finish and match the original seaming.

7.9 Avoid using conjectural features on a roof.

- Adding ornamental cresting, for example, where there is no evidence that it existed, creates a false impression of the building's original appearance, and is inappropriate.

7.10 Design gutters so that their visibility on the structure is minimized to the extent possible.

- Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building.
- The material used for the gutters should be in character with the style of the building.

Response – Existing cedar shingle roof proposed to be replaced in kind. Standing seam metal roof is proposed for the rear "addition" to the landmark and the front porch. The historic photograph below shows a precedent for metal roofs on the back of simple miner's cabins (white arrow). 325 has wood shingle on the rear addition (blue arrow). Preliminary gutter locations are shown and will be finalized at Final HP review.

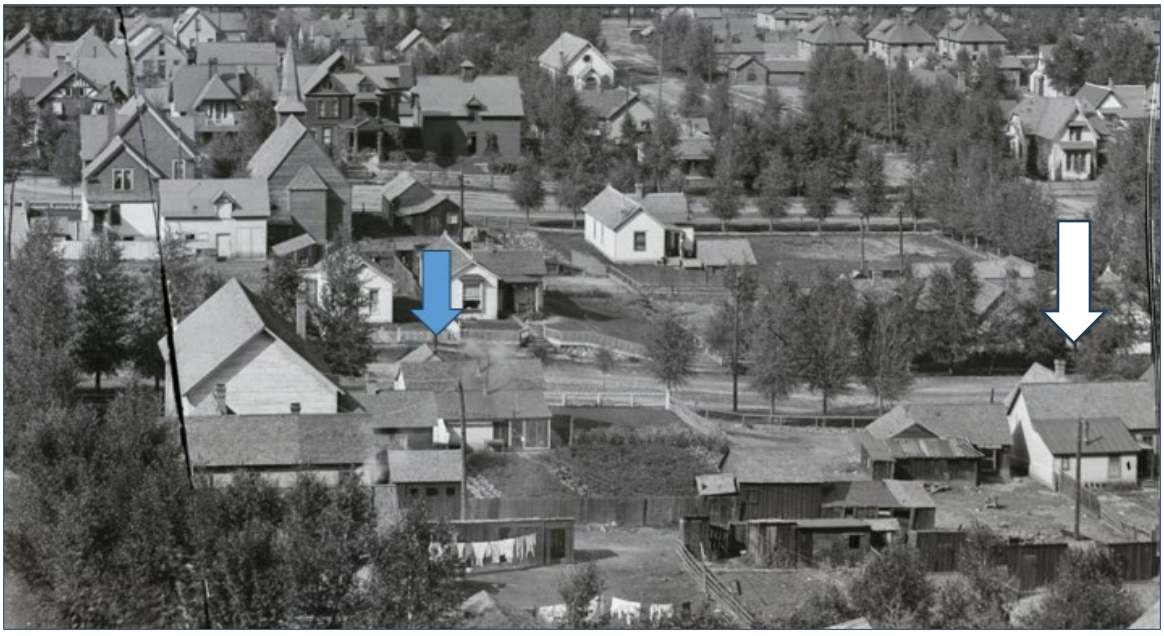


Figure 6: Denver Public Library Special Collections, CPHOTO513-2020-125. Photograph of the south (rear) elevation of 325 West Hopkins. The photograph is circa 1900 - 1910 and depicts the Baptist Church on the corner (at left of 325).

Relocation

9.1 Developing a basement by underpinning and excavating while the historic structure remains in place may help to preserve the historic fabric.

- This activity will require the same level of documentation, structural assessment, and posting of financial assurances as a building relocation.

Response – A crawl space exists under a portion of the landmark. The project proposes to maintain the existing crawl space and repair the foundation and crawl as needed. Relocation is hopefully not required, but may be necessary if foundation and crawl space repairs are discovered during construction.

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

- In general, on-site relocation has less of an impact on individual landmark structures than those in a historic district.
- In a district, where numerous adjacent historic structures may exist, the way that buildings were placed on the site historically, and the open yards visible from the street are characteristics that should be respected in new development.
- Provide a figure ground study of the surrounding parcels to demonstrate the effects of a building relocation.
- In some cases, the historic significance of the structure, the context of the site, the construction technique, and the architectural style may make on-site relocation too impactful to be appropriate. It must be demonstrated that on-site relocation is the best preservation alternative in order for approval to be granted.
- If relocation would result in the need to reconstruct a substantial area of the original exterior surface of the building above grade, it is not an appropriate preservation option.

Response – If discovered that relocation is required, a relocation plan will be provided to explain the approach. In all cases, relocation will be onsite and the landmark will be placed back in its original location.

9.3 Site a relocated structure in a position similar to its historic orientation.

- It must face the same direction and have a relatively similar setback. In general, a forward movement, rather than a lateral movement is preferred. HPC will consider setback variations where appropriate.
- A primary structure may not be moved to the rear of the parcel to accommodate a new building in front of it.
- Be aware of potential restrictions against locating buildings too close to mature trees. Consult with the City Forester early in the design process. Do not relocate a building so that it becomes obscured by trees.

Response – The landmark will remain in its original location.

9.4 Position a relocated structure at its historic elevation above grade.

- Raising the finished floor of the building slightly above its original elevation is acceptable if needed to address drainage issues. A substantial change in position relative to grade is inappropriate.
- Avoid making design decisions that require code related alterations which could have been avoided. In particular, consider how the relationship to grade could result in non-historic guardrails, etc.

Response – Grade is not proposed to closely match the original/existing condition.

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

- On modest structures, a simple foundation is appropriate. Constructing a stone foundation on a miner's cottage where there is no evidence that one existed historically is out of character and is not allowed.
- Exposed concrete or painted metal flashing are generally appropriate.
- Where a stone or brick foundation existed historically, it must be replicated, ideally using stone salvaged from the original foundation as a veneer. The replacement must be similar in the cut of the stone and design of the mortar joints.
- New AspenModern foundations shall be handled on a case by case basis to ensure preservation of the design intent.

Response - The existing foundation is mixed - a wood skirt board is shown in the photo below and some areas are plywood or concrete. Painted metal flashing is proposed per Guideline 9.5.



Figure 7: Existing foundation detail.

9.6 Minimize the visual impact of lightwells.

- The size of any lightwell that faces a street should be minimized.
- Lightwells must be placed so that they are not immediately adjacent to character defining features, such as front porches.
- Lightwells must be protected with a flat grate, rather than a railing or may not be visible from a street.
- Lightwells that face a street must abut the building foundation and generally may not "float" in the landscape except where they are screened, or on an AspenModern site.

Response – Existing lightwell sizes and locations are not changed. The lightwell veneer and 6" curb are proposed to be grey concrete, replacing the existing red sandstone. The existing vertical metal railings are proposed to be replaced with simple metal mesh railing that is almost transparent – a sample will be provided at the HPC meeting.

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

- The specific methodology to be used in relocating the structure must be approved by the HPC.
- During the relocation process, panels must be mounted on the exterior of the building to protect existing openings and historic glass. Special care shall be taken to keep from damaging door and window frames and sashes in the process of covering the openings. Significant architectural details may need to be removed and securely stored until restoration.
- The structure is expected to be stored on its original site during the construction process. Proposals for temporary storage on a different parcel will be considered on a case by case basis and may require special conditions of approval.
- A historic resource may not be relocated outside of the City of Aspen.

Response – The project will comply with this requirement.

9.8 Proposals to relocate a building to a new site are highly discouraged.

- Permanently relocating a structure from where it was built to a new site is only allowed for special circumstances, where it is demonstrated to be the only preservation alternative.

Response – n/a.

Non-historic Addition

10.1 Preserve an older addition that has achieved historic significance in its own right.

Response – n/a.

10.2 A more recent addition that is not historically significant may be removed.

- For Aspen Victorian properties, HPC generally relies on the 1904 Sanborn Fire Insurance maps to determine which portions of a building are historically significant and must be preserved.
- HPC may insist on the removal of non-historic construction that is considered to be detrimental to the historic resource in any case when preservation benefits or variations are being approved.

Response – The existing non-historic addition is proposed to be removed.

Note: The remainder of Chapter 10 does not apply because no addition is proposed to the landmark.



Figure 8: Non-historic addition proposed to be removed.

New Buildings on Landmark Properties

11.1 Orient the new building to the street.

- Aspen Victorian buildings should be arranged parallel to the lot lines, maintaining the traditional grid pattern.
- AspenModern alignments shall be handled case-by-case.
- Generally, do not set the new structure forward of the historic resource. Alignment of their front setbacks is preferred. An exception may be made on a corner lot or where a recessed siting for the new structure is a better preservation outcome.

Response – The new building is orientation to Hopkins Avenue at the 10 feet front setback line. The landmark is in its original location which extends into the front setback about 4 feet. This historic condition is preserved; however, it prevents alignment of the front setbacks.



Figure 9: Rendering of front porch and entry to new home.

11.2 In a residential context, clearly define the primary entrance to a new building by using a front porch.

- The front porch shall be functional, and used as the means of access to the front door.
- A new porch must be similar in size and shape to those seen traditionally.

Response – The new house has a function front porch that is recessed similar to traditional 19th century porches. The front porch meets RDS requirements as described in Exhibit A.6.

11.3 Construct a new building to appear similar in scale and proportion with the historic buildings on a parcel.

- Subdivide larger masses into smaller "modules" that are similar in size to the historic buildings on the original site.
- Reflect the heights and proportions that characterize the historic resource.

Response - The new building is broken into smaller modules with a one story gable form as the primary street facing façade to relate to the proportions and height of the adjacent landmark. The new home steps up to two story after a 10' long one story flat roof connecting element to further push the two story massing to the rear of the site.

11.4 Design a front elevation to be similar in scale to the historic building.

- The primary plane of the front shall not appear taller than the historic structure.

Response – The front elevation of the new home is 16'2" to the ridge and the landmark is 14'9.5."There are natural grade changes and a large City spruce tree between the homes that break up the site as viewed in the renderings. The intent of the guideline – that front elevations are similar in scale- is met.



Figure 10: Comparison of front elevations.



Figure 11: Rendering comparison of front elevations. Note: The large City tree at center is to be protected during construction.

11.5 The intent of the historic landmark lot split is to remove most of the development potential from the historic resource and place it in the new structure(s).

- This should be kept in mind when determining how floor area will be allocated between structures proposed as part of a lot split.

Response – n/a. A lot split is not proposed; however, all non-historic floor area is allocated to the non-historic home. The entire project is about 300 sf under the maximum allowable floor area of 3,600 sf.

11.6 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 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.
- When choosing to relate to building form, use forms that are similar to the historic resource.
- When choosing to relate to materials, use materials that appear similar in scale and finish to those used historically on the site 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 of the historic resource.

Response – The new home relates to the landmark but is clearly a product of its own time.

Building Form: The primary roof form is a traditional gable and the slope matches the historic landmark.

Materials: Horizontal cedar siding is the primary material proposed for the new home. This relates to the horizontal siding that will be restored on the landmark. Exact details on material treatment (i.e. stain as illustrated in renderings) are being developed and will be provided at Final Review.

Fenestration: Windows relate to the vertical orientation of the landmark, but are contemporary in style and application. A street facing non-orthogonal window is proposed in the two story portion of the new home to clearly convey modern construction.

11.7 The imitation of older historic styles is discouraged.

- This blurs the distinction between old and new buildings.
- Overall, details shall be modest in character.

Response – The new home does not imitation a historic style. The details are modest and supportive of the landmark.



Figure 12: Rendering of east and rear elevations of new home.

Lighting and Mechanical

12.3 Exterior light fixtures should be simple in character.

- The design of a new fixture should be appropriate in form, finish, and scale with the structure.
- New fixtures should not reflect a different period of history than that of the affected building, or be associated with a different architectural style.
- Lighting should be placed in a manner that is consistent with the period of the building, and should not provide a level of illumination that is out of character.
- One light adjacent to each entry is appropriate on an Aspen Victorian residential structure. A recessed fixture, surface mounted light, pendant or sconce will be considered if suited to the building type or style.
- On commercial structures and AspenModern properties, recessed lights and concealed lights are often most appropriate.

Response – A preliminary lighting plan is noted on Sheet A1.02. Light fixtures have not been selected yet, and will be included in the Final HP application for review and approval.

12.4 Minimize the visual impacts of utilitarian areas, such as mechanical equipment and trash storage.

- Place mechanical equipment on the ground where it can be screened.
- Mechanical equipment may only be mounted on a building on an alley façade.
- Rooftop mechanical equipment or vents must be grouped together to minimize their visual impact. Where rooftop units are visible, it may be appropriate to provide screening with materials that are compatible with those of the building itself. Use the smallest, low profile units available for the purpose.
- Window air conditioning units are not allowed.
- Minimize the visual impacts of utility connections and service boxes. Group them in a discrete location. Use pedestals when possible, rather than mounting on a historic building.
- Paint mechanical equipment in a neutral color to minimize their appearance by blending with their backgrounds
- In general, mechanical equipment should be vented through the roof, rather than a wall, in a manner that has the least visual impact possible.
- Avoid surface mounted conduit on historic structures.

Response – Mechanical equipment and venting will be further developed after Conceptual approval is granted, and will be included in the final HP application for review and approval. A transformer meeting the City's requirements is shown on the site plan along the alley.

Sec. 26.415.080. Demolition of designated historic properties or properties within a historic district.

It is the intent of this Chapter to preserve the historic and architectural resources that have demonstrated significance to the community. Consequently, no demolition of properties designated on the Aspen Inventory of Historic Landmark Site and Structures or properties within a Historic District will be allowed unless approved by the HPC in accordance with the standards set forth in this Section.

4. The HPC shall review the application, the staff report and hear evidence presented by the property owners, parties of interest and members of the general public to determine if the standards for demolition approval have been met. Demolition shall be approved if it is demonstrated that the application meets any one of the following criteria:

    a) The property has been determined by the City to be an imminent hazard to public safety and the owner/applicant is unable to make the needed repairs in a timely manner,

    b) The structure is not structurally sound despite evidence of the owner's efforts to properly maintain the structure,

    c) The structure cannot practically be moved to another appropriate location in Aspen or

    d) No documentation exists to support or demonstrate that the property has historic, architectural, archaeological, engineering or cultural significance and

    Additionally, for approval to demolish, all of the following criteria must be met:

    a) The structure does not contribute to the significance of the parcel or Historic District in which it is located and

    b) The loss of the building, structure or object would not adversely affect the integrity of the Historic District or its historic, architectural or aesthetic relationship to adjacent designated properties and

    c) Demolition of the structure will be inconsequential to the historic preservation needs of the area.

Response – The historic home has been heavily altered over time with large non-historic additions to the south and east of the home. Demolition of all non-historic additions, including window replacements and front porch alterations, is proposed to restore the landmark to its original footprint and appearance per historic photographs and maps. Please refer to Sheet Z1.04 for a representation of demolition. This project meets the City's threshold for demolition; however, it is exempt from a demolition allotment per Land Use Code Section 26.580.050.f Exception for the removal of non-historic additions to designated historic structures.

26.415.090. Relocation of designated historic properties.

The intent of this Chapter is to preserve designated historic properties in their original locations as much of their significance is embodied in their setting and physical relationship to their surroundings as well as their association with events and people with ties to particular site. However, it is recognized that occasionally the relocation of a property may be appropriate as it provides an alternative to demolition or because it only has a limited impact on the attributes that make it significant.

C. Standards for the relocation of designated properties. Relocation for a building, structure or object will be approved if it is determined that it meets any one of the following standards:

1. *It is considered a noncontributing element of a historic district and its relocation will not affect the character of the historic district; or*
2. *It does not contribute to the overall character of the historic district or parcel on which it is located, and its relocation will not have an adverse impact on the Historic District or property; or*
3. *The owner has obtained a certificate of economic hardship; or*
4. *The relocation activity is demonstrated to be an acceptable preservation method given the character and integrity of the building, structure or object and its move will not adversely affect the integrity of the Historic District in which it was originally located or diminish the historic, architectural or aesthetic relationships of adjacent designated properties; and*

Additionally, for approval to relocate all of the following criteria must be met:

1. *It has been determined that the building, structure or object is capable of withstanding the physical impacts of relocation.*
2. *An appropriate receiving site has been identified; and*
3. *An acceptable plan has been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.*

Response – A crawl space already exists beneath the landmark and is proposed to remain. Temporary relocation is requested in case it is discovered that the existing foundation or crawl space need repairs that required underpinning or slightly lifting the home. We do not intent to move the house, but the condition of the foundation needs to be verified in the field during deconstruction.

While not technically relocation, this review is required to ensure the safety of the landmark during excavation. This request meets criteria 4 as only necessary repairs will be conducted. The landmark is not proposed to be relocated. Excavation will occur without any impact to the landmark. Design guidelines related to Chapter 9, Relocation, are addressed in Exhibit A.1. A letter from a house mover is attached as Exhibit A.4, and the building permit will include all required documentation if it is determined that temporary relocation is necessary.

bwr.pe

1010 W 24th St • Rifle, Colorado 81650
(970) 462-8853 • bwr@bwr.pe

March 1, 2024

Wheeler Clancy
Richard A. Wax & Associates
PO Box 7699
Aspen, Colorado 81612

Re: 325 West Hopkins Avenue Historic Residence Move

Dear Mr. Clancy:

It is my understanding that the historic residence at 325 West Hopkins Avenue in Aspen, Colorado, may need to be moved during the construction of the new residence that is to be built upon the same property. Following is my professional opinion of the general condition of the structure and its ability to withstand being moved.

At your request, I investigated the historic residence on August 4, 2023. The original house, built in 1888, is constructed of light wood framing at the roof and walls. The floor framing and foundation were not exposed to view at the time, but it seemed clear from my observations that the floor framing is also of light wood construction. The home was expanded in an unknown year, presumably in the 1980s based on information collected from the Pitkin County Assessor website, wherein a significant portion of the existing south exterior wall near the east end had been removed to connect the historic house with an addition that more than doubled its original footprint. In the current project, it is desired to demolish the expansion and restore the historic home to its original configuration.

The original, historic residence appeared to be generally in good condition and may be moved without complication. Minor preparations may be required before movement (e.g. lifting beams and perhaps bracing) as well as minor remediation after being moved to its final location (e.g. restoration of the wall that was removed in the prior expansion project).

If you have further questions, please contact me for discussion.

Sincerely,
BWR.PE LLC



Brian Rossiter, PE
Principal

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.

Response – The landmark is in its original location based on historic maps. The requested setback variations allow the historic home to remain in its original location. Preserving the original location is important to the integrity of the property and historic context, and contributes to the overall sense of place in the neighborhood which contains numerous AspenVictorian properties along Hopkins and Hyman Avenues.

The following setback variations are requested:

Table 1: Setback variations for historic condition

	R-6 Requirement	Historic condition/ variation request
Front Setback (north)	10 ft.	5 ft. 10.25 in. provided *4 ft. 1.75 in. variation requested*
Side Setback (east)	5 ft.	1 ft. 1.75 in. provided *3 ft. 10.25 in variation requested*

Residential Design Standards

Administrative Compliance Review Applicant Checklist

THE CITY OF ASPEN

Address: 325 West Hopkins Avenue
Parcel ID: 2735-124-64-002
Zone District/PD: R-6

Representative: BendonAdams, Sara Adams
Email: sara@bendonadams.com
Phone: 970-925-2855 x2

Instructions: Please fill out the checklist below, marking whether the proposed design complies with the applicable standard as written or is requesting Alternative Compliance (only permitted for Flexible standards). Also include the sheet #(s) demonstrating the applicable standard. If a standard does not apply, please mark N/A and include in the Notes section why it does not apply. If Alternative Compliance is requested for a Flexible standard, include in the Notes section how the proposed design meets the intent of the standard(s). Additional sheets/graphics may be attached.

Disclaimer: This application is only valid for the attached design. If any element of the design subject to Residential Design Standards changes prior to or during building permit review, the applicant shall be required to apply for a new Administrative Compliance Review.

Standard	Complies	Alternative Compliance	N/A	Sheet #(s)/Notes
B.1.Articulation of Building Mass (Non-flexible)	✔			d.2 offset with one story ground connector is proposed. Sheet A1.06.
B.2.Building Orientation (Flexible)	✔			d.1 strong orientation requirement is met. Sheet A1.06.
B.3.Build-to Requirement (Flexible)	✔			60% of front facade is within 5' of 10' front setback. Sheet A1.06.
B.4.One Story Element (Flexible)	✔			d.2 Loggia is 8' deep and more than 50 sf in size. Sheet A1.06.
C.1.Garage Access (Non-flexible)	✔			Access is provided from the alley.
C.2.Garage Placement (Non-flexible)			✔	
C.3.Garage Dimensions (Flexible)	✔			Garage is less than 24'. Sheet A1.06.

Residential Design Standards

Administrative Compliance Review Applicant Checklist

Disclaimer: This application is only valid for the attached design. If any element of the design subject to Residential Design Standards changes prior to or during building permit review, the applicant shall be required to apply for a new Administrative Compliance Review.

Standard	Complies	Alternative Compliance	N/A	Sheet #(s)/Notes
C.4.Garage Door Design (Flexible)	✔			Single garage door designed to appear as two doors. Sheet A2.03
D.1.Entry Connection (Non-flexible)	✔			d.2 is met with the front porch and demarcated pathway.Sheet A1.06
D.2.Door Height (Flexible)	✔			Door is 8' tall. Sheet A2.02
D.3.Entry Porch (Flexible)	✔			One story height is met. Sheet A2.02
E.1.Principle Window (Flexible)	✔			Street facing window is 7'6" x 5'. Sheet A2.02
E.2.Window Placement (Flexible)	✔			Street facing window is one story in height. Sheet A2.03
E.3.Nonorthogonal Window Limit (Flexible)	✔			One non-orthogonal windows on front facade. Sheet A2.03
E.4.Lightwell/Stairwell Location (Flexible)	✔			All lightwells are behind frontmost wall of building. Sheet A1.06.
E.5.Materials (Flexible)	✔			Materials are consistent with historic character. Sheet A2.03.

	R6 requirement	Existing Conditions	Proposal
Minimum lot size	3,000 sf	6,000 sf	NO CHANGE
Minimum net lot area per dwelling unit	3,000 sf for landmark properties	3,000 sf	NO CHANGE
Minimum lot width	30 feet	60 ft.	NO CHANGE
Minimum front yard	10 feet primary 15 feet accessory	5 ft. 10.25 in.	NO CHANGE – historic 10 feet – new
Minimum side yards	5 feet per side	~1 ft. 1.75 in. east ~5 ft. west	NO CHANGE – historic (east) 5 ft. new (west)
	15 feet combined	~6 ft. 1.75 in.	n/a – 10 ft. distance between buildings met
Minimum rear yard	10 feet living space 5 feet garage	~ 50 feet?	10 feet living space 10 feet garage
Maximum height	25 feet	One story	23 ft. 2 in. – new
Floor Area	3,600 sf	1,715 sf	3,306 sf
Site coverage	50%	29%	45%
Minimum distance between buildings	5 feet	n/a – buildings are connected	10 ft.
Proposed % of demolition	n/a	n/a	73%

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

Project Name and Address: 325 West Hopkins Avenue, Aspen, CO 81611

Parcel ID # (REQUIRED) 2735-124-64-002

APPLICANT:

Name: 325 W Hopkins LLC

Address: P.O. Box 7699

Phone #: 970-920-0236 email: wheeler@rwaspen.com

REPRESENTATIVE:

Name: Sara Adams, BendonAdams

Address: 300 S. Spring Street, #202, Aspen, CO 81611

Phone#: 970-925-2855 email: sara@bendonadams.com

Description: Existing and Proposed Conditions

Restore historic miner's cabin by removing non-historic additions. Construct a new detached single family home on the property. A total of two detached single family homes are proposed for the designated historic 6,000 sf lot in the R-6 zone district.

Review: Administrative o[r] Board Review

Required Land Use Review(s): Major Development -HP Review, Demolition, Relocation, Setback variances for historic location, RDS for new home.

Growth Management Quota System (GMQS) required fields:

Net Leasable square footage n/a **Lodge Pillows** n/a **Free Market dwelling units** 2

Affordable Housing dwelling units 0 **Essential Public Facility square footage** n/a

Have you included the following?

FEES DUE: $ 1,950

- [x] **Pre-Application Conference Summary**
- [x] **Signed Fee Agreement**
- [x] **HOA Compliance form**
- [x] **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

Project and Location 325 West Hopkins Avenue, Aspen, CO 81611

Applicant: 325 W Hopkins LLC, represented by BendonAdams

Zone District: R-6 **Gross Lot Area:** 6,000 **Net Lot Area:** 6,000

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

Please fill out all relevant dimensions

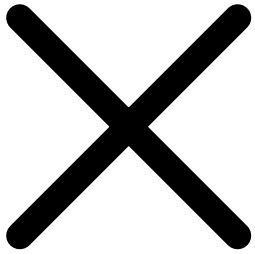
Single Family and Duplex Residential

	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 _____			

Please reference next page for dimenions.

Multi-family Residential

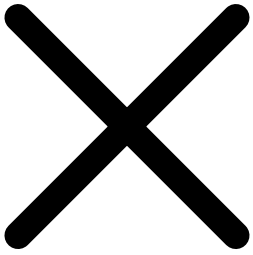
	Existing	Allowed	Proposed
1) Number of Units			
2) Parcel Density (see 26.710.090.C.10)			
3) FAR (Floor Area Ratio)			
4) Floor Area (square feet)			
4) Maximum Height			
5) Front Setback			
6) Rear Setback			
7) Side Setbacks			
Proposed % of demolition _____			



Commercial

Proposed Use(s)_____

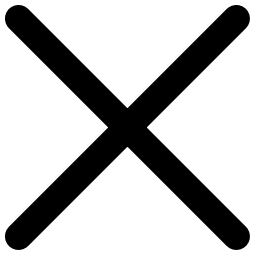
	Existing	Allowed	Proposed
1) FAR (Floor Area Ratio)			
2) Floor Area (square feet)			
3) Maximum Height			
4) Off-Street Parking Spaces			
5) Second Tier (square feet)			
6) Pedestrian Amenity (square feet)			
Proposed % of demolition _____			



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:

West side yard setback and north front yard setback encroachments- the historic house is in its original location, this is a histo condition.

Variations requested:

West side yard and north front yard setbacks to maintain historic location of landmark.

CITY OF ASPEN

PRE-APPLICATION SUMMARY

DATE: August 10, 2023
PLANNER: Stuart Hayden, Planner II, Historic Preservation, Stuart.Hayden@aspen.gov
REPRESENTATIVE: Sara Adams, BendonAdams, sara@bendonadams.com
PROJECT LOCATION: 325 W. Hopkins Ave.
REQUEST: Historic Preservation – Major Development Review, Relocation, FAR Bonus

DESCRIPTION: 325 W. Hopkins Ave. is a historically designated miner's cottage on a 6,000 sq. ft. lot in the R-6 zone district. Although the construction date is unknown, by 1890 the subject property included a single-story, wood-frame Miner's Cottage with a cross-gable roof, and a front porch sited toward the front of Lot C of Block 46, City and Townsite of Aspen. In the 1980s, the construction of a large, one-story, gable-roofed addition to the southeast corner of the historic structure and a new rear patio expanded its footprint into the heretofore relatively undeveloped eastern half of the property, Lot D.

The proposed project includes the demolition of all non-historic additions to the historic footprint of the structure, as well as the construction of a new detached dwelling unit elsewhere on the property. The applicant may also pursue a floor area ratio (FAR) bonus to offset the proposed restoration of the historic structure pursuant to section 26.415.110 "Historic Preservation – Benefits" of the Aspen Land Use Code

The scope of work qualifies as Major Development, requiring a two-step review process. During the Conceptual Design review, the Historic Preservation Commission (HPC) will consider the proposed mass, scale, and site plan, as well as any benefits requested by the applicant. City staff will inform the City Council of the HPC decision, allowing them the opportunity to uphold or "Call Up" aspects of the decision for further discussion, a standard practice for all significant projects. Following the Notice of Call Up, HPC will conduct a Final Design review to consider the proposed landscape, lighting, and materials.

HPC will evaluate the project according to the Aspen Land Use Code and Historic Preservation Design Guidelines. The proposed new building is also subject to the Residential Design Standard Review (RDS) and Administrative Growth Management mitigation for affordable housing. It may necessitate providing Certificates of Affordable Housing Credit, or the deferral thereof.

RELEVANT LAND USE CODE SECTIONS:

Section Number	Section Title
26.304.010	Common Development Review Procedures – General
26.410	Residential Design Standards (RDS)
26.415.070.D	Historic Preservation – Major Development
26.415.110	Historic Preservation – Benefits
26.470.090	Growth Management Quota System – Administrative Applications
26.575.020	Calculations and Measurements
26.710.040	Medium-Density Residential (R-6)

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 recommendations
- HPC for conceptual and final review decisions
- City Council for Notice of Call Up

PUBLIC HEARING:

- Yes, at HPC's Conceptual and Final Reviews

PLANNING FEES: **$1,950** for 6 billable hours of staff time (Additional/fewer hours will be billed/ refunded at a rate of $325 per hour). This fee will be due at Conceptual and Final submittal.

REFERRAL FEES: **$0.** Staff will seek referral comments from the Building, Zoning, Engineering and Parks Departments regarding any relevant code requirements or considerations. There will be no Development Review Committee meeting or referral fees.

TOTAL DEPOSIT: **$1,950 at Conceptual and Final** (additional/lesser planning hours are billed/refunded at a rate of $325/hour).

APPLICATION CHECKLIST:

Below is a list of submittal requirements. Please email the entire application as one .pdf to stuart.hayden@aspen.gov. After determining the application to be complete, City staff will request payment of the application fee.

- ☐ 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.
- ☐ 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 a 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 work complies with the relevant Historic Preservation Guidelines and any other relevant land use codes.
- ☐ An existing and proposed site plan showing property boundaries, setbacks and parking.

- ☐ Existing and proposed scaled drawings of the structures clearly depicting their form, height, mass/scale and roof plans and all proposed exterior alterations.

- ☐ An accurate representation of all building materials and finishes to be used in the development.

- ☐ Relevant cut-sheets/technical specification documents for all materials.

- ☐ Supplemental media providing 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.

For **Conceptual Review,** the following will need to be submitted in addition to the items listed above:

- ☐ A preliminary stormwater design.

For **Final Review,** the following items will need to be submitted in addition to the items listed above:

- ☐ Drawings of the street facing facades must be provided at ¼" scale.

- ☐ Final selection of all exterior materials, and samples or clearly illustrated photographs. Samples are preferred for the presentation to HPC.

- ☐ A lighting plan and landscape plan, including any visible stormwater mitigation features.

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.

BendonAdams

February 26, 2024

Bob Narracci
Planning Director
City of Aspen
427 Rio Grande Place
Aspen, Colorado 81611

RE: 325 West Hopkins Avenue; Aspen, CO

Mr. Narracci:

Please accept this letter authorizing BendonAdams LLC to represent our ownership interests in 325 West Hopkins Avenue, and act on our behalf on matters reasonably associated in securing land use approvals for the property.

If there are any questions about the foregoing or if I can assist, please do not hesitate to contact me.

Property – 325 West Hopkins Avenue; Aspen, CO 81611

Legal Description – Lots C and D, Block 46, City and Townsite of Aspen, Colorado

Parcel ID – 2735-124-64-002

Owner – 325 West Hopkins LLC, a Colorado limited liability company

Kind Regards,



325 W Hopkins LLC
PO Box 7699
Aspen, CO 81621

RECEPTION#: 695783, R: $13.00, D: $0.00, 06/29/2023 at 01:58:31 PM, Pgs 1 of 1, Ingrid K. Grueter, Pitkin County, CO

STATEMENT OF AUTHORITY

1. This **STATEMENT OF AUTHORITY** relates to entity named

   325 W HOPKINS LLC, A COLORADO LIMITED LIABILITY COMPANY

   and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a : **Limited Liability Company**

3. The entity is formed under the laws of the state of **Colorado**

4. The mailing address of the entity is:
   PO Box 7699
   Aspen, CO 81612

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is/are:
   Vincent Coghlan, Manager and/or Richard Wax, Manager

6. The authority of each of the foregoing person(s) to bind the entity is
   X not limited *(check one)*
   ☐ limited as follows:

   _____
   _____
   _____

7. Other matters concerning the manner in which the entity deals with interests in the property:

   _____
   _____
   _____

325 W Hopkins LLC, a Colorado limited liability company

By: _____
Vincent Coghlan, Manager

State of **Colorado**
County of **Pitkin**

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 27th day of **June, 2023,** by **Vincent Coghlan, Manager of 325 W Hopkins LLC, a Colorado limited liability company**

My Commission expires:

KATHARINE STASKAUSKAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20054035441
My Commission Expires December 7, 2025

Witness my hand and official seal.

Katharine Staskauskas
Notary Public

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

COMMITMENT TRANSMITTAL

Commitment Ordered By:
Kaitlin Roos
Richard Wax & Associates
PO Box 7699
Aspen, CO 81612
Phone: 970-920-0236 Fax:
email: kaitlin@rwaspen.com

Inquiries should be directed to:
Title Company of the Rockies
711 E. Valley Rd, Unit 201B
Basalt, CO 81621
Phone: 970-366-4111 Fax: 970-672-1576
email:

Commitment Number:	7002675-C
Buyer's Name(s):	Purchaser with contractual rights under a purchaser agreement with the vested owner identified at item 4 below
Seller's Name(s):	325 W Hopkins LLC, a Colorado limited liability company
Property:	325 West Hopkins Avenue, Aspen, CO 81611 City and Townsite of Aspen, Block 46, Lot C & D, Pitkin County, CO

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Purchaser with contractual rights under a purchaser agreement with the vested owner identified at item 4 below

Vincent Coghlan, Manager
325 W Hopkins LLC, a Colorado limited liability company

COLORADO NOTARIES MAY REMOTELY NOTARIZE REAL ESTATE DEEDS AND OTHER DOCUMENTS USING REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY. YOU MAY CHOOSE NOT TO USE REMOTE NOTARIZATION FOR ANY DOCUMENT.

Title Company of the Rockies maintains branch operations in Eagle, Garfield, Grand, Lake, Moffat (dba Northwest Title Company), Pitkin, Routt, and Summit Counties along with Front Range coverage. Closing services are available for all Mountain Communities, throughout the State of Colorado, and on a nationwide basis. Experience the Experience, www.titlecorockies.com

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Commitment Number:	7002675-C
Buyer's Name(s):	Purchaser with contractual rights under a purchaser agreement with the vested owner identified at item 4 below
Seller's Name(s):	325 W Hopkins LLC, a Colorado limited liability company
Property:	325 West Hopkins Avenue, Aspen, CO 81611 City and Townsite of Aspen, Block 46, Lot C & D, Pitkin County, CO

TITLE CHARGES

These charges are based on issuance of the policy or policies described in the attached Commitment for Title Insurance, and includes premiums for the proposed coverage amount(s) and endorsement(s) referred to therein, and may also include additional work and/or third party charges related thereto.

If applicable, the designation of "Buyer" and "Seller" shown below may be based on traditional settlement practices in Pitkin County, Colorado, and/or certain terms of any contract, or other information provided with the Application for Title Insurance.

Owner's Policy Premium:	
Loan Policy Premium:	
Additional Lender Charge(s):	
Additional Other Charge(s):	
Tax Certificate:	
Total Endorsement Charge(s):	
TBD Charge(s):	$300.00
TOTAL CHARGES:	**$300.00**

COMMITMENT FOR TITLE INSURANCE

Issued by

TITLE COMPANY of the rockies

as agent for

Chicago Title Insurance Company

SCHEDULE A

Reference: **Commitment Number:** 7002675-C

1. Effective Date: **February 16, 2024, 7:00 am** Issue Date: **February 28, 2024**

2. Policy (or Policies) to be issued:

   ALTA® 2021 Owner's Policy Policy Amount: *Amount to be Determined*
   Premium: *Amount to be Determined*

   Proposed Insured: **Purchaser with contractual rights under a purchaser agreement with the vested owner identified at item 4 below**

3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:
   325 W Hopkins LLC, a Colorado limited liability company

5. The Land is described as follows:

   FOR LEGAL DESCRIPTION SEE SCHEDULE A CONTINUED ON NEXT PAGE
   For Informational Purposes Only - APN: **2735152464002/R00213**

Countersigned
Title Company of the Rockies, LLC

By: _____

Staci Stamps

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment No: **7002675-C**

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of Pitkin, State of Colorado, and described as follows:

Lots C and D, in Block 46,
CITY AND TOWNSITE OF ASPEN

For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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Commitment No: **7002675-C**

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

SCHEDULE B, PART I
Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Evidence satisfactory to the Company or its duly authorized agent either (a) that the "real estate transfer taxes" imposed by Ordinance No. 20 (Series of 1979), and by Ordinance No. 13, (Series of 1990), of the City of Aspen, Colorado have been paid, and that the liens imposed thereby have been fully satisfied, or (b) that Certificates of Exemption have been issued pursuant to the provisions thereof.

NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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6. A satisfactory Land Survey Plat, Improvement Survey Plat or ALTA Land Title Survey must be furnished to the company. Exception will be taken to any and all adverse matters disclosed thereby. OR
Execution of an acceptable survey affidavit certifying that there have been no new improvements constructed or major structural changes made on the subject property since Improvement Survey Plat at Job No. 230539, Dated 05/2023, Prepared by Aspen Survey.

7. Deed from 325 W Hopkins LLC, a Colorado limited liability company to Purchaser with contractual rights under a purchaser agreement with the vested owner identified at item 4 below.

NOTE: Duly executed real property transfer declaration, executed by either the Grantor or Grantee, to accompany the Deed mentioned above, pursuant to Article 14 of House Bill No. 1288-CRA 39-14-102.

NOTE: Statement of Authority for 325 W Hopkins LLC, a Colorado limited liability company, recorded June 29, 2023 as Reception No. 695783, discloses that the names and addresses of the manager(s) or member(s) authorized to act on behalf of the limited liability company are as follows:

Vincent Coghlan, Manager and/or Richard Wax, Manager

The Owner's Policy, when issued, will not contain Exceptions No. 1, 2, 3 and 4, provided that:

(A) The enclosed form of indemnity agreement or final affidavit and agreement is properly executed and acknowledged by the party(ies) indicated and returned to the Company or its duly authorized agent,

(B) The Company or its duly authorized agent receives and approves a Land Survey Plat, Improvement Survey Plat or ALTA survey properly certified by a registered surveyor or engineer, and/OR
Execution of an acceptable survey affidavit certifying that there have been no new improvements constructed or major structural changes made on the subject property since Improvement Survey Plat at Job No. 230539, Dated 05/2023, Prepared by Aspen Survey.

(C) Applicable scheduled charges in the amount of $TBD.00 are paid to the Company or its duly authorized agent.

NOTE: EXCEPTION NO. 5 UNDER SCHEDULE B, SECTION 2 OF THIS COMMITMENT WILL NOT APPEAR IN THE POLICY OR POLICIES TO BE ISSUED PURSUANT HERETO, PROVIDED THAT (A) THE DOCUMENTS CONTEMPLATED BY THE REQUIREMENTS SET FORTH IN SCHEDULE B, SECTION 1 OF THIS COMMITMENT ARE SUBMITTED TO

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AND APPROVED AND RECORDED BY THE COMPANY OR ITS DULY AUTHORIZED AGENT, AND (B) AN EXAMINATION OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO BY THE COMPANY OR ITS DULY AUTHORIZED AGENT DISCLOSES THAT NO DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS HAVE BEEN RECORDED IN SUCH RECORDS SUBSEQUENT TO THE EFFECTIVE DATE HEREOF.

THE COMPANY RESERVES THE RIGHT TO CONDUCT AN ADDITIONAL SEARCH OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO FOR JUDGMENT LIENS, TAX LIENS OR OTHER SIMILAR OR DISSIMILAR INVOLUNTARY MATTERS AFFECTING THE GRANTEE OR GRANTEES, AND TO MAKE SUCH ADDITIONAL REQUIREMENTS AS IT DEEMS NECESSARY, AFTER THE IDENTITY OF THE GRANTEE OR GRANTEES HAS BEEN DISCLOSED TO THE COMPANY.

NOTE: THIS COMMITMENT IS ISSUED UPON THE EXPRESS AGREEMENT AND UNDERSTANDING THAT THE APPLICABLE PREMIUMS, CHARGES AND FEES SHALL BE PAID BY THE APPLICANT IF THE APPLICANT AND/OR ITS DESIGNEE OR NOMINEE CLOSES THE TRANSACTION CONTEMPLATED BY OR OTHERWISE RELIES UPON THE COMMITMENT, ALL IN ACCORDANCE WITH THE RULES AND SCHEDULES OF RATES ON FILE WITH THE COLORADO DEPARTMENT OF INSURANCE.

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Commitment No: **7002675-C**

SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, right, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.

2. Easements or claims of easements, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. Reservations and Exceptions as set forth in the Deed from the City of Aspen recorded November 14, 1891 in Book 79 at Page 41 and recorded April 7, 1890 in Book 79 at Page 6 providing as follows: "That no title shall be hereby acquired to to any mine of gold, silver, cinnabar or copper or to any valid mining claims or possession held under existing laws."

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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8. Terms, conditions, provisions and obligations contained in the Utility Easement Agreement recorded December 11, 1986 in Book 524 at Page 947 as Reception No. 284010. (Located within Lots D and E)

9. Terms, conditions, provisions and obligations contained in the City of Aspen Certificate of No Negative Effect recorded October 31, 2023 as Reception No. 698462.

10. All matters shown on Improvement Survey Plat at Job No. 230539, Dated 05/2023, Prepared by Aspen Survey.

NOTE: Effective May 24th, 2023, the Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form("ICF") prior to closing the transaction contemplated herein. This affects the following counties, Adams, Arapahoe, Clear Creek, Denver, Douglas, Eagle, Elbert, El Paso, Fremont, Jefferson, Mesa, Pitkin, Pueblo, and Summit.

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DISCLOSURE STATEMENTS

Note 1: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII, requires that "Every Title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the Title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." (Gap Protection)

Note 2: Exception No. 4 of Schedule B, Section 2 of this Commitment may be deleted from the Owner's Policy to be issued hereunder upon compliance with the following conditions:

1. The Land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
2. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
4. Any deviation from conditions A though C above is subject to such additional requirements or Information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
5. Payment of the premium for said coverage.

Note 3: The following disclosures are hereby made pursuant to §10-11-122, C.R.S.:

(i) The subject real property may be located in a special taxing district;
(ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
(iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds $100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding).

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:

(a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property, and

(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch the clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy:
We will not reveal nonpublic personal customer information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

Note 8: Records:
Regulation 3-5-1 Section 7 (N) provides that each title entity shall maintain adequate documentation and

records sufficient to show compliance with this regulation and Title 10 of the Colorado Revised Statutes for a period of not less than seven (7) years, except as otherwise permitted by law.

Note 9: Pursuant Regulation 3-5-1 Section 9 (F) notice is hereby given that "A title entity shall not earn interest on fiduciary funds unless disclosure is made to all necessary parties to a transaction that interest is or has been earned. Said disclosure must offer the opportunity to receive payment of any interest earned on such funds beyond any administrative fees as may be on file with the division. Said disclosure must be clear and conspicuous, and may be made at any time up to and including closing."
Be advised that the closing agent will or could charge an Administrative Fee for processing such an additional services request and any resulting payee will also be subjected to a W-9 or other required tax documentation for such purpose(s).
Be further advised that, for many transactions, the imposed Administrative Fee associated with such an additional service may exceed any such interest earned.
Therefore, you may have the right to some of the interest earned over and above the Administrative Fee, if applicable (e.g., any money over any administrative fees involved in figuring the amounts earned).

Note 10: Pursuant to Regulation 3-5-1 Section 9 (G) notice is hereby given that "Until a title entity receives written instructions pertaining to the holding of fiduciary funds, in a form agreeable to the title entity, it shall comply with the following:

1. The title entity shall deposit funds into an escrow, trust, or other fiduciary account and hold them in a fiduciary capacity.
2. The title entity shall use any funds designated as "earnest money" for the consummation of the transaction as evidenced by the contract to buy and sell real estate applicable to said transaction, except as otherwise provided in this section. If the transaction does not close, the title entity shall:
   (a) Release the earnest money funds as directed by written instructions signed by both the buyer and seller; or
   (b) If acceptable written instructions are not received, uncontested funds shall be held by the title entity for 180 days from the scheduled date of closing, after which the title entity shall return said funds to the payor.
3. In the event of any controversy regarding the funds held by the title entity (notwithstanding any termination of the contract), the title entity shall not be required to take any action unless and until such controversy is resolved. At its option and discretion, the title entity may:
   (a) Await any proceeding; or
   (b) Interplead all parties and deposit such funds into a court of competent jurisdiction, and recover court costs and reasonable attorney and legal fees; or
   (c) Deliver written notice to the buyer and seller that unless the title entity receives a copy of a summons and complaint or claim (between buyer and seller), containing the case number of the lawsuit or lawsuits, within 120 days of the title entity's written notice delivered to the parties, title entity shall return the funds to the depositing party."

DISCLOSURE STATEMENT

· Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.

· Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Title Company of the Rockies, LLC conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.

· Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.

· Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: “A closing protection letter is available to be issued to lenders, buyers and sellers”

· If the sales price of the subject property exceeds $100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).

· Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.

· Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.

· Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

· Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

· Pursuant to Section 10-11-122 of the Colorado Revised Statutes, 1987 the Company is required to disclose the following information:

o The subject property may be located in a special taxing district.
o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
o Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

· Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

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d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Anti-Fraud Statement

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed to and made a part of this policy.

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

Agreement to Pay Application Fees

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

Please type or print in all caps

Address of Property: 325 West Hopkins Ave., Aspen

Property Owner Name: 325 W Hopkins LLC Representative Name (if different from Property Owner) BendonAdams

Billing Name and Address - Send Bills to:

PO Box 7699, Aspen CO 81612

Contact info for billing: e-mail: kailtin@rwaspen.com wheeler@rwaspen.com Phone: 970-920-0236

I understand that the City has adopted, via Ordinance No. 30, Series of 2017, 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 that 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.

$._____flat fee for_____. $._____flat fee for _____

$._____flat fee for_____. $._____flat fee for _____

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 mailed 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 no-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 and 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 the processing of my application at the hourly rates hereinafter stated.

$ 1,950 deposit for 6 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:

_____

Ben Anderson, AICP
Community Development Director

City Use:
Fees Due: $_____ Received $_____
Case #_____

Signature: _____

PRINT Name: Richard Wax

Title: Owner

Exhibit G

Homeowner Association Compliance Policy

All land use applications within the City of Aspen are required to include a Homeowner Association Compliance Form (this form) certifying the scope of work included in the land use application complies with all applicable covenants and homeowner association policies. The certification must be ***signed by the property owner or Attorney representing the property owner***.

Property Owner ("I"):	Name: 325 W Hopkins LLC	
	Email: wheeler@rwaspen.com	Phone No.: 970-920-0236
Address of Property: (subject of application)	325 West Hopkins Avenue Aspen, CO 81612	

I certify as follows: (pick one)

(RA) 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.

☐ 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: 2/26/2024

Owner printed name: Richard Wax _____

or,

Attorney signature: _____ date: _____

Attorney printed name: _____



325 West Hopkins - vicinity map

Exhibit H

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273512464002 on 02/26/2024

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

235 W HOPKINS B LLC
250 S OCEAN BLVD # 14A
BOCA RATON, FL 33432

430 WEST HOPKINS CONDO ASSOC
COMMON AREA
432 W HOPKINS AVE
ASPEN, CO 81611

437 W SMUGGLER LLC
510 MADISON AVE 18TH FL
NEW YORK, NY 10022

AJAX APARTMENTS CONDO ASSOC
COMMON AREA
301 W HYMAN AVE
ASPEN, CO 81611

AJOY ASPEN LLC
100 SE 3RD AVE #1850
FORT LAUDERDALE, FL 33394

ALLAN ANDREW S
154 MARION ST
DENVER, CO 80218

AML 103 LLC
605 W MAIN ST #2
ASPEN, CO 81611

AML 309 LLC
605 W MAIN ST #2
ASPEN, CO 81611

ANCALA SHADOWVIEW RETREAT LLC
10277 MACKENZIE WY
DUBLIN, OH 43017

ASPEN A CONDO ASSOC
COMMON AREA
308 W HOPKINS AVE
ASPEN, CO 81611

ASPEN CONDOS ASSOC
COMMON AREA
311 W MAIN ST
ASPEN, CO 81611

ASPEN HOMEOWNERS ASSOCIATION
311 W MAIN ST
ASPEN, CO 81611

ASPEN MEDICAL CENTER CONDO ASSOC
COMMON AREA
W MAIN ST
ASPEN, CO 81611

ASPEN MOUNTAIN LODGE UNIT 301 LLC
PO BOX 401
CONSHOHOCKEN, PA 19428

BEHRENDT H MICHAEL TRUST
334 W HYMAN AVE
ASPEN, CO 81611

BLUEGREEN VACATIONS UNLIMITED INC
4960 CONFERENCE WY N #100
BOCA RATON, FL 33431

BRAFMAN FAMILY TRUST
334 W HOPKINS
ASPEN, CO 81611

BRAFMAN STUART REV TRUST
5630 WISCONSIN AVE #401
CHEVY CHASE, MD 20815

BRAHMAN MARITAL TRUST
334 W HOPKINS
ASPEN, CO 81611

BROMLEY WENDI TRUST
315 W HYMAN AVE
ASPEN, CO 81611

BROWDE KRISTEN PRATA
888 BISCAYNE BLVD #2401
MIAMI, FL 33132

CHARY REV TRUST
334 PNTE BEDRA BLVD
PNTE VEDRA , FL 320821822

CHERNY ANDREA J
301 WEST HYMAN AVE #5
ASPEN, CO 81611

CITY OF ASPEN
427 RIO GRANDE PL
ASPEN, CO 81611

CLICK MARY JANE LIV TRUST
333 W MAIN #2A
ASPEN, CO 81611

CONNOR WILLIAM E II TRUST
990 S ROCK BLVD #F
RENO, NV 89502

DENBY SAMUEL ROBERT
331 W MAIN ST #B
ASPEN, CO 81611

DHM FAMILY TRST
2288 PEACHTREE RD, NW #12
ATLANTA, GA 30309

EDGEWATER PROPERTIES LLC
18081 BURT ST
OMAHA, NE 68022

EGBERT STEPHEN E
301 W HYMAN AVE #1
ASPEN, CO 81611

ELKMAX LLC
605 W MAIN ST #2
ASPEN, CO 81611

FINIGAN SC REAL ESTATE LLC
4851 BONITA BAY BLVD #2002
BONITA SPRINGS, FL 34134

FOOTHILLS CHAPEL LLC
6226 W JEFFERSON AVE
DENVER, CO 80235

FOSTER LOT 2 LLC
425 FILLMORE ST
DENVER, CO 80206

GILDENHORN MICHAEL S
5008 BALTON RD
BETHESDA, MD 20816

GOLDENBERG STEPHEN R
430 W HOPKINS #2
ASPEN, CO 81611

GOSS CHESTER A IV
PO BOX 9642
ASPEN, CO 81612

GUNN ROBERT W FAMILY TRST
409 OCEAN AVE
MARBLEHEAD, MA 01945

GUNNING JANINE L
420 CHATEAU WY
SNOWMASS , CO 81654

GUNNING RALPH
420 CHATEAU WY
SNOWMASS , CO 81654

HERRON APARTMENTS CONDO ASSOC
333 W MAIN ST
ASPEN, CO 81611

INNSBRUCK CONDO ASSOC
233 W MAIN ST
ASPEN, CO 81611

JACOBY FAMILY LP
3383 OCEAN DR
VERO BEACH, FL 32963

JEWISH RESOURCE CENTER CHABAD OF AS
435 W MAIN ST
ASPEN, CO 81612

JOHNSTON FAMILY TRUST
2018 PHALAROPE
COSTA MESA, CA 92626

KASPAR THERESA D
PO BOX 1637
ASPEN, CO 81612

KENDIG ROBERT & SUE
PO BOX 4649
ASPEN, CO 81612

KOSTER RYAN & SUANNE
400 W HOPKINS AVE #5
ASPEN, CO 81611

MARTEN RANDOLPH
129 MARTEN ST
MONDOVI, WI 54755

MARTIN SCOTT M
PO BOX 51
ASPEN, CO 81611

MCCARTY DANIEL L
PO BOX 4051
ASPEN, CO 81612

MILLER BRITT C
301 W HYMAN AVE APT 4
ASPEN, CO 816111625

MORGAN DONALD
2288 PEACHTREE RD, NW #12
ATLANTA, GA 30309

MOUNTAIN LODGE HOLDINGS LLC
605 W MAIN ST #2
ASPEN, CO 81611

NANOOK RIDGE LLC
324 W HOPKINS AVE #B
ASPEN, CO 81611

NEVINS NATHALIE R
301 W HYMAN AVE #3
ASPEN, CO 81611

NORTON CAPITAL PARTNERS LLLP
335 S SECOND ST
ASPEN, CO 81611

OOBASPEN LLC
320 PARK AVE 18TH FL
NEW YORK, NY 10022

PIONEER PARTNERS LTD
617 W MAIN ST #1B
ASPEN, CO 81611

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

PORTOFINO LLC
333 W MAIN ST #2B
ASPEN, CO 81611

POWDERDAYSKIING LLC
PO BOX 10261
ASPEN, CO 81612

RAINBOW CONNECTION PROPERTIES LLC
151 SUMMER ST #771
MORRISON, CO 80465

RESSEL THOMAS G
301 W HYMAN AVE #7
ASPEN, CO 816111625

REYNOLDS FRANK R IV
PO BOX 2725
ASPEN, CO 81612

ROSENTHAL DIANNE
PO BOX 10043
ASPEN, CO 816127311

SAND KATHERINE M
PO BOX 51
ASPEN, CO 81612

SCOTT BUILDING CONDO ASSOC
400 W HOPKINS AVE
ASPEN, CO 81611

SECOND STREET ASPEN LLC
533 E HOPKINS 3RD FL
ASPEN, CO 81611

SHADOW MOUNTAIN DUPLEX CONDO ASSO
COMMON AREA
W HOPKINS AVE
ASPEN, CO 81611

SHADOW MOUNTAIN LODGE CONDO ASSOC
COMMON AREA
W HOPKINS AVE
ASPEN, CO 81611

SHADOW MTN HOMEOWNER ASSOC
232 W HYMAN AVE
ASPEN, CO 81611

SHADOWVIEW CONDO ASSOC
320 W HOPKINS AVE
ASPEN, CO 81611

SHARRON W VALLIERE
638 S MAIN ST #3
STOWE, VT 056726200

SHERWIN ENTERPRISES LLC
1714 VISTA ST
DURHAM, NC 27701

SLONE MICHAEL DAVID II
4476 WATERSIDE CT
FAYETTEVILLE, AR 72703

STASPEN LLP
229 PEACHTREE HILLS AVE NE #438
ATLANTA , GA 303094420

SWISS CHALET/KITZBUHEL PARTNERSHIP
333 E DURANT AVE
ASPEN, CO 81611

TAD PROPERTIES LLC
PO BOX 9978
ASPEN, CO 81612

TEMPKINS HARRY & VIVIAN
605 LINCOLN RD #301
MIAMI BEACH, FL 33139

TRAN LAN D
PO BOX 2705
ASPEN, CO 81612

TWIN COASTS LTD
433 PLAZA REAL #275
BOCA RATON, FL 33432

UNDERWOOD AMOS
301 W HYMAN #6
ASPEN, CO 81611

UTOPIA LIVING ASPEN LLC
225 GEORGINA AVE
SANTA MONICA, CA 90402

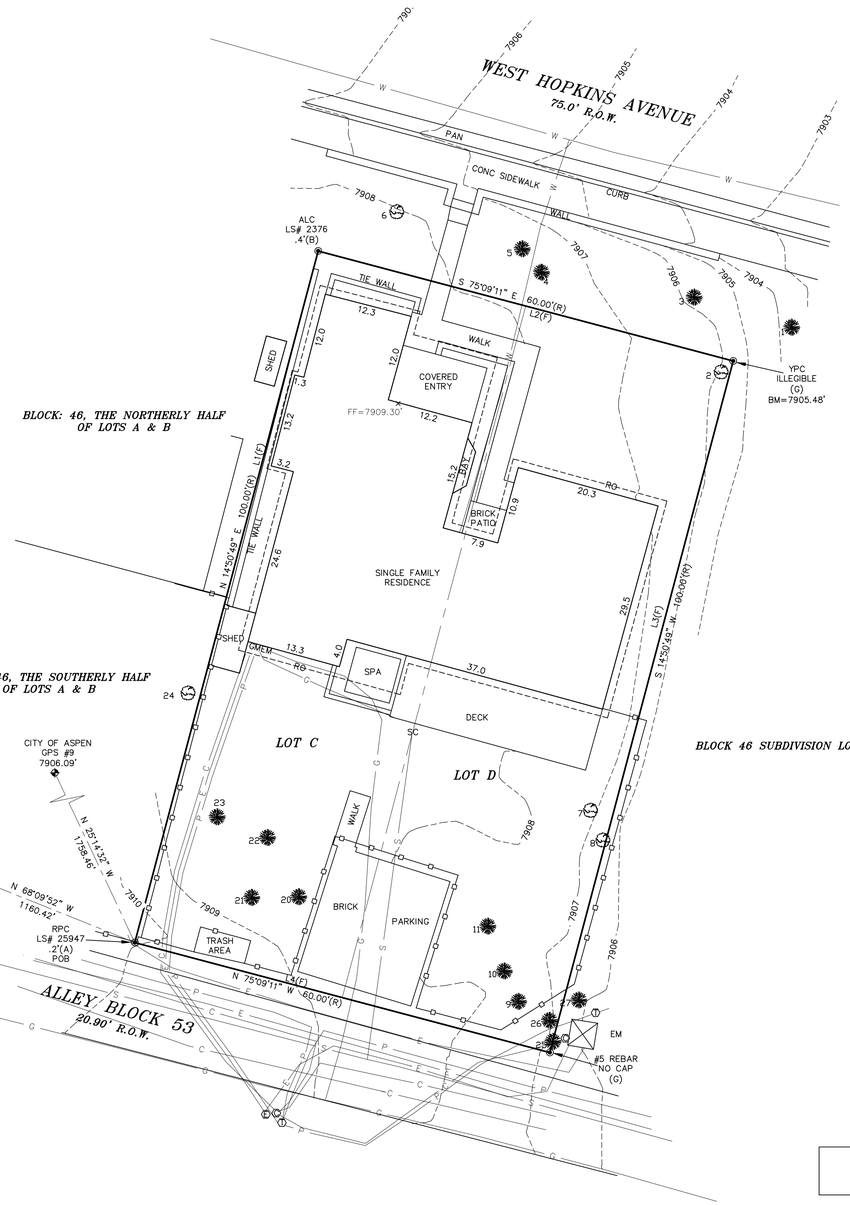
WEST ASPEN MOUNTAIN CONDO ASSOC
333 S SECOND ST
ASPEN, CO 81611

WEST SIDE CONDO ASSOC
234 W HOPKINS AVE
ASPEN, CO 81611

WINER CAROL G
6740 SELKIRK DR
BETHESDA , MD 20817

YOUNG PAUL III FAMILY TRUST
413 W HOPKINS AVE
ASPEN, CO 816111603

CITY OF ASPEN
IMPROVEMENT SURVEY PLAT
LOTS C AND D, BLOCK 46
CITY AND TOWNSITE OF ASPEN
PITKIN COUNTY, COLORADO

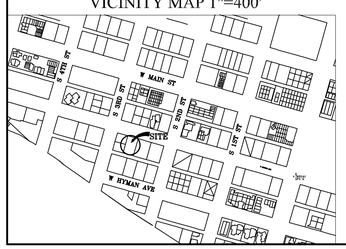


DECIDUOUS TREE

EVERGREEN TREE

TREE TABLE			
TREE ID#	TREE TYPE	TRUNK DIAMETER	DRIP LINE RADIUS
1	EVERGREEN	13"	18'
2	DECIDUOUS	30"	25'
3	EVERGREEN	11"	15'
4	EVERGREEN	14"	15'
5	EVERGREEN	17"	14'
6	DECIDUOUS	28"	20'
7	DECIDUOUS	8"	9'
8	DECIDUOUS	9"	13'
9	EVERGREEN	8"	8'
10	EVERGREEN	8"	9'
11	EVERGREEN	17"	15'
20	EVERGREEN	12"	9'
21	EVERGREEN	12"	13'
22	EVERGREEN	14"	11'
23	EVERGREEN	14"	10'
24	DECIDUOUS	6"	7'
25	EVERGREEN	7"	8'
26	EVERGREEN	6"	11'
27	EVERGREEN	8"	8'

VICINITY MAP 1"=400'



1" = 10'

NOTES

1) LEGAL DESCRIPTION:
LOTS C AND D, BLOCK 46, CITY AND TOWNSITE OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO.

2) BASIS OF BEARING:
BEARINGS BASED ON WEST LINE OF LOT C, BLOCK 46 ACCORDING TO THE 1959 OFFICIAL CITY OF ASPEN MAP RECORDED AS RECEPTION NO. 109023. BEING A BEARING OF N14°50'49"E BETWEEN A FOUND #4 REBAR AND 1" RPC LS# 25947 AT THE S.W. PROPERTY CORNER AND A FOUND #5 REBAR AND 1¼" ALC LS# 2376 AT THE N.W. PROPERTY CORNER.

3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE INFORMATION RELIED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY TITLE COMPANY OF THE ROCKIES, COMMITMENT NO. 7001635-C, DATED 07/26/2022.

4) UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.

5) ELEVATIONS BASED UPON CITY OF ASPEN GPS MONUMENT #9 (NAVD 1988 DATUM). BENCHMARK= 7905.48' AT N.E. PROPERTY CORNER. CONTOUR INTERVAL IS 1(ONE) FOOT.

6) ACCORDING TO FIRM MAP 0897C0354E, DATED AUGUST 15, 2019, SAID LOT IS CONSIDERED TO BE IN ZONE X AND OUTSIDE THE 500 YEAR FLOOD PLAIN.

7) CITY OF ASPEN BUILDING RESTRICTIONS:
SETBACK RESTRICTIONS: R-6 ZONE DISTRICT REGULATIONS.
SIDE YARDS: 5.0'
REAR YARD: 10.0'
FRONT YARD: 10.0'

8) DISTANCE TO NEAREST INTERSECTING STREET: 70'±.

9) NO NATURAL HAZARDS WERE FOUND TO AFFECT SAID PARCEL ACCORDING TO MAPS PROVIDED BY THE CITY OF ASPEN'S ENGINEERING DEPARTMENT.

10) POSTED ADDRESS IS 325 W FRANCIS,ASPEN, CO 81611.

11) UNDERGROUND UTILITIES SHOWN HEREON LOCATED BY OTHERS AND MAY BE APPROXIMATE.

12) LOT SIZE=6,000 SQUARE FEET OR 0.138 ACRES ±.

LEGEND

◉	INDICATES FOUND MONUMENT AS DESCRIBED.		
RPC	1" RED PLASTIC CAP ON #4 REBAR		
ALC	1¼" ALUMINUM CAP ON #5 REBAR		
YPC	1¼" YELLOW PLASTIC CAP ON #5 REBAR		
(A)	ABOVE GRADE		ELECTRIC TRANSFORMER
(G)	AT GRADE		TELEPHONE RISER
(B)	BELOW GRADE		CABLE RISER
(R)	RECORD	SC	SEWER CLEANOUT
(F)	FIELD	RO	ROOF OVERHANG
EM	ELECTRIC METER	BM	BENCHMARK
GM	GAS METER		FENCE LINE
FF	FINISHED FLOOR		

—— P —— BURIED TELEPHONE LINE
—— G —— BURIED GAS LINE
—— C —— BURIED COMMUNICATION LINE
—— E —— BURIED ELECTRICAL LINE
—— W —— BURIED WATER LINE
—— S —— BURIED SEWER LINE

SLOPE ANALYSIS

– SLOPES 0% < 20%(6,000 SF±)

LINE	BEARING	DISTANCE
L1	N 14°50'49" E	100.02'
L2	S 75°07'03" E	59.86'
L3	S 14°46'18" W	99.99'
L4	N 75°09'18" W	59.99'

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 06/2023 OF THE ABOVE DESCRIBED PARCEL OF LAND. THE LOCATION AND DIMENSIONS OF ALL IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THESE PREMISES ARE ACCURATELY SHOWN. ERROR OF CLOSURE IS LESS THAN 1/15,000.

MICHAEL P. LAFFERTY PLS. # 37972

DATE:

COLORADO LICENSED MICHAEL P. LAFFERTY 37972 1-11-24 PROFESSIONAL LAND SURVEYOR

ASPEN SURVEY
WWW.ASPENSURVEY.NET
210 S. Galena St. #29 Aspen, CO 81611
970.925.3816 contact@aspensurvey.net

DATE SURVEYED: 05/2023
DATE REVISED: 06/2023; 07/2023
FILE NO: 230539
CLIENT: WAX

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 the certification shown hereon.

325 West Hopkins Avenue

Historical Preservation Committee

Engineering Report

December 12, 2023

Prepared By:
Jay Engstrom, P.E.
Crystal River Civil, LLC
Carbondale, CO 81623
jay@crystalrivercivil.com
(970) 510-5312

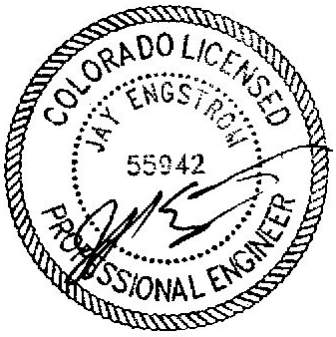


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1.0 General Information

1.1 Existing Conditions

The property being discussed in this report is addressed at 325 West Hopkins Avenue, Aspen, Colorado 81611. The site is located within downtown City of Aspen and is 2,999 sq. ft. in area. It is documented as parcel # 273512464002 and is described as Lot C and D, Block 46. The site is located on the south side of West Hopkins between South 3rd Street and South 2nd Street and is surrounded by other residential developments. A single-family home is located to the east and two smaller, developed, residential lots are located to the west, with West Hopkins Avenue Right-Of-Way to the north and an Alley Right-Of-Way to the south.



325 West Hopkins Avenue Vicinity Map

325 West Hopkins has a small, historic building that was built in 1888 located on the northwest corner of the lot. This building has been added onto and the additions extend further east up to the setback from the east property line. There is a relatively large backyard, with large evergreen trees following the alley property line. The grade throughout the site is relatively flat, with the overall grade change on the property not exceeding four feet from the southwest corner sloping towards the northeast corner. However, the Right-Of-Way to the north drops quickly after the property line down to the sidewalk below. There is a vertical drop of two to three feet in this distance with a small 18-inch retaining wall following the sidewalk, as well as multiple mature trees.

A City of Aspen Water Department water main is located under the West Hopkins Avenue Right-Of-Way. An existing water service runs south from the main line at the center of the property, under the large trees and into the front of the newer addition. The existing size and material is

unknown at this time. Aspen Consolidated Sanitation District, or ACSD, has a sewer main within the alley Right-Of-Way to the south. The existing home has a sewer service that extends south and ties into this sewer main. A City of Aspen Electric Department electric transformer is located on the neighboring property, just east of the southeast corner of 325. It is an older transformer, and it is the only transformer in the near proximity to the property under evaluation. Gas and communications are also located in the alley, with services extending onto the site.

A survey has been completed and is included with this submittal. Refer to this survey for additional information regarding all utilities and other existing conditions on and around the site.

1.2 Proposed Conditions

The proposed conditions for 325 West Hopkins Avenue include the demolition of the non-historic addition of the residence. The historic building will then be a standalone unit in the northwestern corner of the property and will be utilized as an Additional Dwelling Unit, or ADU. A new residence is proposed in an “L” around the historic building on the remaining areas of the developable site. A large, below-grade basement will encompass the entire site outside of the ten foot offset from the historic building. Patios and landscaping will surround and connect both the historic building and the new structure. A garage will be located on the southern side of the structure that will be accessed from the alleyway.

Improvements to the site patios, walkways, and landscaping surrounding the structure are included with the project. The development is considered a “Major Project” as per Table 1.1 of the City of Aspen Urban Runoff Management Plan (URMP). The parcel is zoned as residential and will not require a change in land use or zoning.

Currently there are no known drainage studies performed on or around the site. The project is not within a mudflow area as defined within the URMP. The project has been in discussions with the City of Aspen Engineering Department, and it has been determined that onsite detention will be utilized for stormwater management. All impervious areas are proposed to be routed to a drywell sized for full detention of the captured drainage basin. This drywell will be located below the foundation of the proposed structure and will be sized for full detention of the 100-year, 1-hour storm event.

Utility services will be improved to the site for the development. Upon inspection and sizing verification of the existing water line, a new water service may be necessary. This will require excavation into the West Hopkins Right-Of-Way and into 325 West Hopkins, which would be routed through the area that will minimally impact the existing trees. A new sanitary sewer service will replace the existing service to the main in the alley. A new transformer is proposed at the southern property line along the alleyway, as the existing transformer does not have capacity for the proposed conditions. This is shown on the architectural site plan, and it is understood the setback requirements for this transformer. Additionally, the gas and communications services will be upgraded and extended from the alley to the residence.

2.0 Drainage Basins and Subbasins

2.1 Onsite Drainage Basins

The property has been analyzed as one drainage basin, containing the entirety of the existing and proposed conditions. The point of concentration for the basin will be a drywell that is located under the proposed structure.

Basin 1 is composed of 3,451 square feet and is 100% impervious. This basin includes existing and proposed roof areas and proposed impervious patios. All areas outside of this basin on the site include landscaped areas, pervious paver patios and walkways, and a pervious paver driveway accessing the garage. Due to the pervious nature of the surrounding areas of the development, there will not impacts due to offsite drainage. The basin is collected by downspouts from the roof structure and several inlets strategically spaced in the hardscaping. All stormwater is conveyed to the drywell, which shall be located under the proposed structure. The drywell has been sized for full detention of a 100-year, 1-hour storm event, so no runoff will leave the premises. In the case of failure of the drywell, an emergency pump with alarm will release the runoff into the landscaping in front of the residence, where it would sheet flow into the right of way. This would enter the curb and gutter and release into a curb inlet located in West Hopkins between South 2nd Street and South 1st Street, one block away.

2.2 Offsite Drainage Basins

There are no offsite drainage patterns releasing onto 325 West Hopkins. Minor rutting within the alley way results in ponding, however drainage generally flows to the east. Any grading onsite will slope towards the alleyway and will not impact this area.

3.0 Low Impact Site Design

Low Impact Development (LID) aims to mimic the natural pre-development hydrologic patterns. The goal is to manage storm water as close to its source as is possible. The captured onsite basin is 100% impervious.

3.1 Principles

Principle 1: Consider storm water quality needs early in the design process.

The design team coordinated throughout the schematic design phase to coordinate with the City of Aspen Engineering Department to determine the stormwater management as effectively as possible, while effectively conceptualizing a stormwater system that meets requirements and needs. It was understood that the footprint of the building, existing trees, and the historic relevance was going to drive the design to minimize space for infrastructure and site disturbance.

Principle 2: Use the entire site when planning for storm water quality treatment.

Given the existing conditions, minimal space could be utilized for stormwater collection and treatment. Because of this, the only location for stormwater management is under the building.

Principle 3: Avoid unnecessary impervious area.

Impervious patio areas are proposed be kept to a minimum within the site. The only patios that are proposed impervious are on top of structure, so pervious pavers are not possible. Walkways around the building are proposed as pervious. There are no impervious areas proposed outside of the roof and the on-structure patios.

Principle 4: Reduce runoff rates and volumes to more closely match natural conditions.

All runoff from impervious surfaces on the property is collected and conveyed to a drywell, which has been sized for full detention of a 100-year storm event. Given this, there will be no runoff leaving the site in addition to the runoff from the offsite basin in the Right-Of-Way.

Principle 5: Integrate storm water quality management and flood control.

Adequately sizing the inlets and piping systems on site will significantly reduce the potential of flooding on site and into the neighboring parcels in the area.

Principle 6: Develop storm water quality facilities that enhance the site, the community, and the environment.

The onsite and offsite basin will be conveyed to the drywell located on the site. This will minimize impacts of stormwater on neighboring residences from the existing residence. The design allows for more than adequate drainage while having minimal visual impacts. Detention of the onsite runoff prevents any runoff from reaching the river and instead infiltrates the stormwater into the ground. This effectively minimizes impacts on the existing infrastructure and the Roaring Fork River.

Principle 7: Use treatment train approach.

Sumps will be proposed for the inlets in the pipe network to ensure treatment throughout the system. Additionally, the drywell will meet the City of Aspens requirements for a double chamber system, allowing for more filtration prior to infiltration.

Principle 8: Design sustainable facilities that can be safely maintained.

Inlets, piping, and the drywell will be vacuumed or flushed routinely to maintain adequate flows and proper treatment. The designed system includes cleanouts at roof drain connections and downspouts, simplified collection systems that minimize maintenance, and easy access to the whole system.

Principle 9: Design and maintain facilities with public safety in mind.

The proposed design for the walkways and patios will allow for adequate drainage, and minimizes ice buildup and dangerous conditions. Walkways and stairways will be pitched at recommended slopes and within building code thresholds to allow for safe circulation within the property. Grading will be kept to a minimum and retainage has been minimized. Transitions into existing conditions will be smooth and natural. Inlets and piping will be sized to reduce potential flooding within the area.

4.0 Hydrologic Criteria

4.1 Runoff Calculation Method

Calculations and analyses defined in Chapter 2 and Chapter 3 of the URMP were used to define the runoff from the basins on the property. The property is classified as a "sub-urban area served by public storm sewer." Pre-developed and developed runoff rates were determined for both the 5-year 1-hour, and the 100-year 1-hour storm events for capacity designs as required by this classification.

The peak discharge shown in this analysis uses the Rational Method, as described in section 3.4 of the URMP. This requires several variables to be determined, including values for intensity, the runoff coefficient, and basin area. Using the rainfall depths from Table 2-2 and the basin time of concentration in conjunction with Equation 2-1, the rainfall intensity for the basins can be calculated. The rainfall intensity equation shown in the URMP is a direct correlation of the Aspen area Intensity Duration Frequency Curve derived from the NOAA Atlas 14 database. As stated within the URMP, the time of concentration can be no less than five minutes for the calculations to be effective. Due to the size of the basins on the site, the time of concentration within the basins is less than five minutes. The runoff coefficient for each basin was established using the percent impervious of the basin and the soil type in combination with the most up-to-date values as presented in the Mile High Flood District Drainage Design Values for the specified soil type in the area. For this project, an NRCS Soil Classification of B was utilized.

4.2 Basin Analysis

The tables below summarize the calculations that were performed on the onsite basins using the methods described in Section 4.1 of this report.

5-Year 1-Hour Onsite Peak Discharge Calculations

Rainfall depth, P_1 (in)	0.64	**Soil Class**	B	**Intensity (in/hr)**	$I = \frac{88.8P_1}{(10+T_d)^{1.052}}$	**Discharge (ft^3/Sec)**	$Q=CIA_t$

Note: For basins with a flow length of less than 500 feet, a Time of Concentration is assumed at 5 minutes. These calculations are assuming a NRCS Hydrologic Soil Class B.
Rainfall depth values derived from NOAA Atlas 14 data. Intensity equation has been derived from the Aspen area NOAA Atlas 14 IDF Curve.

Predeveloped Conditions

Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A_t (ft^2)	A_i (ft^2)	A_i/A_t (%)		T_c (min)	I (in/hr)	Q_p (ft^3/sec)
1	3451	0	0.00%	0.010	5	3.29	**0.00**

Developed Conditions

Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A_t (ft^2)	A_i (ft^2)	A_i/A_t (%)		T_c (min)	I (in/hr)	Q_d (ft^3/sec)
1	3451.00	3451.00	100.00%	0.860	5	3.29	**0.22**

100-Year 1-Hour Onsite Peak Discharge Calculations							
Rainfall depth, P_1 (in)	1.23	Soil Class	B	Intensity (in/hr)	$I = \frac{88.8P_1}{(10 + T_d)^{1.052}}$	Discharge (ft^3/Sec)	$Q=CIA_t$

Note: For basins with a flow length of less than 500 feet, a Time of Concentration is assumed at 5 minutes. These calculations are assuming a NRCS Hydrologic Soil Class B.
Rainfall depth values derived from NOAA Atlas 14 data. Intensity equation has been derived from the Aspen area NOAA Atlas 14 IDF Curve.

Predeveloped Conditions

Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A_t (ft^2)	A_i (ft^2)	A_i/A_t (%)		T_c (min)	I (in/hr)	Q_p (ft^3/sec)
1	3451	0	0.00%	0.430	5	6.33	**0.22**

Developed Conditions

Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A_t (ft^2)	A_i (ft^2)	A_i/A_t (%)		T_c (min)	I (in/hr)	Q_d (ft^3/sec)
1	3451.00	3451.00	100.00%	0.890	5	6.33	**0.45**

4.3 Water Quality and Storage Requirements

For a property classified as a “Sub-urban area not served by public storm sewer”, runoff from the site must meet the predeveloped peak discharge of a 100-year, 1-hour storm event. Full detention volume is detained on site due to the lack of infrastructure downhill of the site. All equations used in the spreadsheets are directly from the URMP. A full detention analysis of the drainage basins has been completed. The full detention volume is calculated using the impervious area on the site and multiplying by the 100-year, 1-hour rainfall depth found in the NOAA Atlas 14 database. The calculation that has been used to determine the full detention volume required to be detained on the property is shown in the spreadsheet below.

Full Detention Storage							
Basin	Point of Concentration	Total Area	Impervious Area	Impervious	Full Detention Depth	Factor of Safety	Full Detention Storage
(Name)	(name)	(ft^2)	(ft^2)	(%)	(in)	(FOS)	(ft^3)
1	**Drywell**	3451.00	3451.00	100.00%	1.23	1	**354**

As required by the City of Aspen, a drywell must be sized for the capacity determined from the full detention volume calculation for a 100-year, 1-hour storm if no overflow path for the BMP is available. Since the drywell has been sized for full detention, the Water Quality Capture Volume for the onsite basin has been fulfilled. This volume will be used to adequately size the onsite drywell.

5.0 Proposed Facilities

The following analyses were performed using the peak flows of the basins described in Section 4 of this report. Additional sub-basin analysis will be provided for the permit set, as well as a hydraulic analysis of all conveyance infrastructure, including inlets and piping.

5.1 Drywells

The proposed dual chamber drywell meets the requirements of the URMP. The sizing of the drywell is determined using the capacity calculations summarized in Section 4.3 of this report. Below is a summary showing the drywell dimensions to verify it has capacity. The chamber divider, conical section, and sloped manhole lid were not included in these dimensions, which is why the proposed drywell exceeds the storage depth shown in the calculations.

Storage Calculation - Drywells								
Internal Capacity, V_i (ft^3)		$V_i = h\pi(\frac{d}{2})^2$	External Capacity,V_e (ft^3)		$V_e = h_g(\pi(\frac{d+1.5}{2})^2 - \pi(\frac{d}{2})^2)$		Combined Capacity, V (ft^3)	$V = V_i + V_e$
Drywell Name	Associated Basin	Drywell Diameter	Storage Height	Gravel Height	Internal Capacity	External Capacity	Combined Capacity	Calculated Volume Necessary
(Name)	(Name)	d (ft)	h (ft)	h_g (ft)	V_i (ft^3)	V_e (ft^3)	V (ft^3)	(ft^3)
A	1	6	10	5	282.74	79.52	362.26	353.73

Given the capacity dimensions, the drywell will be 12.5’ deep from manhole lid to the bottom of the lower vault. This will be located within the footprint of the building and will be strategically located where it is not in close proximity to foundation footers and easy accessibility.

325 W. HOPKINS AVE.

SYMBOL LEGEND

ASSEMBLY DETAIL CUT — F11
REFERENCE GRID LINE — 8
SECTION CUT — A / 5.1
SPOT ELEVATION — T. O. RIDGE BEAM 123'-6 1/2"
EXTERIOR ELEVATION — 1 / 4.4
WINDOW MARK — LBB
DETAIL CALLOUT — 1 / 7.1
DOOR MARK — 033
SECTION DETAIL CALLOUT — 1 / 7.1
ROOM NUMBER — ROOM 100
INTERIOR ELEVATION — 1 / 2 / 3 / 4 / 8.1
DRAWING REVISION — 1

MATERIAL LEGEND

- GYPSUM WALL BOARD
- RAW FRAMING
- WOOD BLOCKING
- ROCK - NON COMPACTED FILL
- CONCRETE
- STONE
- FRAME WALL
- BRICK
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- FINISHED WOOD

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
ALT.	ALTERNATE
A.B.	ANCHOR BOLTS
&	AND
ARCH.	ARCHITECTURAL
@	AT
BM.	BEAM
BM. PKT.	BEAM POCKET
BRG.	BEARING
BLK'G.	BLOCKING
BOT.	BOTTOM
B.F.	BOTTOM OF FOOTING
BLDG.	BUILDING
B.O.	BY OWNER
CAB.	CABINET
CLG.	CEILING
CL.	CENTER LINE
C.T.	CERAMIC TILE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
DTL.	DETAILS
DBL.	DOUBLE
DWL.	DOWEL
E.W.	EACH WAY
ELEV.	ELEVATION
EXIST'G	EXISTING
EXT.	EXTERIOR
FLR.	FLOOR
FTG.	FOOTING
FND.	FOUNDATION
GA.	GAUGE
G.L.	GLU-LAM
G.W.B.	GYPSUM WALL BOARD
HT.	HEIGHT
HK.	HOOK
HORIZ.	HORIZONTAL
INFO.	INFORMATION
INSUL.	INSULATION
JST.	JOIST
L.L.	LIVE LOAD
LONGINT.	LONGITUDINAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
OPP.	OPPOSITE
O/	OVER
PTD.	PAINTED
PERF.	PERFORATED
PL.	PLATE
PLY.	PLYWOOD
PROP. LINE	PROPERTY LINE
REINF.	REINFORCEMENT
RDWD.	REDWOOD
REQ'D.	REQUIRED
RESIL.	RESILENT
REV.	REVISED
S.M.	SHEET METAL
SIM.	SIMILAR
S.F.	SQUARE FEET
STD.	STANDARD
STL.	STEEL
STDS.	STUDS
THK.	THICK
TLT.	TOILET
T.F.	TOP OF FOOTING
T.P.	TOP OF PLATE
T.L.	TOP OF LEDGE
T.W.	TOP OF WALL
TOT.	TOTAL
T.B.	TOWEL BAR
TRANSV.	TRANSVERSE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD





VICINITY MAP



PROJECT INFORMATION

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GENERAL CONSTRUCTION NOTES

1. The Contract Documents shall consist of the general notes and the architectural, mechanical, and structural drawings. All future additional specifications, details, drawings, clarifications, or changes shall, in turn, become part of these documents. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancy between any parts of the drawings shall be reported to the Architect/Designer immediately for clarification.
2. Richard Wax & Associates, waves any and all liability for problems which arise from failure to follow the design intent of the plans. Contractor to obtain and/or request guidance of Richard Wax & Associates, with respect to any errors, omissions, inconsistencies, or conflicts which may be discovered or alleged.
3. The Plans and Specifications are the property of the Architect/Designer and are not to be used without the permission of same.
4. All work shall comply with all state and local codes, ordinances, rules, regulations and laws of building officials or authorities having jurisdiction. All work shall be performed to the highest standards or craftsmanship by journeymen of the appropriate trades.
5. The Contract Documents represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure during construction. Observation visits to the site by the Structural Engineer or Architect/Designer shall not include inspection of the above items nor will the Architect/Designer or Structural Engineer be responsible for the Contractor's means, methods, techniques, sequences for procedure of construction, or the safety precautions and the techniques, sequences for procedure of construction, or the safety precautions and the programs incident thereto. The Contractor shall be responsible for all Federal and OSHA regulations.
6. THE DRAWINGS ARE NOT TO BE SCALED. Written dimensions are to be used. If there is a discrepancy in dimensions, the Architect/Designer should be notified for clarification. All dimensions on the drawings shall be verified against the existing conditions. All dimensions are to rough framing or face of concrete unless noted otherwise.
7. These documents are intended to include all labor, materials, equipment, and services required to complete all work described herein. It is the responsibility of the Contractor to bring to the attention of the Architect/Designer any conditions which will not permit construction according to the intentions of these documents.
8. The Building Inspector shall be notified by the Contractor when there is need of an inspection as required by the I.R.C., or by any local code or ordinance.
9. LOT STAKED: The Contractor shall arrange for the building to be located and staked after demolition or site clearing, to be approved by the Architect/Designer. The Contractor shall review the lot staking and verify, to the best of his ability, its accuracy. The Contractor shall also check the grade where it meets the building to evaluate the consistency with the drawings during excavation. Work to be done by a certified surveyor.
10. RECORD DRAWINGS: Contractor to maintain a complete set of blue/black-line prints of contract drawings and shop drawings for record mark-up purposes throughout the Contract time. Mark-up drawings during course of the work to show changes and actual installation conditions, sufficient to form a complete record for Owner's purposes. Give particular attention to work which will be concealed and difficult to measure and record at a later date, and work which may require servicing or replacement during life of project. Require entities marking prints, to sign and date each mark-up. Bind prints into manageable sets, with durable paper cover, appropriately labeled.
11. SOILS AND CONCRETE: The General Contractor shall arrange for a visual site inspection at the completion of excavation by a soils engineer, and the required concrete testing prior to any foundation work.
12. Property lines, utilities and topography shown is representative of information taken from a survey. Notify Architect/Designer of any discrepancy or variation between the Drawings and actual site conditions.

PROJECT INDEX

COVER SHEET
1 COVER SHEET
2 PROJECT OVERVIEW
ZONING
Z1.01 FAR
Z1.02 DEMOLITION PLANS
Z1.03 SITE DISTURBANCE PLAN | PROPOSED | 1:5
Z1.04 CMP | 1:5
SITE PLANS
A1.01 SITE PLAN | EXISTING
A1.02 SITE PLAN | PROPOSED | 1:5
FLOOR PLANS
A1.03 FLOOR PLAN - EXISTING
A1.04 ROOF PLAN - EXISTING
A1.01 DEMO PLANS
A1.06 FLOOR PLANS - PROPOSED
A1.07 FLOOR PLANS - PROPOSED
ELEVATIONS
A2.01 ELEVATIONS
A2.02 ELEVATIONS- HISTORIC PROPOSED
A2.03 ELEVATIONS -NORTH & SOUTH
A2.04 ELEVATIONS- EAST & WEST
A2.05 RENDERINGS
A2.06 RENDERINGS
A2.07 RENDERINGS

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All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of Richard Wax & Associates, LLC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of Richard Wax & Associates, LLC.

HPC SUBMISSION

325 W. HOPKINS
ASPEN, CO

DRAWING: HPC SUBMISSION
ISSUE: 3/20/2024

PROJECT OVERVIEW
PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
2

C:\Users\Wheel\OneDrive\Documents\Wax Office Docs\2302 - 325 W. Hopkins\DWG\325 W. Hopkins_Updated Entry Form_2024-03-13.pln Wednesday, March 20, 2024 12:42 PM

Existing Floor Area Calculations			
Basement	0		
Main	1715		
Garage	0		
Upper	0		
Total Proposed FAR:	**1715**	**Allowed:**	**3600**
Remaining:	**1885**		

PROPOSED LOWER LEVEL EXPOSED WALL CALCULATIONS (SF)			
	Total Wall Areas	Exposed Wall Area	
	317		
	169		
	80		
	9	21	
	565		
	9	21	
	87		
	215		
	99		
	21	9	
	98		
	26	11	
	25		
	79		
	41	96	
	172		
	371		
	317		
Total Wall Area:	2700		
Exposed Wall Area:		158	
% of Exposed Wall:	6%		
Subgrade Floor Area Calculations			
Subgrade Gross Floor Area	2394		
Subgrade Countable Floor Area	143	(2391 x 6%)	
Proposed Floor Area Calculations			
Basement	143		
Main	1644		
Garage	0		
Upper	964		
Historic Resource	559		
Total Existing FAR:	**3310**	**Allowed:**	**3600**
Remaining:	**290**		

4 PROPOSED SECOND LEVEL FAR
SCALE: 1/8" = 1'-0"

PROPOSED FAR CALCULATIONS

BASEMENT= 143 SF
MAIN= 1644 SF
HISTORIC= 559 SF
GARAGE= 0 SF*
UPPER= 964 SF
PROPOSED= 3,310 SF
ALLOWED= 3,600 SF

DECKS
FRONT PORCH= 179 SF (EXEMPT PER 26.575.020.D.5)
HIST. FRONT PORCH= 109 SF (EXEMPT PER 26.575.020.D.5)
PROPOSED= 476 SF
TOTAL= 476 SF

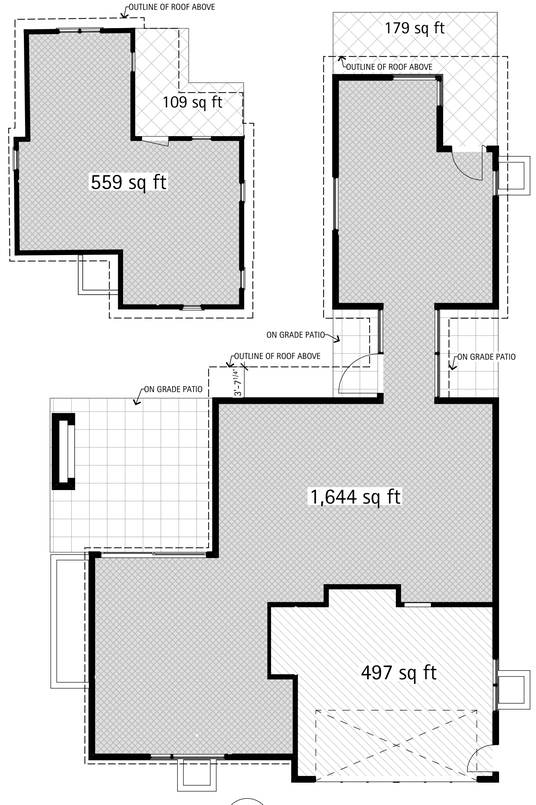
ALLOWED= 540 SF (3,600 SF * .15)
DECKS/PORCH COUNTABLE TOWARD FAR= 0 SF

*GARAGE ALLOWED 250 SF EXEMPT, THEN 50% COUNTS UP TO 500 SF

10.4 HISTORIC RESOURCE FLOOR AREA RATIO

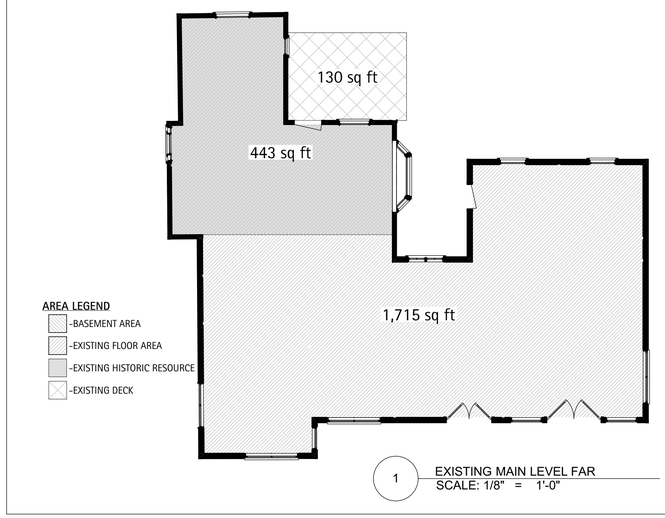
NON HISTORIC PROPOSED FLOOR AREA
MAIN= 559 SF
PROPOSED= 559 SF HISTORIC
EXISTING= 425 SF HISTORIC

AREA LEGEND
-BASEMENT AREA
-EXISTING FLOOR AREA
-PROPOSED GARAGE AREA
-PROPOSED FLOOR AREA
-PROPOSED DECK



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

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



AREA LEGEND
-BASEMENT AREA
-EXISTING FLOOR AREA
-EXISTING HISTORIC RESOURCE
-EXISTING DECK

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

EXISTING FAR CALCULATIONS

MAIN= 1715 SF
EXISTING= 1,715 SF
ALLOWED=3,600 SF

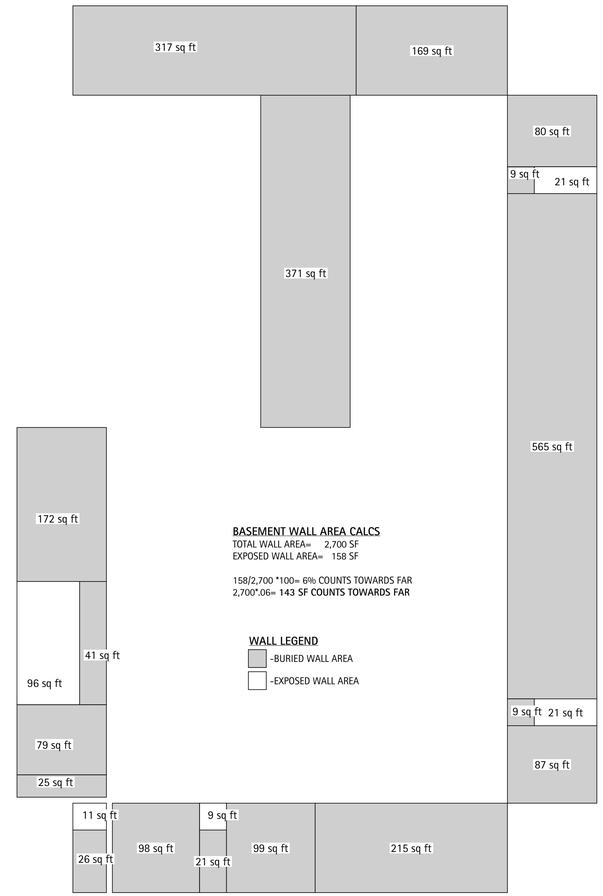
DECKS
FRONT PORCH= 130 SF (EXEMPT PER 26.575.020.D.5)
TOTAL= 0 SF

ALLOWED= 540 SF (3,600 SF * .15)
DECKS/PORCH COUNTABLE TOWARD FAR= 0 SF

*GARAGE ALLOWED 250 SF EXEMPT, THEN 50% COUNTS UP TO 500 SF

10.4 HISTORIC RESOURCE FLOOR AREA RATIO

NON HISTORIC EXISTING FLOOR AREA
MAIN= 1,272 SF (1715-443)
EXISTING= 1,272 SF NON HISTORIC
EXISTING= 443 SF HISTORIC



BASEMENT WALL AREA CALCS
TOTAL WALL AREA= 2,700 SF
EXPOSED WALL AREA= 158 SF

158/2,700 *100= 6% COUNTS TOWARDS FAR
2,700*.06= **143 SF COUNTS TOWARDS FAR**

WALL LEGEND
-BURIED WALL AREA
-EXPOSED WALL AREA

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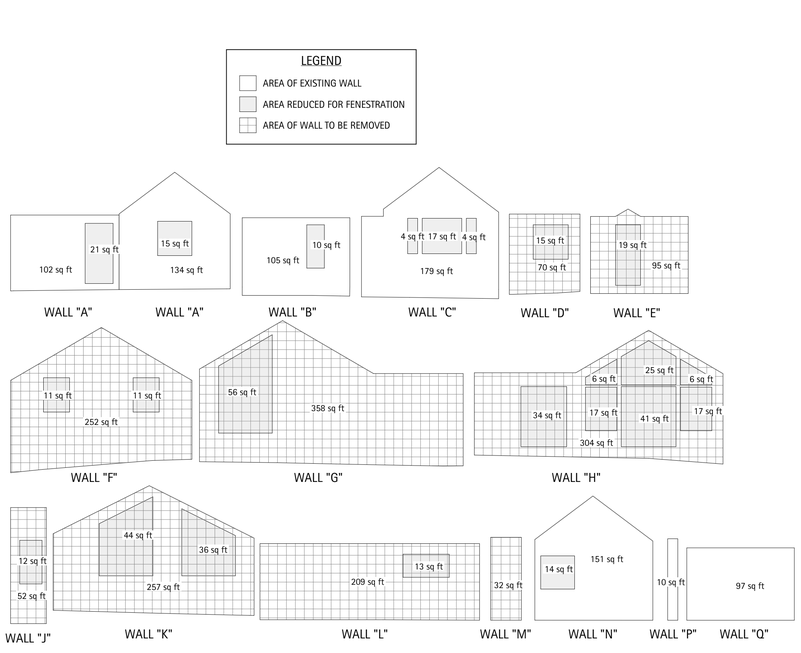
DRAWING HPC SUBMISSION
ISSUE 3/20/2024

FAR
PROJECT No: 2101
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Vertical Wall Surface Demolition Calculations for Zoning Dept.			
Wall Demolition			
Wall Label	Individual Wall Area (SF)	Area Reduced for Fenestration (SF)	Area of Wall to be Removed (SF)
A	236	36	0
B	105	10	0
C	179	25	0
D	70	15	70
E	95	19	95
F	252	22	252
G	358	56	358
H	304	146	304
J	52	12	52
K	257	80	257
L	209	13	209
M	32	0	32
N	151	14	0
P	10	0	0
Q	97	0	0
Wall Surface Area Total (SF)	2407		
Area Reduced for Fenestration (SF)		448	
Area Used for Demo Calculations (SF)	1959		
Wall Surface Area to be Removed (SF)			**1629**
Demolition Totals			
Wall Area Used for Demo Calcs (SF)	1959		
Surface Area to be Removed (SF)	1629		
Total	**83%**		

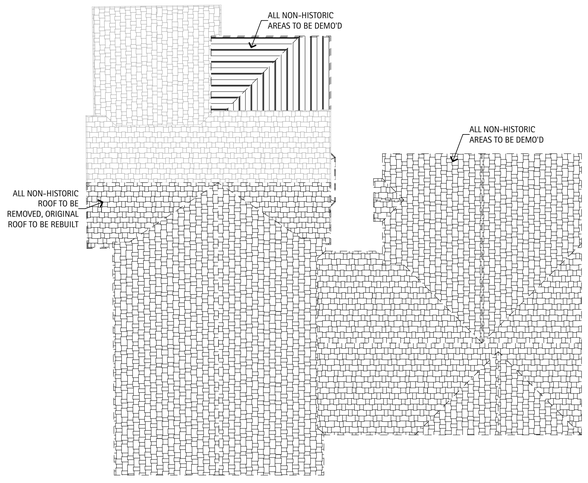


Interior/Exterior Wall & Ceiling Area Demolition Calculations for Engineering Dept.		
***Note: Wall labels are for approx. location of demo area. Total demo areas include interior walls & floor**		
Wall Label	Main Level	
A		
B		
C	4	
D		
E		
F		
G		
H		
J		
K		
L		
M		
N		
P		
Q		
Main Level	1247	
Demo Area Totals (SF)	1251	

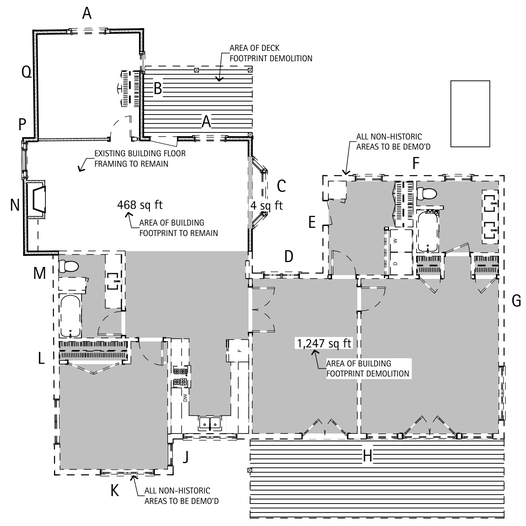
Wall & Ceiling Demolition (SF)	
Main Level	1251
Total	**1251**

Existing Floor Areas (SF)	
Main Level	1715
Total	**1715**

Demolition Totals	
Floor Area Used for Demo Calcs (SF)	1715
Wall & Ceiling Area to be Removed (SF)	1251
Total	**73%**



2 UPPER LEVEL DEMO
SCALE: 1/8" = 1'-0"



1 MAIN LEVEL DEMO
SCALE: 1/8" = 1'-0"

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DEMOLITION PLANS

PROJECT No: 2101
DRAWN BY: WRC

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CONC SIDEWALK

S 75°09'11" E 60.00'(R)

3'-0"

3'-0"

5'-10¼"

10'-0" FRONT YARD SETBACK

11¾"

559 sq ft

10'-0"

10'-0"

5'-0" SIDE YARD SETBACK

N 14°50'49" E 100.00'(R)

S 14°50'49" W 100.00'(R)

5'-0" SIDE YARD SETBACK

2,139 sq ft

10'-0" REAR YARD SETBACK

ALLEY

N 75°09'11" W 60.00'(R)

ALLEY

1 SITE DISTURBANCE PLAN | 1:5 | PROPOSED

SCALE: 1" = 5'

0 2' 5' 10'

Pre-Project Lot Coverage		
Site Area (SF)	6000	
Building Footprint	1715	
Pre-project Lot Coverage	**29%**	

Proposed Lot Coverage		
Site Area (SF)	6000	
Building Footprint	2698	2,139+559
Pre-project Lot Coverage	**45%**	

WALL

S 75°09'11" E 60.00'(R)

10'-0" FRONT YARD SETBACK

1,715 sq ft

EXISTING SINGLE FAMILY HOME

N 14°50'49" E 100.00'(R)

S 14°50'49" W 100.00'(R)

5'-0" SIDE YARD SETBACK

5'-0" SIDE YARD SETBACK

EXISTING 6,000SF LOT

10'-0" REAR YARD SETBACK

1 SITE DISTURBANCE PLAN | 1:5 | EXISTING

SCALE: 1" = 5'

0 2' 5' 10'

N 75°09'11" W 60.00'(R) ALLEY BLOCK 53 - 20.90' R.O.W.

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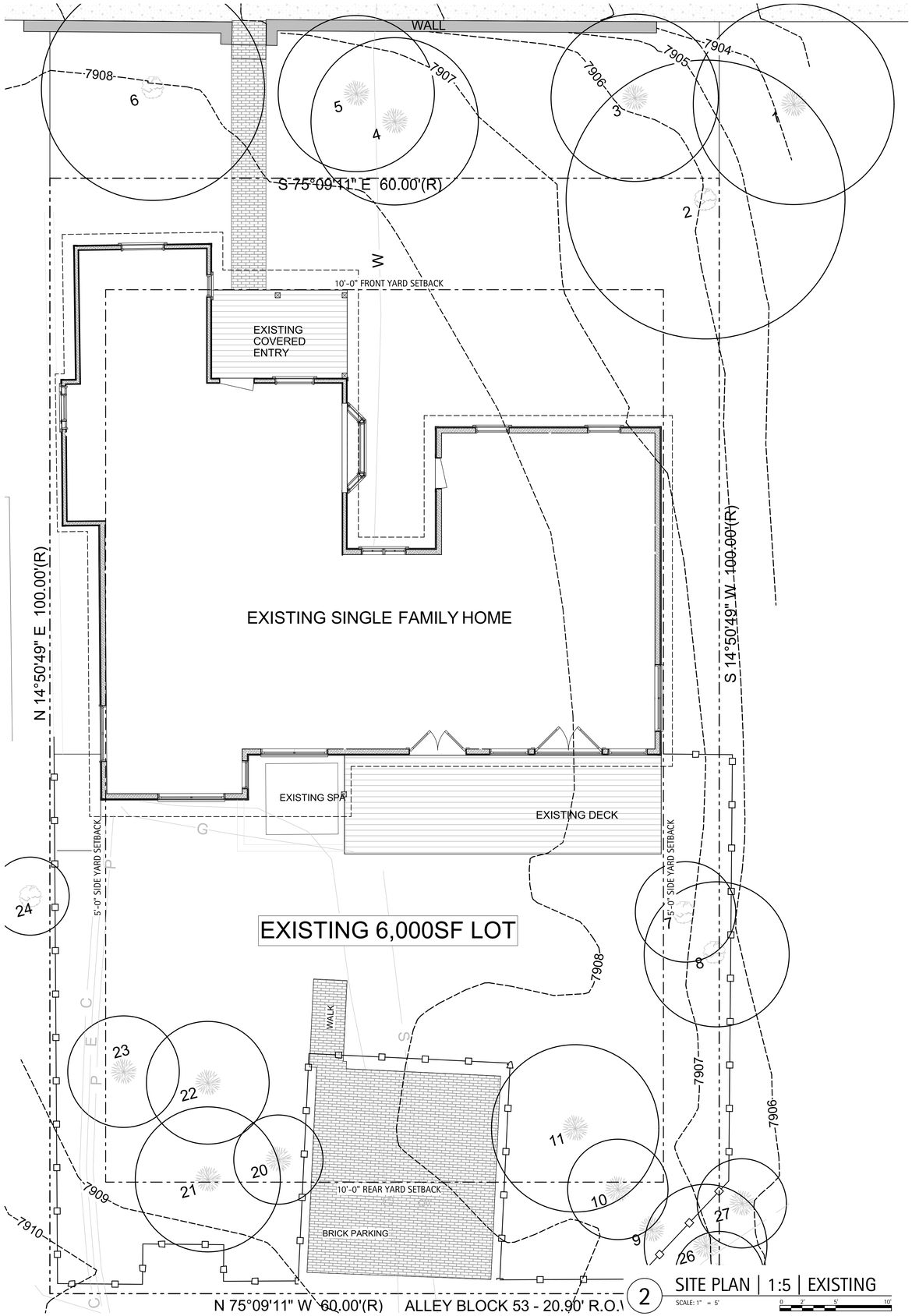
SITE DISTURBANCE PLAN | PROPOSED | 1:5

PROJECT NO.: 2102

DRAWN BY: WRC

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1 SITE PLAN | 1:10 | EXISTING
SCALE: 1" = 10'

2 SITE PLAN | 1:5 | EXISTING
SCALE: 1" = 5'

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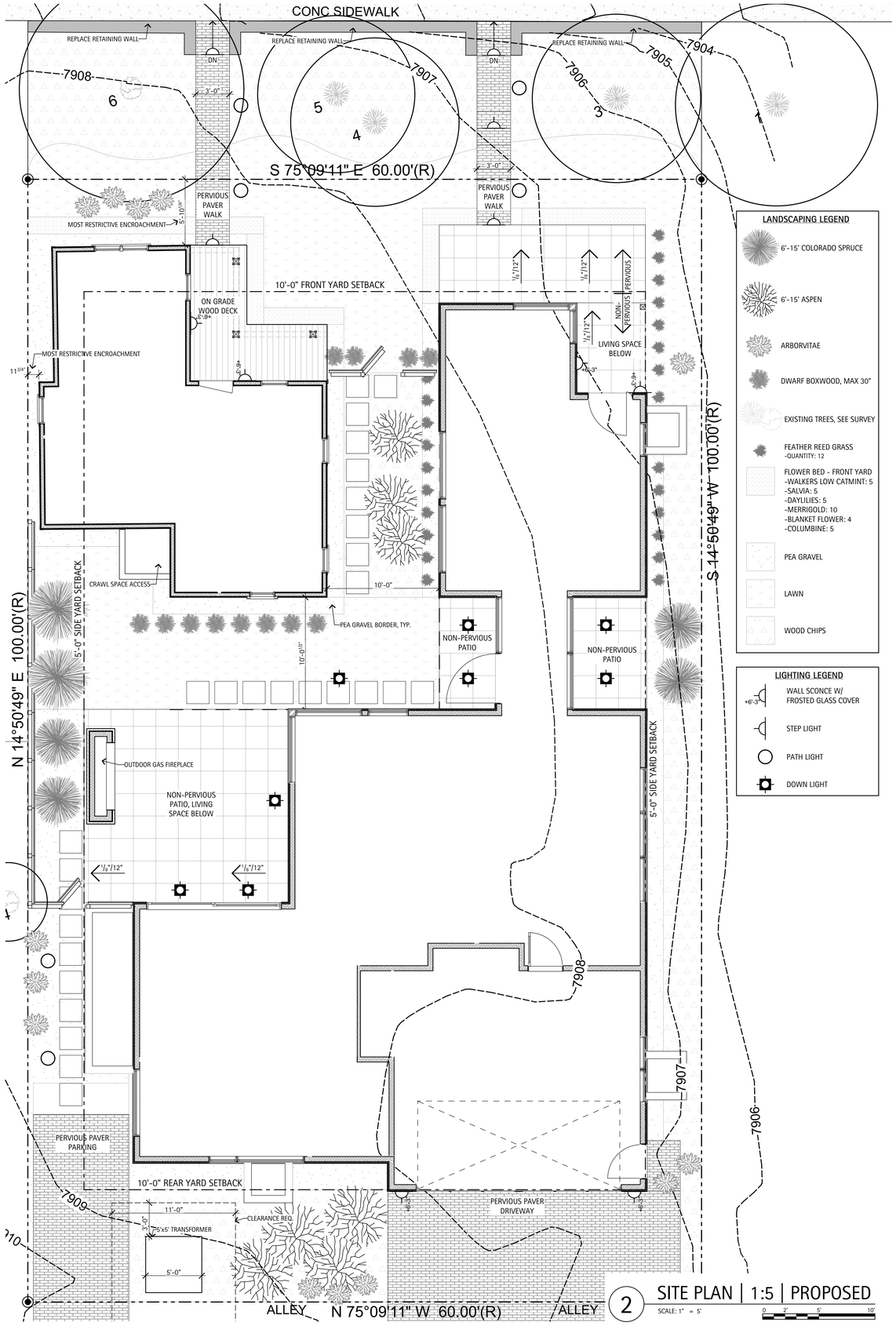
DRAWING	ISSUE
HPC SUBMISSION	3/21/2024

SITE PLAN | EXISTING

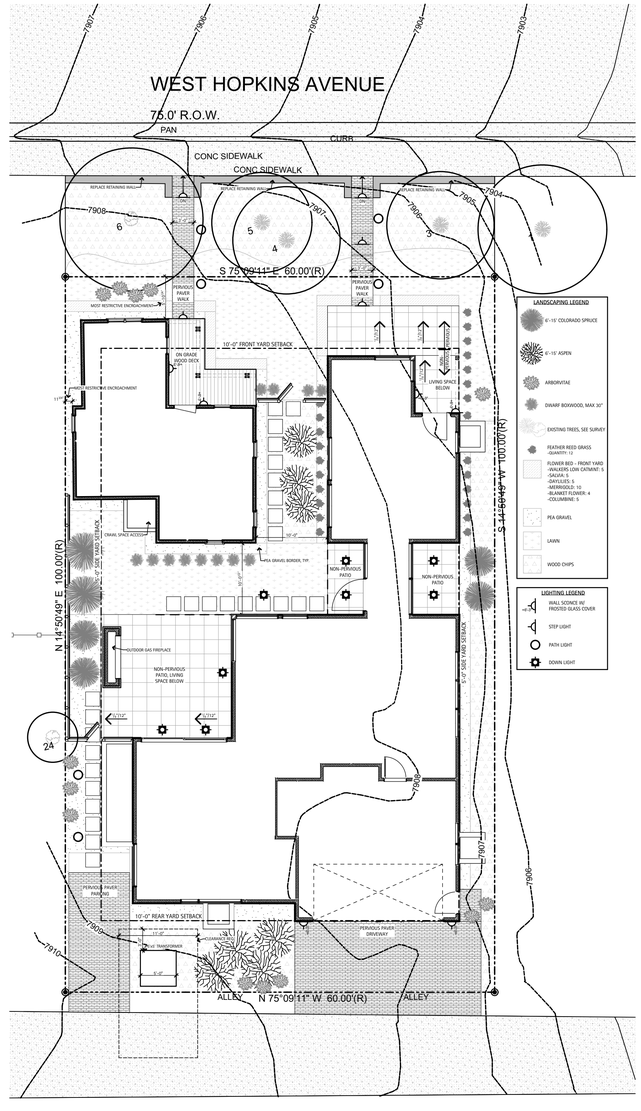
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2 SITE PLAN | 1:5 | PROPOSED
SCALE: 1" = 5'



1 SITE PLAN | 1:10 | PROPOSED
SCALE: 1" = 10'

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SITE PLAN | PROPOSED | 1/5
PROJECT No: 2101
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1 MAIN LEVEL EXISTING
SCALE: 3/8" = 1'-0"

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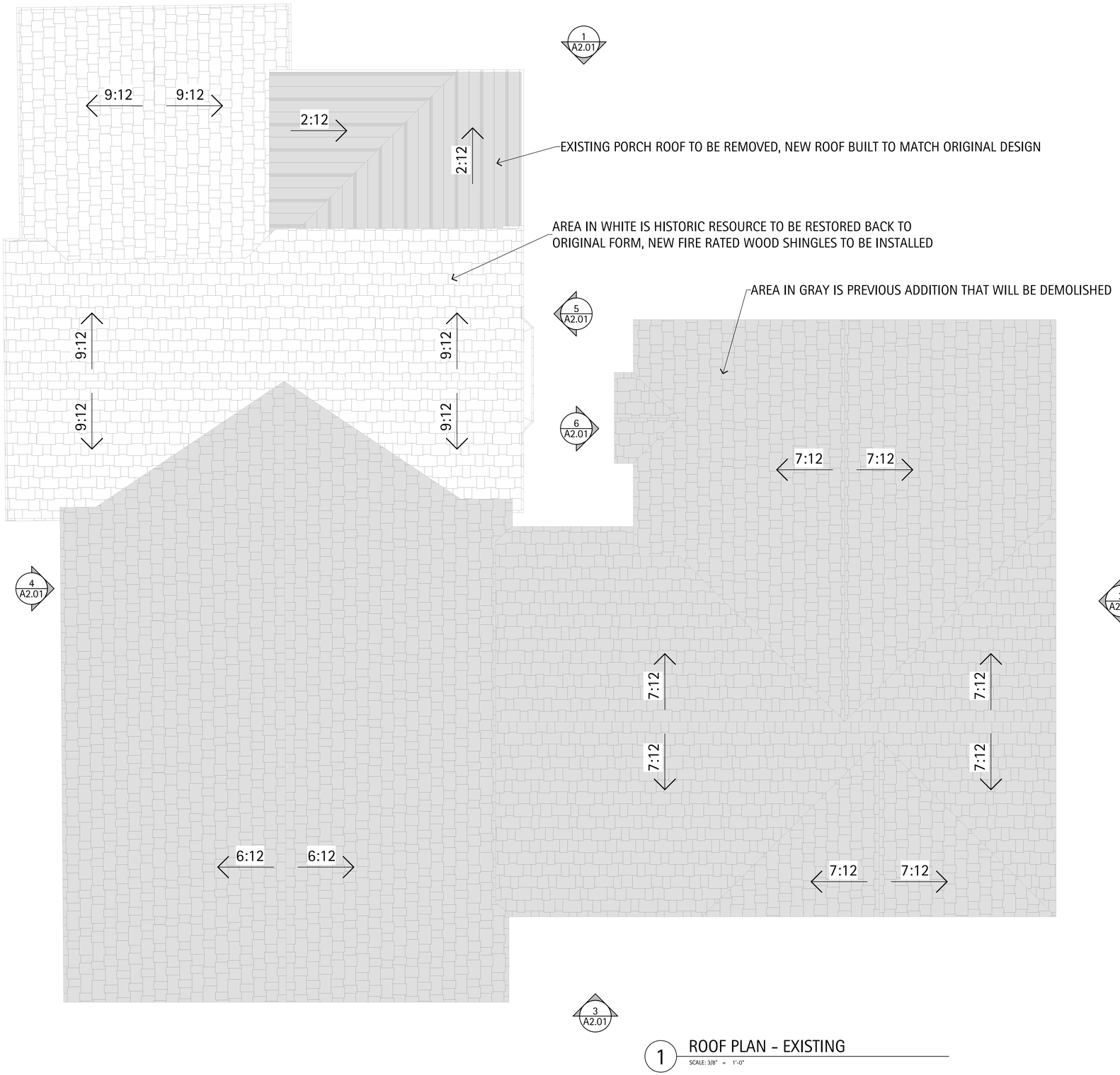
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HPC SUBMISSION	3/20/2024

FLOOR PLAN - EXISTING

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1 ROOF PLAN - EXISTING

SCALE: 3/8" = 1'-0"

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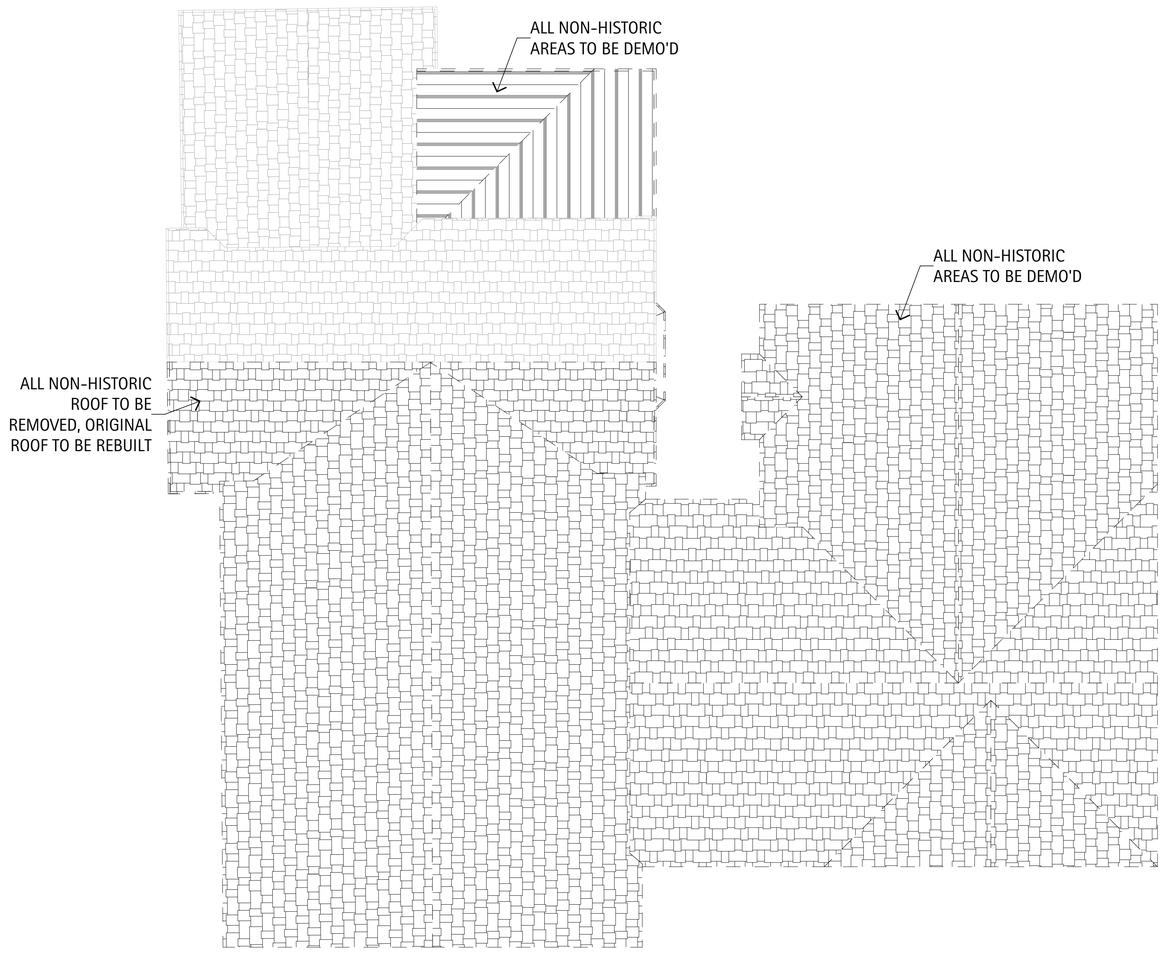
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HPC SUBMISSION	3/20/2024

ROOF PLAN - EXISTING

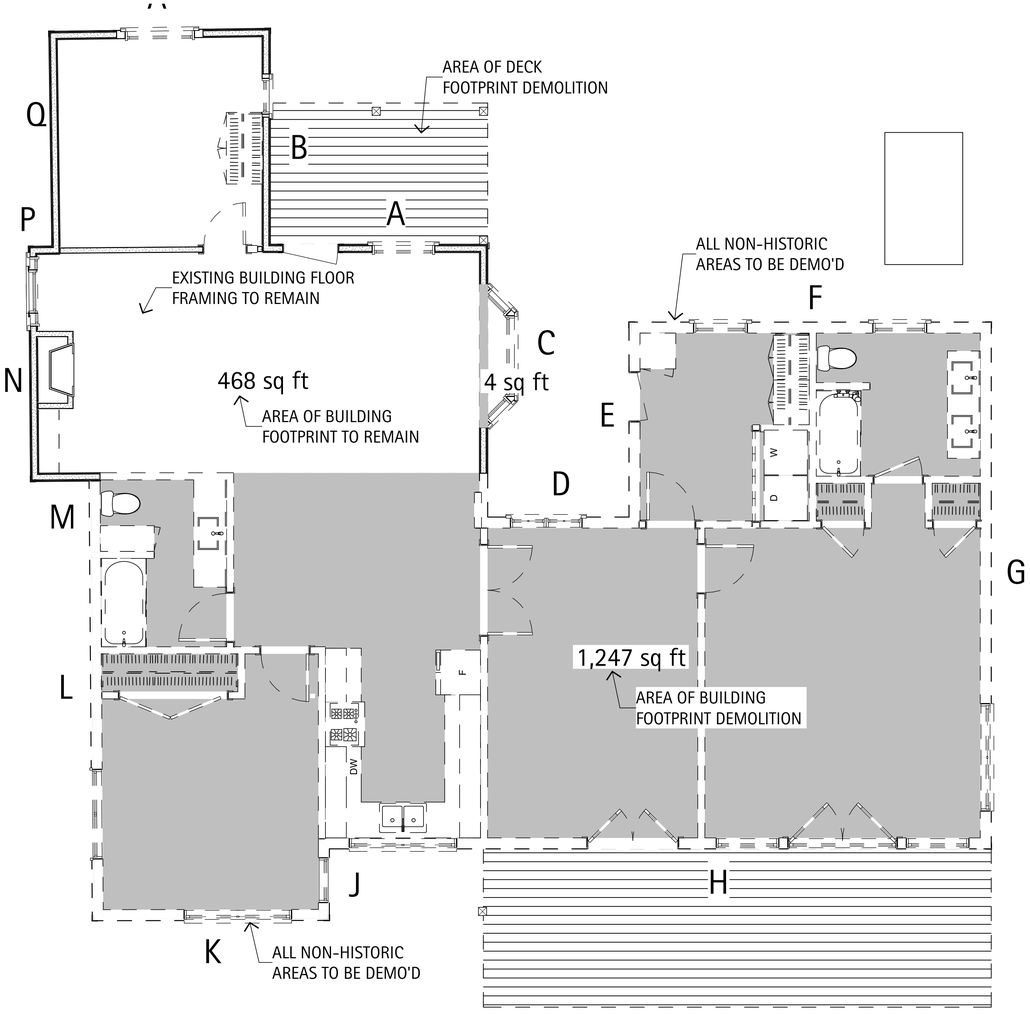
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2 ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL DEMO
SCALE: 1/4" = 1'-0"

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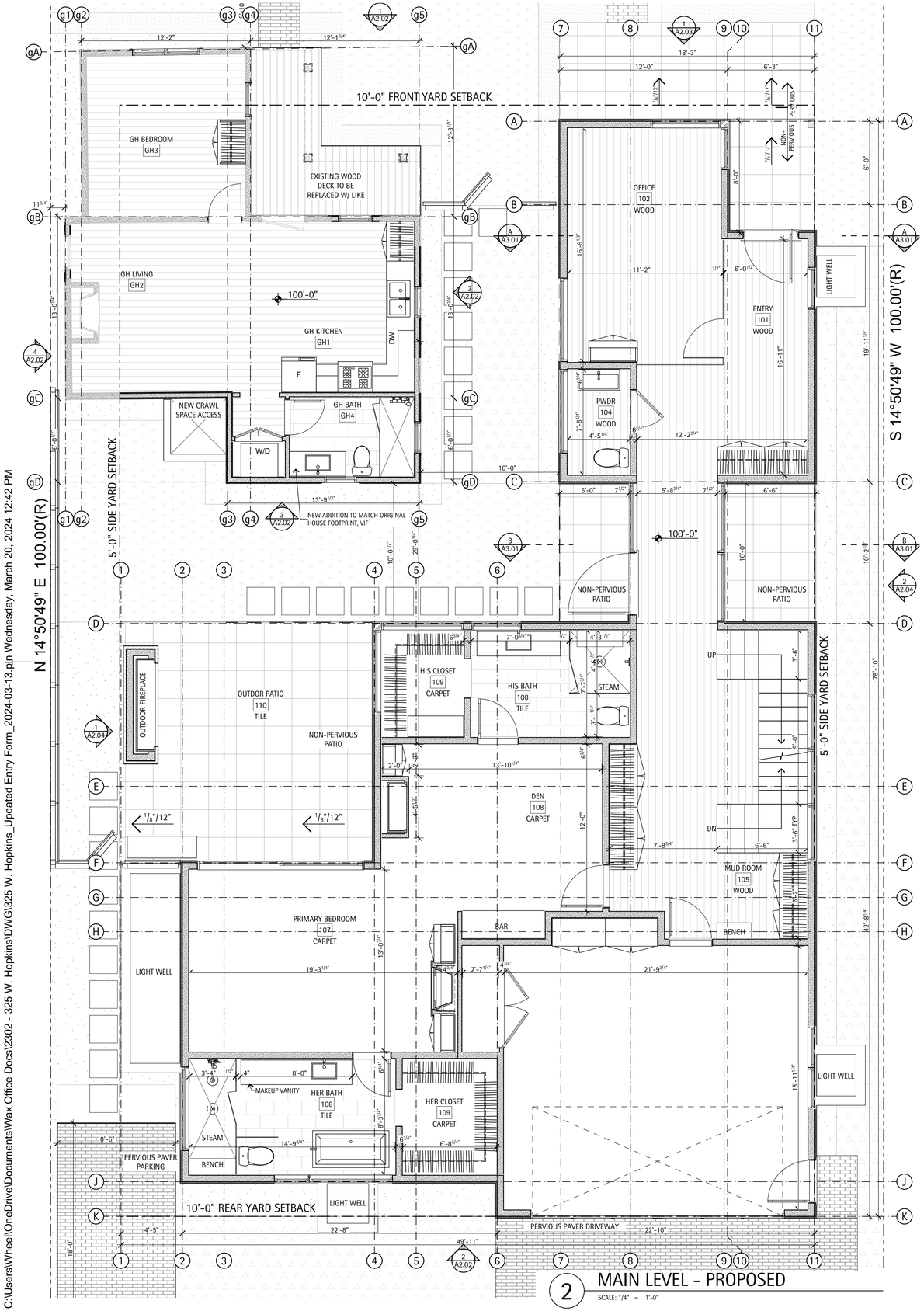
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DRAWING	ISSUE
HPC SUBMISSION	3/20/2024

DEMO PLANS
PROJECT No: 2101
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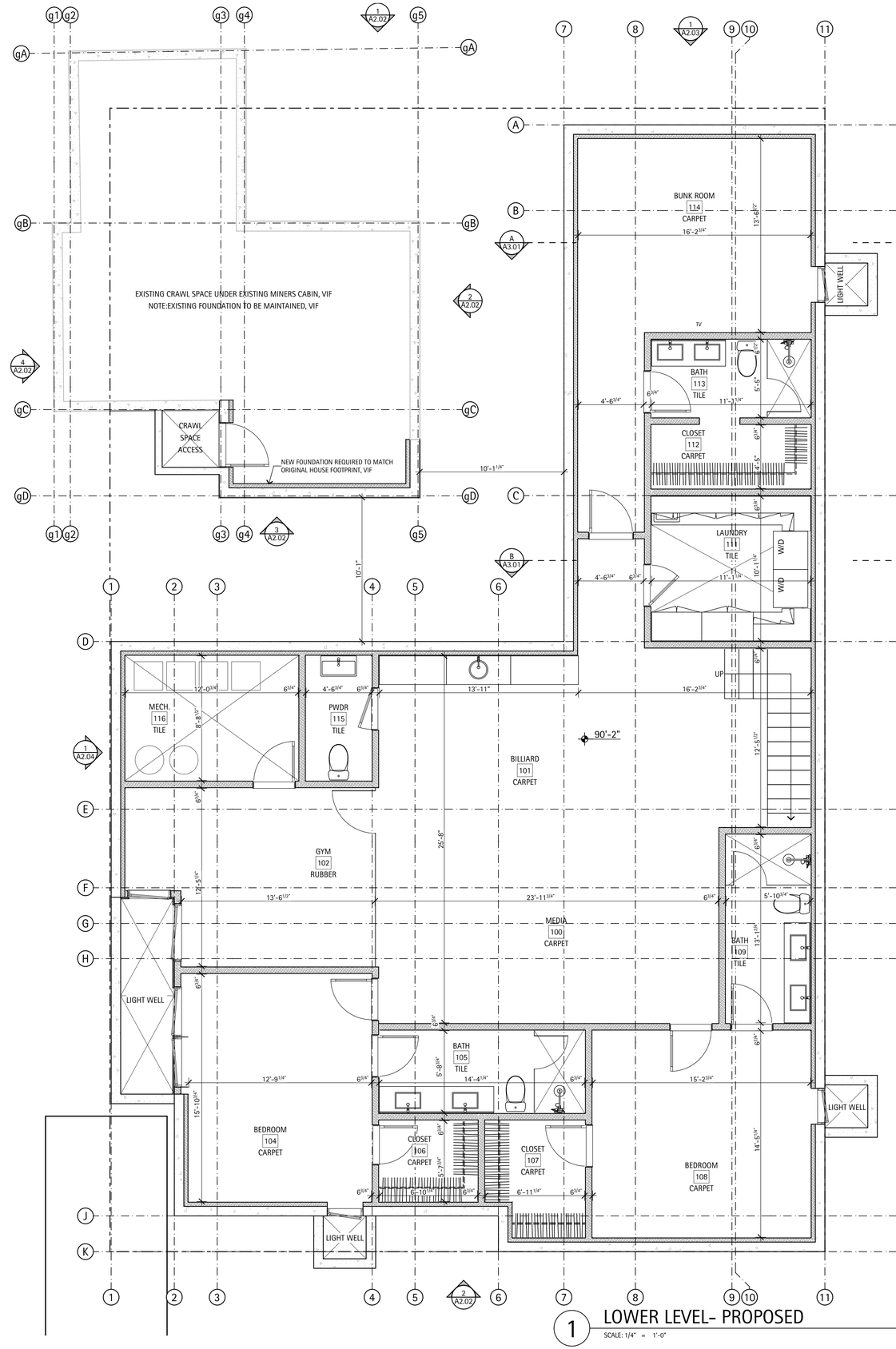
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2 MAIN LEVEL - PROPOSED

SCALE: 1/4" = 1'-0"



1 LOWER LEVEL- PROPOSED

SCALE: 1/4" = 1'-0"

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FLOOR PLANS - PROPOSED

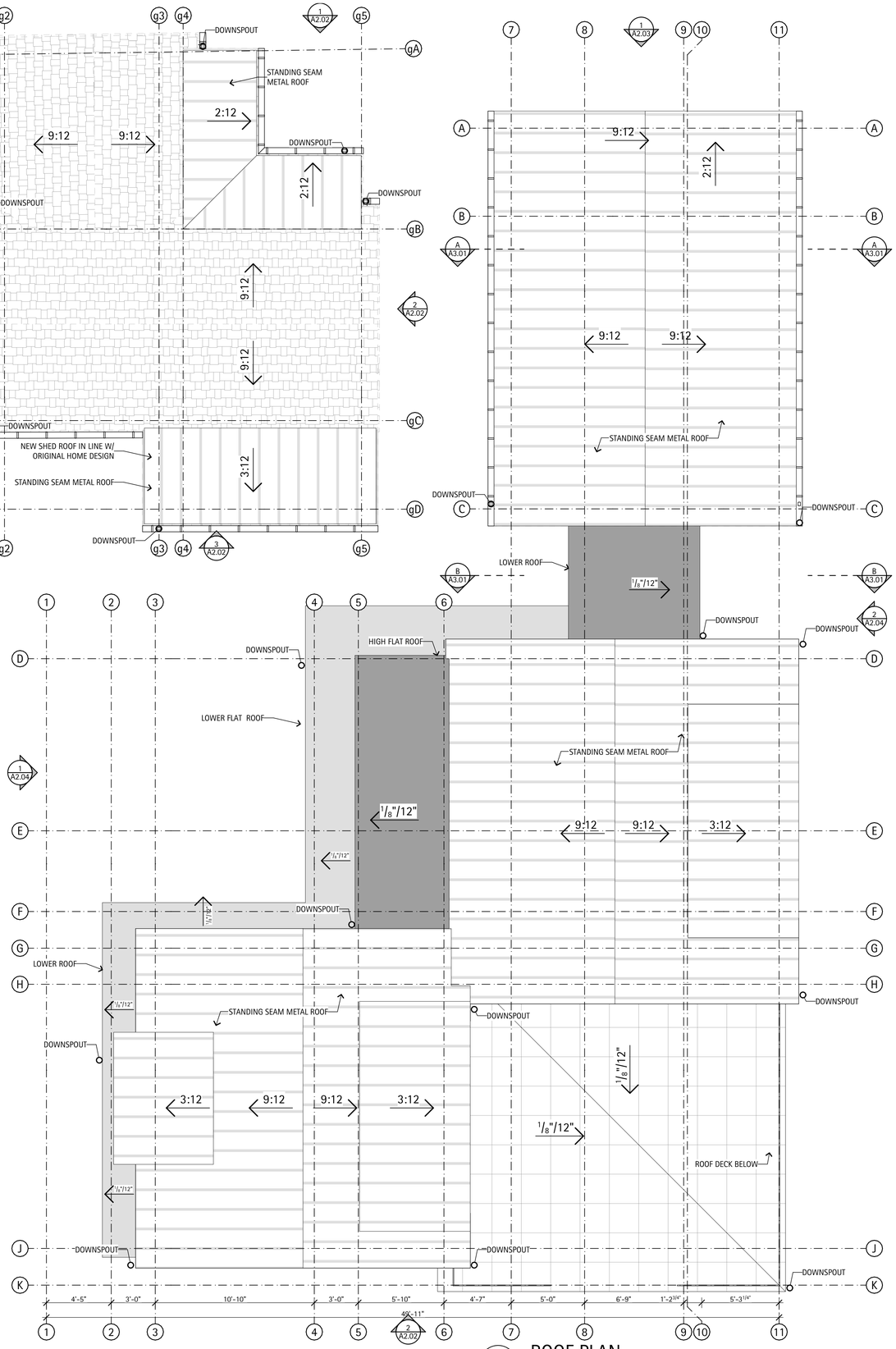
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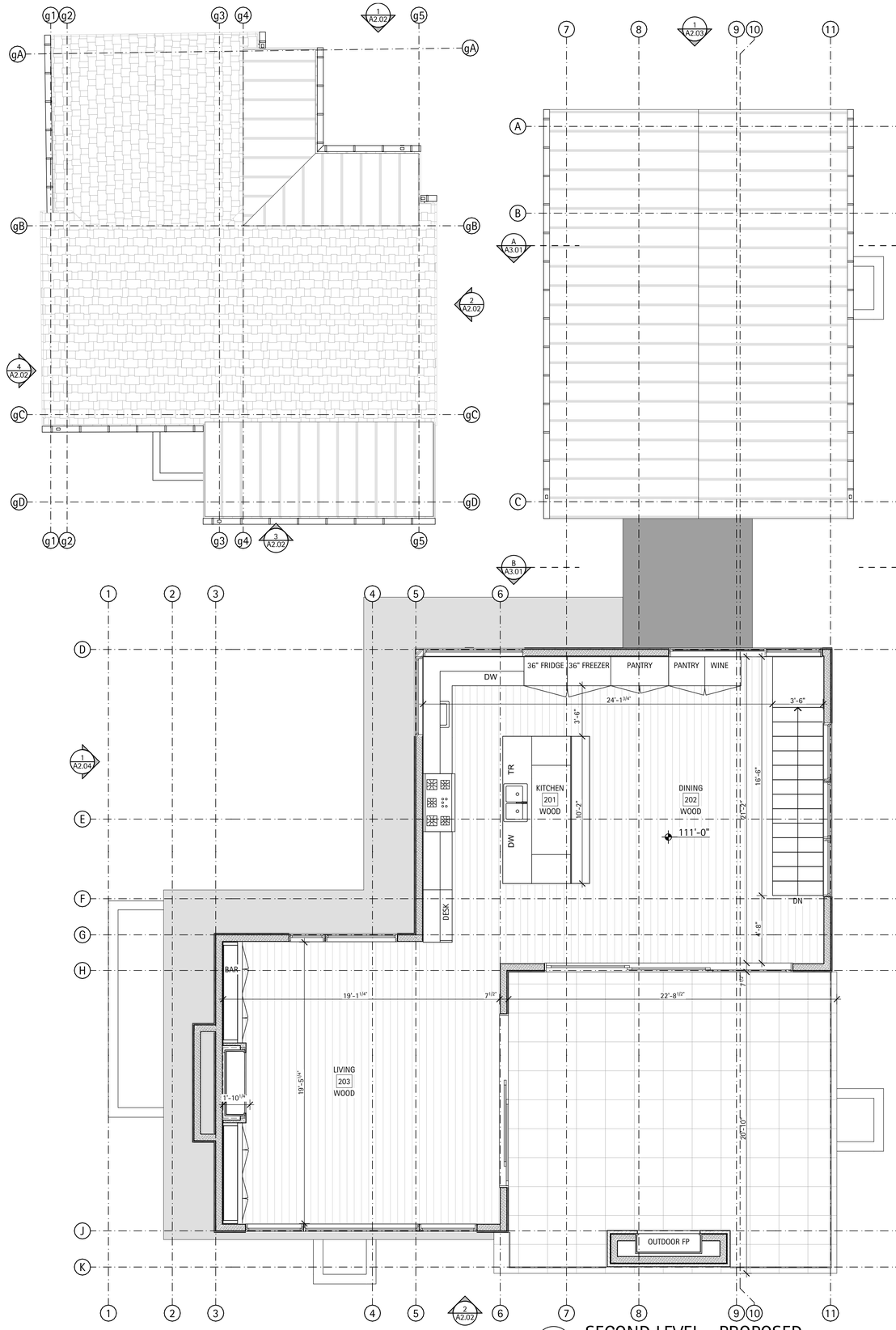
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2 ROOF PLAN

SCALE: 1/4" = 1'-0"



1 SECOND LEVEL - PROPOSED

SCALE: 1/4" = 1'-0"

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FLOOR PLANS - PROPOSED

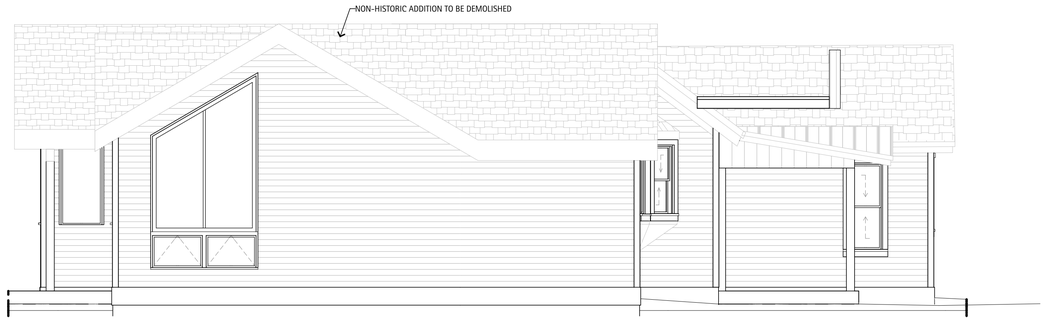
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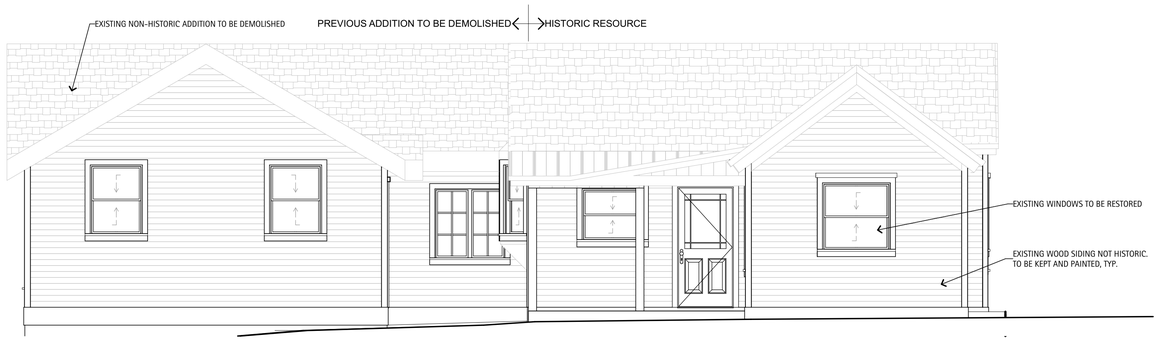
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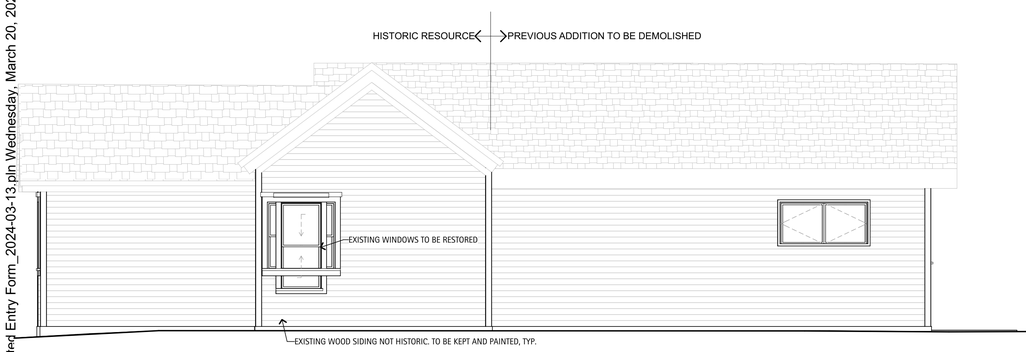
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2 EAST ELEVATION -EXISTING HISTORIC
SCALE: 1/4" = 1'-0"



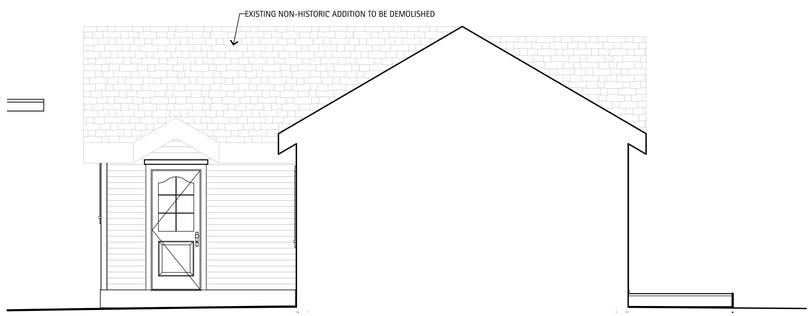
1 NORTH ELEVATION-EXISTING HISTORIC
SCALE: 1/4" = 1'-0"



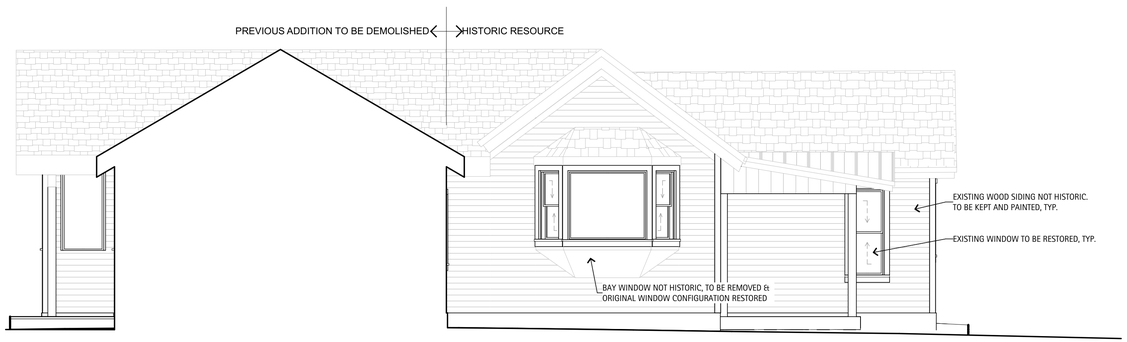
4 WEST ELEVATION -EXISTING HISTORIC
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION -EXISTING HISTORIC
SCALE: 1/4" = 1'-0"



6 WEST PARTIAL ELEVATION -HISTORIC
SCALE: 1/4" = 1'-0"



5 EAST PARTIAL ELEVATION -HISTORIC
SCALE: 1/4" = 1'-0"

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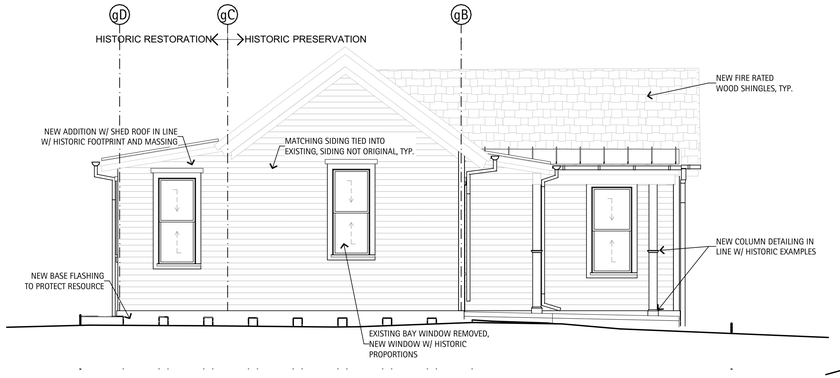
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IFFR PERMIT	3/20/2024

ELEVATIONS

PROJECT No: 2101
DRAWN BY: WRC

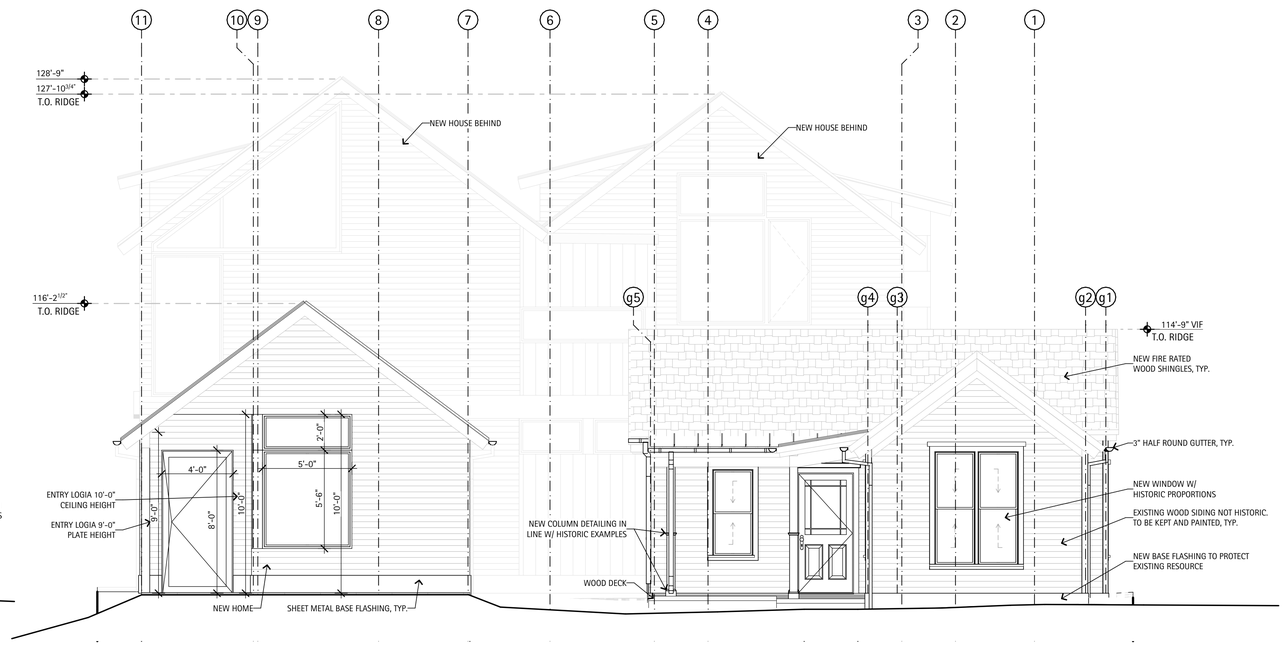
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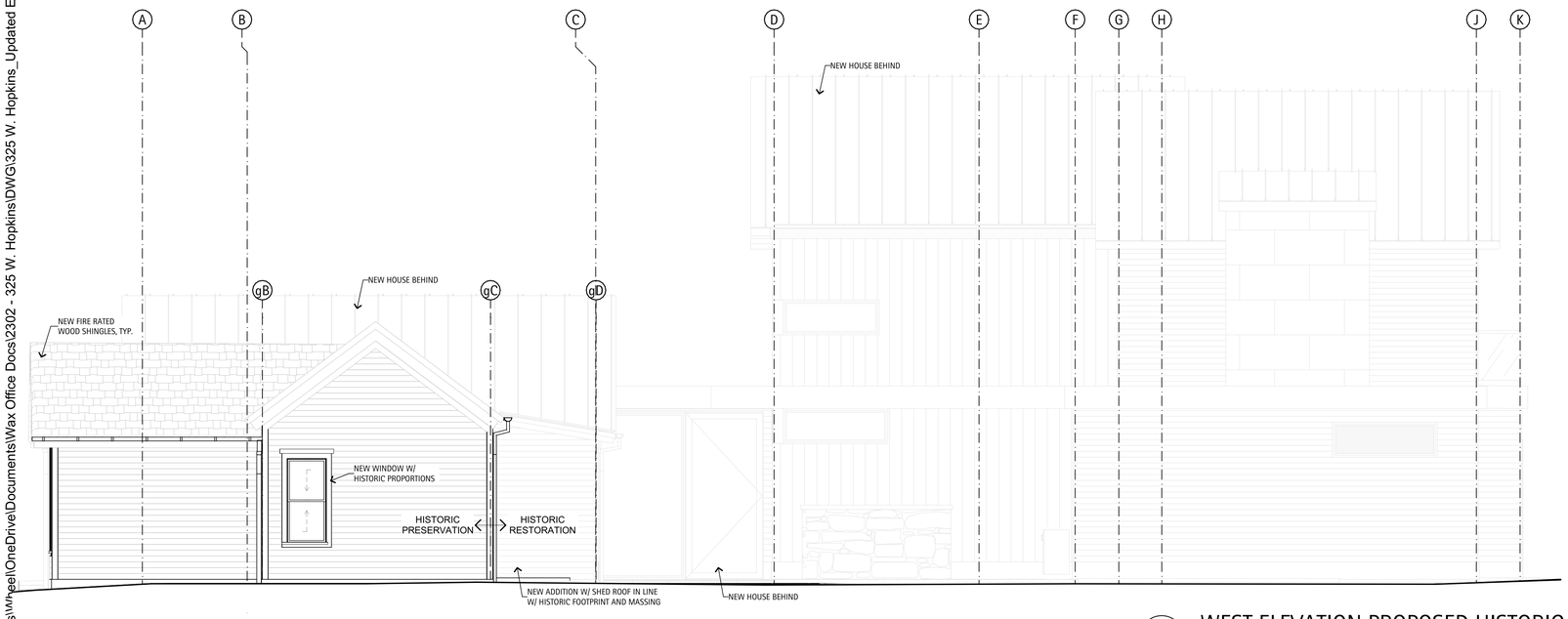
2 EAST ELEVATION PROPOSED HISTORIC

SCALE: 1/4" = 1'-0"



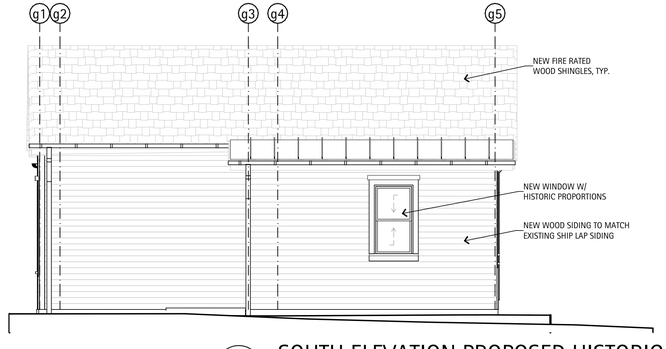
1 NORTH ELEVATION PROPOSED HISTORIC

SCALE: 1/4" = 1'-0"



4 WEST ELEVATION PROPOSED HISTORIC

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION PROPOSED HISTORIC

SCALE: 1/4" = 1'-0"

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325 W. HOPKINS
ASPEN, CO

DRAWING	ISSUE
HPC SUBMISSION	3/20/2024

ELEVATIONS– HISTORIC PROPOSED

PROJECT NO.: 2101
DRAWN BY: WRC

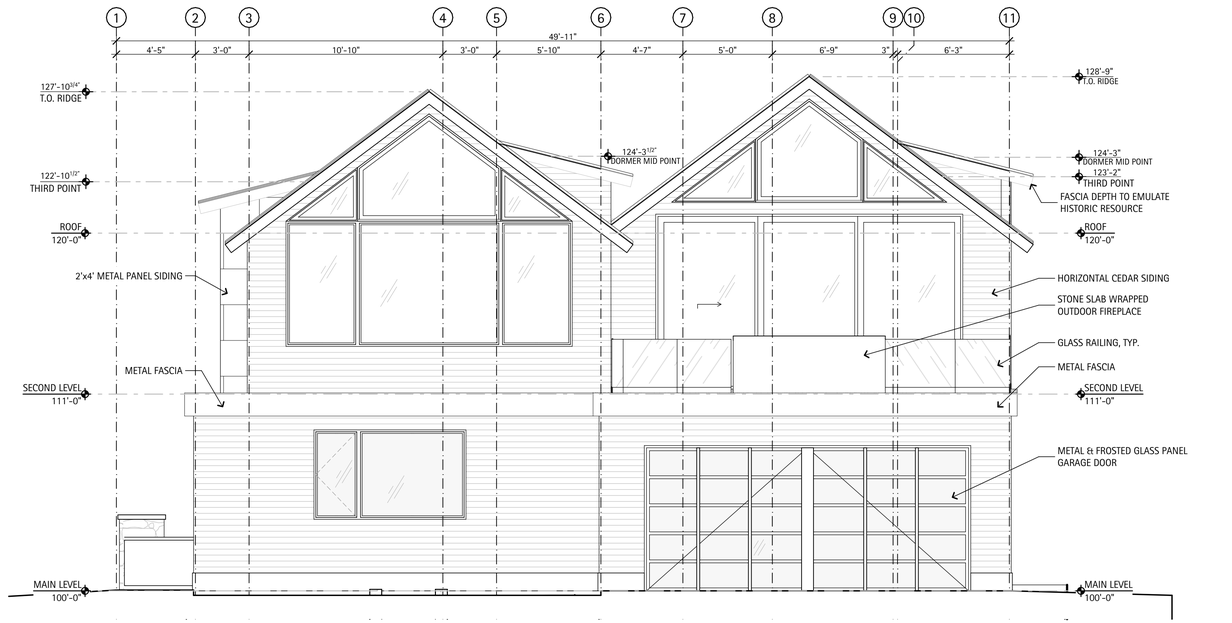
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1 NORTH ELEVATION PROPOSED (STREET FACING)

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"

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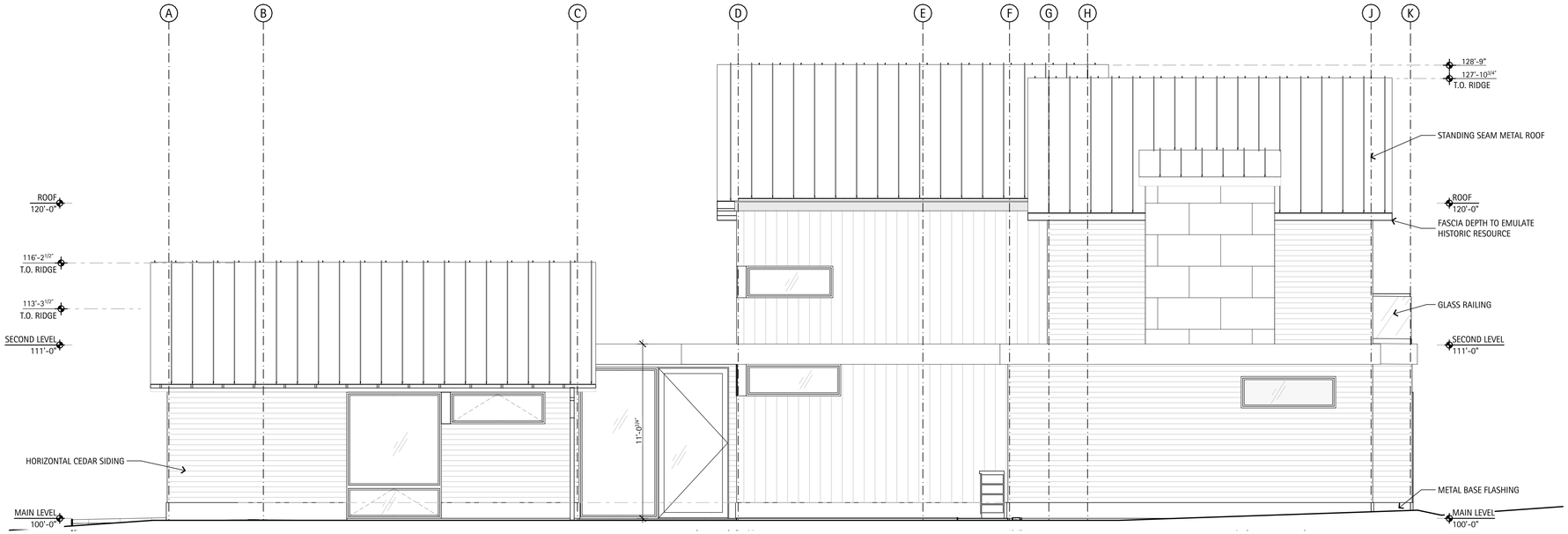
DRAWING: HPC SUBMISSION
ISSUE: 3/20/2024

ELEVATIONS -NORTH & SOUTH

PROJECT No: 2101
DRAWN BY: WRC

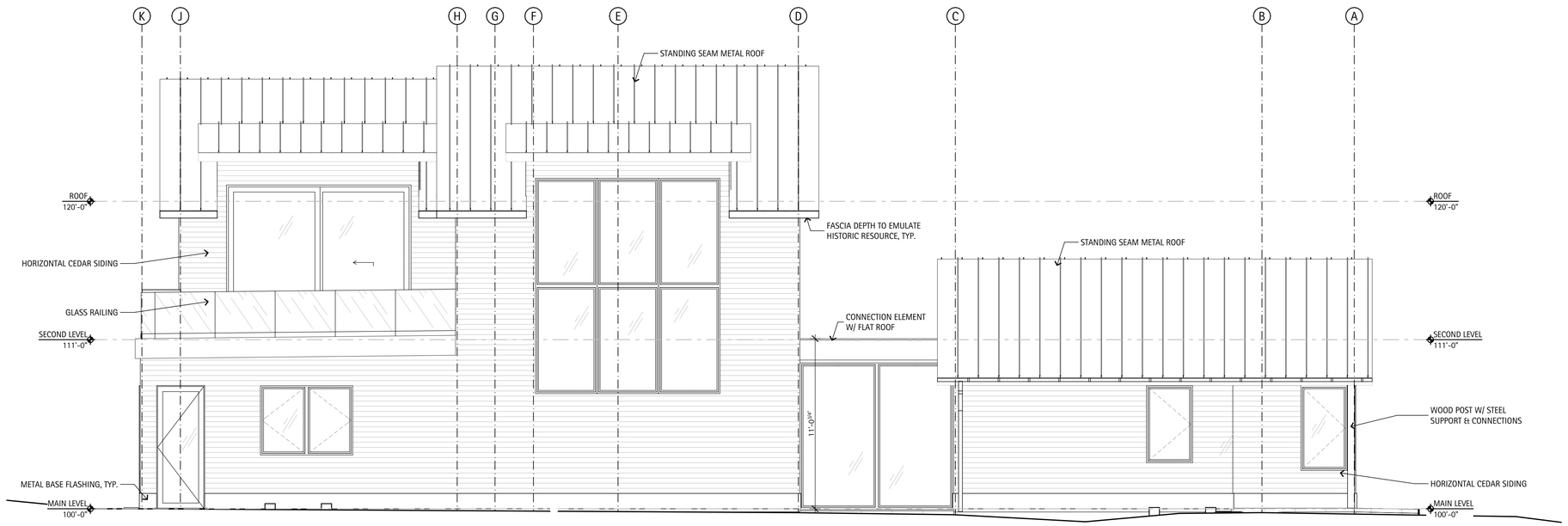
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1 WEST ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"

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ELEVATIONS- EAST & WEST

PROJECT No: 2101
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1 CONTEXT PERSPECTIVE
SCALE: 1" = 1'-0"

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RENDERINGS

PROJECT No: 2101
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2 FRONT PERSPECTIVE
SCALE: 1:1.67



1 FRONT PERSPECTIVE
SCALE: 1:1.67



4 FRONT PERSPECTIVE
SCALE: 1:1.67



3 FRONT PERSPECTIVE
SCALE: 1:1.67

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RENDERINGS
PROJECT No: 2101
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1 COURTYARD PERSPECTIVE
SCALE: 1:1.67



3 REAR PERSPECTIVE
SCALE: 1:1.67



2 REAR PERSPECTIVE
SCALE: 1:1.67

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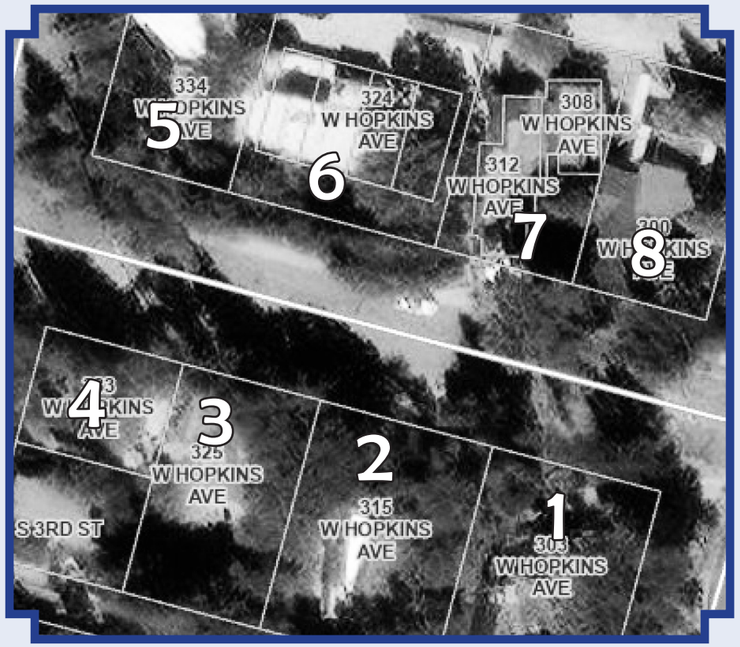
DRAWING ISSUE
HPC SUBMISSION 3/20/2024

RENDERINGS
PROJECT No: 2101
DRAWN BY: WRC

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325 West Hopkins



1. 303 West Hopkins
2. 315 West Hopkins
3. **325 West Hopkins**
4. 333 West Hopkins
5. 334 West Hopkins
6. 324 West Hopkins
7. 312 & 308 West Hopkins
8. 300 West Hopkins

















325 W. HOPKINS AVE.

SYMBOL LEGEND

ASSEMBLY DETAIL CUT — F11

REFERENCE GRID LINE — 8

SECTION CUT — A / 5.1

SPOT ELEVATION — T. O. RIDGE BEAM 123'-6 1/2"

EXTERIOR ELEVATION — 1 / 4.4

WINDOW MARK — LBB

DETAIL CALLOUT — 1 / 7.1

DOOR MARK — 033

SECTION DETAIL CALLOUT — 1 / 7.1

ROOM NUMBER — ROOM 100

INTERIOR ELEVATION — 1 / 2 / 3 / 4 / 8.1

DRAWING REVISION — 1

MATERIAL LEGEND

- GYPSUM WALL BOARD
- RAW FRAMING
- WOOD BLOCKING
- ROCK - NON COMPACTED FILL
- CONCRETE
- STONE
- FRAME WALL
- BRICK
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- FINISHED WOOD

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
ALT.	ALTERNATE
A.B.	ANCHOR BOLTS
&	AND
ARCH.	ARCHITECTURAL
@	AT
BM.	BEAM
BM. PKT.	BEAM POCKET
BRG.	BEARING
BLK'G.	BLOCKING
BOT.	BOTTOM
B.F.	BOTTOM OF FOOTING
BLDG.	BUILDING
B.O.	BY OWNER
CAB.	CABINET
CLG.	CEILING
CL.	CENTER LINE
C.T.	CERAMIC TILE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
DTL.	DETAILS
DBL.	DOUBLE
DWL.	DOWEL
E.W.	EACH WAY
ELEV.	ELEVATION
EXIST'G	EXISTING
EXT.	EXTERIOR
FLR.	FLOOR
FTG.	FOOTING
FND.	FOUNDATION
GA.	GAUGE
G.L.	GLU-LAM
G.W.B.	GYPSUM WALL BOARD
HT.	HEIGHT
HK.	HOOK
HORIZ.	HORIZONTAL
INFO.	INFORMATION
INSUL.	INSULATION
JST.	JOIST
L.L.	LIVE LOAD
LONGINT.	LONGITUDINAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
OPP.	OPPOSITE
O/	OVER
PTD.	PAINTED
PERF.	PERFORATED
PL.	PLATE
PLY.	PLYWOOD
PROP. LINE	PROPERTY LINE
REINF.	REINFORCEMENT
RDWD.	REDWOOD
REQ'D.	REQUIRED
RESIL.	RESILENT
REV.	REVISED
S.M.	SHEET METAL
SIM.	SIMILAR
S.F.	SQUARE FEET
STD.	STANDARD
STL.	STEEL
STDS.	STUDS
THK.	THICK
TLT.	TOILET
T.F.	TOP OF FOOTING
T.P.	TOP OF PLATE
T.L.	TOP OF LEDGE
T.W.	TOP OF WALL
TOT.	TOTAL
T.B.	TOWEL BAR
TRANSV.	TRANSVERSE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD





VICINITY MAP



PROJECT INFORMATION

PROJECT DIRECTORY

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GENERAL CONSTRUCTION NOTES

1. The Contract Documents shall consist of the general notes and the architectural, mechanical, and structural drawings. All future additional specifications, details, drawings, clarifications, or changes shall, in turn, become part of these documents. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancy between any parts of the drawings shall be reported to the Architect/Designer immediately for clarification.
2. Richard Wax & Associates, waives any and all liability for problems which arise from failure to follow the design intent of the plans. Contractor to obtain and/or request guidance of Richard Wax & Associates, with respect to any errors, omissions, inconsistencies, or conflicts which may be discovered or alleged.
3. The Plans and Specifications are the property of the Architect/Designer and are not to be used without the permission of same.
4. All work shall comply with all state and local codes, ordinances, rules, regulations and laws of building officials or authorities having jurisdiction. All work shall be performed to the highest standards or craftsmanship by journeymen of the appropriate trades.
5. The Contract Documents represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure during construction. Observation visits to the site by the Structural Engineer or Architect/Designer shall not include inspection of the above items nor will the Architect/Designer or Structural Engineer be responsible for the Contractor's means, methods, techniques, sequences for procedure of construction, or the safety precautions and the techniques, sequences for procedure of construction, or the safety precautions and the programs incident thereto. The Contractor shall be responsible for all Federal and OSHA regulations.
6. THE DRAWINGS ARE NOT TO BE SCALED. Written dimensions are to be used. If there is a discrepancy in dimensions, the Architect/Designer should be notified for clarification. All dimensions on the drawings shall be verified against the existing conditions. All dimensions are to rough framing or face of concrete unless noted otherwise.
7. These documents are intended to include all labor, materials, equipment, and services required to complete all work described herein. It is the responsibility of the Contractor to bring to the attention of the Architect/Designer any conditions which will not permit construction according to the intentions of these documents.
8. The Building Inspector shall be notified by the Contractor when there is need of an inspection as required by the I.R.C., or by any local code or ordinance.
9. LOT STAKED: The Contractor shall arrange for the building to be located and staked after demolition or site clearing, to be approved by the Architect/Designer. The Contractor shall review the lot staking and verify, to the best of his ability, its accuracy. The Contractor shall also check the grade where it meets the building to evaluate the consistency with the drawings during excavation. Work to be done by a certified surveyor.
10. RECORD DRAWINGS: Contractor to maintain a complete set of blue/black-line prints of contract drawings and shop drawings for record mark-up purposes throughout the Contract time. Mark-up drawings during course of the work to show changes and actual installation conditions, sufficient to form a complete record for Owner's purposes. Give particular attention to work which will be concealed and difficult to measure and record at a later date, and work which may require servicing or replacement during life of project. Require entities marking prints, to sign and date each mark-up. Bind prints into manageable sets, with durable paper cover, appropriately labeled.
11. SOILS AND CONCRETE: The General Contractor shall arrange for a visual site inspection at the completion of excavation by a soils engineer, and the required concrete testing prior to any foundation work.
12. Property lines, utilities and topography shown is representative of information taken from a survey. Notify Architect/Designer of any discrepancy or variation between the Drawings and actual site conditions.

PROJECT INDEX

COVER SHEET
1 COVER SHEET
2 PROJECT OVERVIEW
ZONING
Z1.01 FAR
Z1.02 DEMOLITION PLANS
Z1.03 SITE DISTURBANCE PLAN | PROPOSED | 1:5
Z1.04 CMP | 1:5
SITE PLANS
A1.01 SITE PLAN | EXISTING
A1.02 SITE PLAN | PROPOSED | 1:5
FLOOR PLANS
A1.03 FLOOR PLAN - EXISTING
A1.04 ROOF PLAN - EXISTING
A1.01 DEMO PLANS
A1.06 FLOOR PLANS - PROPOSED
A1.07 FLOOR PLANS - PROPOSED
ELEVATIONS
A2.01 ELEVATIONS
A2.02 ELEVATIONS- HISTORIC PROPOSED
A2.03 ELEVATIONS -NORTH & SOUTH
A2.04 ELEVATIONS- EAST & WEST
A2.05 RENDERINGS
A2.06 RENDERINGS
A2.07 RENDERINGS
BUILDING SECTIONS
A3.01 BUILDING SECTION C

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ASPEN, CO

HPC SUBMISSION

DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

PROJECT OVERVIEW
PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
2

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Existing Floor Area Calculations			
Basement	0		
Main	1715		
Garage	0		
Upper	0		
Total Proposed FAR:	**1715**	**Allowed:**	**3600**
Remaining:	**1885**		

PROPOSED LOWER LEVEL EXPOSED WALL CALCULATIONS (SF)			
	Total Wall Areas	Exposed Wall Area	
	317		
	169		
	80		
	9	21	
	565		
	9	21	
	87		
	215		
	99		
	21	9	
	98		
	26	11	
	25		
	79		
	41	96	
	172		
	371		
	317		
Total Wall Area:	2700		
Exposed Wall Area:		158	
% of Exposed Wall:	6%		
Subgrade Floor Area Calculations			
Subgrade Gross Floor Area	2394		
Subgrade Countable Floor Area	143	(2391 x 6%)	
Proposed Floor Area Calculations			
Basement	143		
Main	1644		
Garage	0		
Upper	964		
Historic Resource	559		
Total Existing FAR:	**3310**	**Allowed:**	**3600**
Remaining:	**290**		

4 PROPOSED SECOND LEVEL FAR
SCALE: 1/8" = 1'-0"

PROPOSED FAR CALCULATIONS

BASEMENT= 143 SF
MAIN= 1644 SF
HISTORIC= 559 SF
GARAGE= 0 SF*
UPPER= 964 SF
PROPOSED= 3,310 SF
ALLOWED= 3,600 SF

DECKS
FRONT PORCH= 51 SF (EXEMPT PER 26.575.020.D.5)
HIST. FRONT PORCH= 109 SF (EXEMPT PER 26.575.020.D.5)
PROPOSED= 476 SF
TOTAL= 476 SF

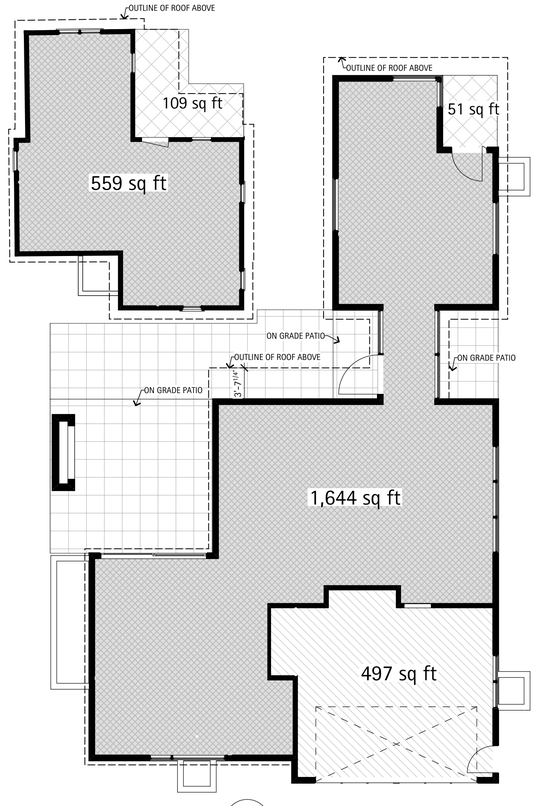
ALLOWED= 540 SF (3,600 SF * .15)
DECKS/PORCH COUNTABLE TOWARD FAR= 0 SF

*GARAGE ALLOWED 250 SF EXEMPT, THEN 50% COUNTS UP TO 500 SF

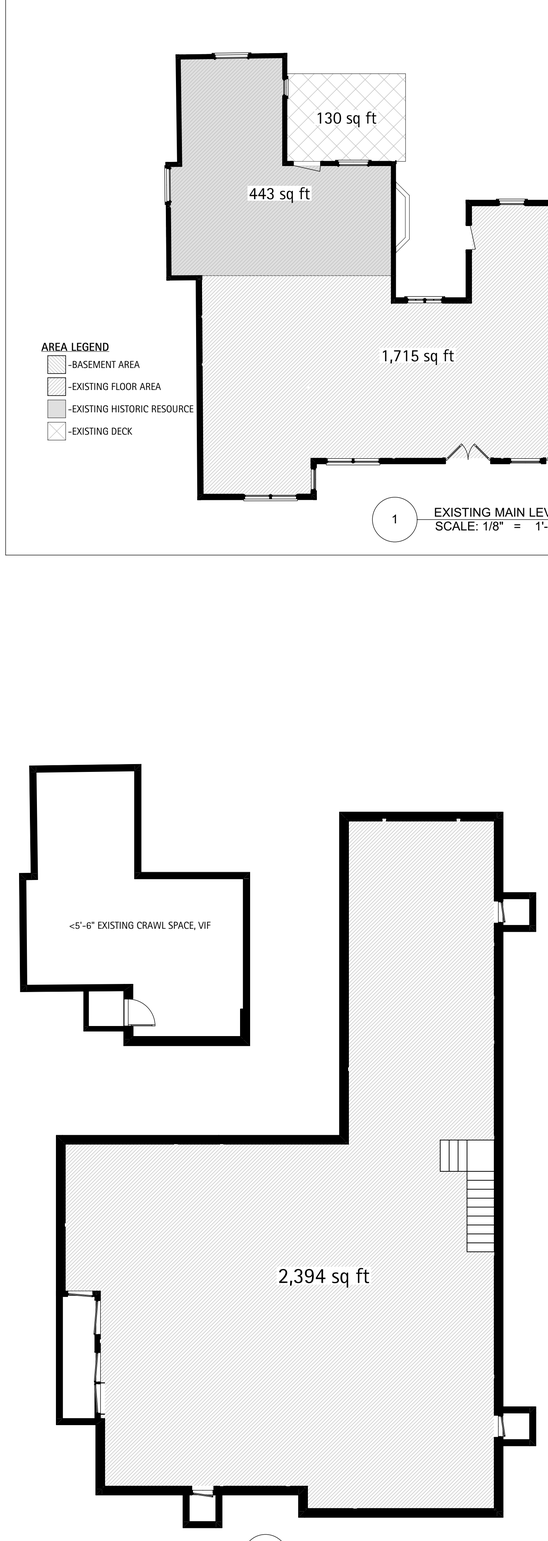
10.4 HISTORIC RESOURCE FLOOR AREA RATIO

NON HISTORIC PROPOSED FLOOR AREA
MAIN= 559 SF
PROPOSED= 559 SF HISTORIC
EXISTING= 425 SF HISTORIC

AREA LEGEND
-BASEMENT AREA
-EXISTING FLOOR AREA
-PROPOSED GARAGE AREA
-PROPOSED FLOOR AREA
-PROPOSED DECK



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



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

AREA LEGEND
-BASEMENT AREA
-EXISTING FLOOR AREA
-EXISTING HISTORIC RESOURCE
-EXISTING DECK

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

EXISTING FAR CALCULATIONS

MAIN= 1715 SF
EXISTING= 1,715 SF
ALLOWED=3,600 SF

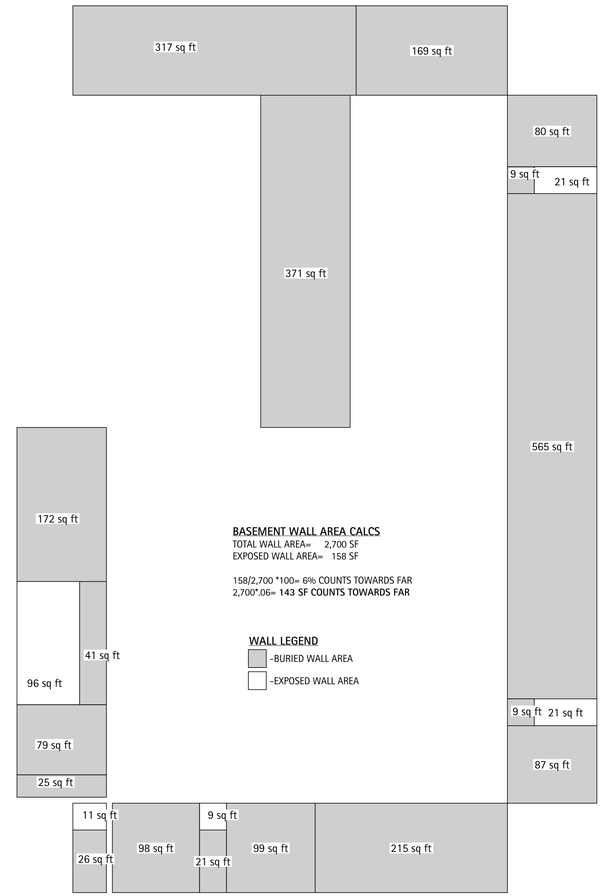
DECKS
FRONT PORCH= 130 SF (EXEMPT PER 26.575.020.D.5)
TOTAL= 0 SF

ALLOWED= 540 SF (3,600 SF * .15)
DECKS/PORCH COUNTABLE TOWARD FAR= 0 SF

*GARAGE ALLOWED 250 SF EXEMPT, THEN 50% COUNTS UP TO 500 SF

10.4 HISTORIC RESOURCE FLOOR AREA RATIO

NON HISTORIC EXISTING FLOOR AREA
MAIN= 1,272 SF (1715-443)
EXISTING= 1,272 SF NON HISTORIC
EXISTING= 443 SF HISTORIC



BASEMENT WALL AREA CALCS
TOTAL WALL AREA= 2,700 SF
EXPOSED WALL AREA= 158 SF

158/2,700 *100= 6% COUNTS TOWARDS FAR
2,700*.06= **143 SF COUNTS TOWARDS FAR**

WALL LEGEND
-BURIED WALL AREA
-EXPOSED WALL AREA

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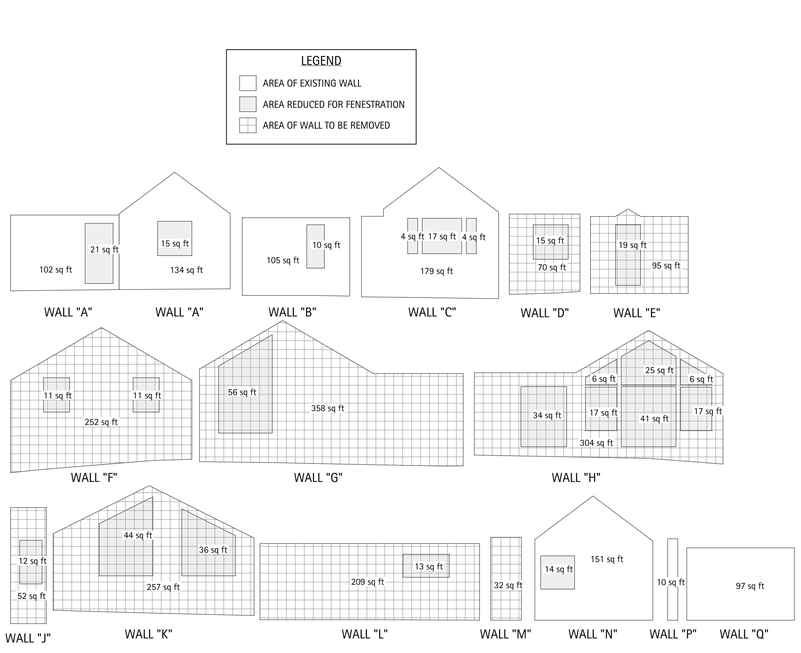
FAR

PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
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Vertical Wall Surface Demolition Calculations for Zoning Dept.			
Wall Demolition			
Wall Label	Individual Wall Area (SF)	Area Reduced for Fenestration (SF)	Area of Wall to be Removed (SF)
A	236	36	0
B	105	10	0
C	179	25	0
D	70	15	70
E	95	19	95
F	252	22	252
G	358	56	358
H	304	146	304
J	52	12	52
K	257	80	257
L	209	13	209
M	32	0	32
N	151	14	0
P	10	0	0
Q	97	0	0
Wall Surface Area Total (SF)	2407		
Area Reduced for Fenestration (SF)		448	
Area Used for Demo Calculations (SF)	1959		
Wall Surface Area to be Removed (SF)			**1629**
Demolition Totals			
Wall Area Used for Demo Calcs (SF)	1959		
Surface Area to be Removed (SF)	1629		
Total	**83%**		

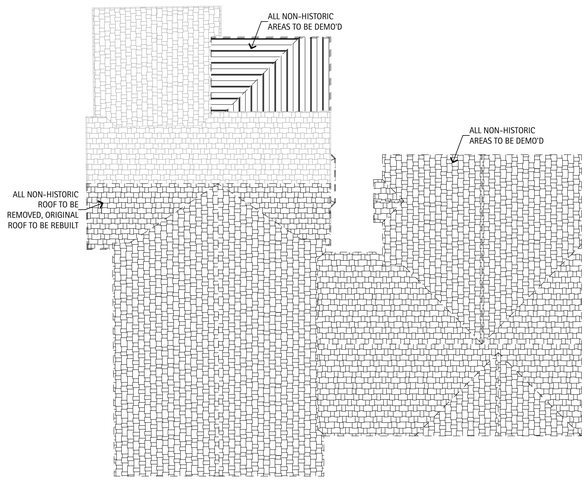


Interior/Exterior Wall & Ceiling Area Demolition Calculations for Engineering Dept.		
***Note: Wall labels are for approx. location of demo area. Total demo areas include interior walls & floor**		
Wall Label	Main Level	
A		
B		
C	4	
D		
E		
F		
G		
H		
J		
K		
L		
M		
N		
P		
Q		
Main Level	1247	
Demo Area Totals (SF)	1251	

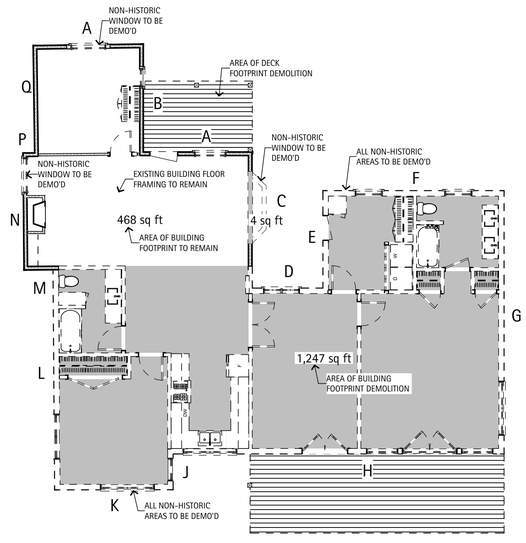
Wall & Ceiling Demolition (SF)	
Main Level	1251
Total	**1251**

Existing Floor Areas (SF)	
Main Level	1715
Total	**1715**

Demolition Totals	
Floor Area Used for Demo Calcs (SF)	1715
Wall & Ceiling Area to be Removed (SF)	1251
Total	**73%**



2 UPPER LEVEL DEMO
SCALE: 1/8" = 1'-0"



1 MAIN LEVEL DEMO
SCALE: 1/8" = 1'-0"

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ASPEN, CO

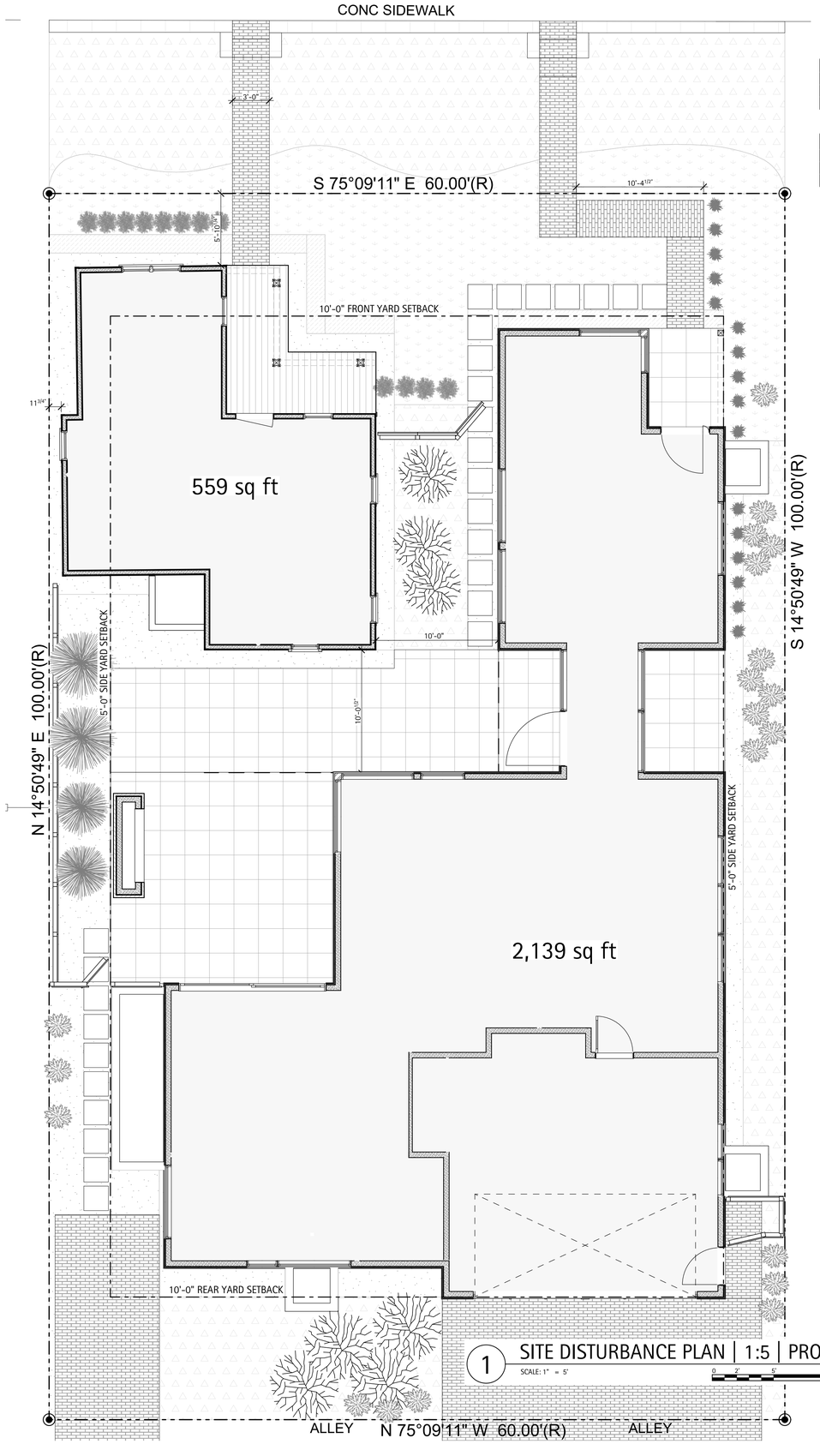
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HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

DEMOLITION PLANS

PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
Z1.02

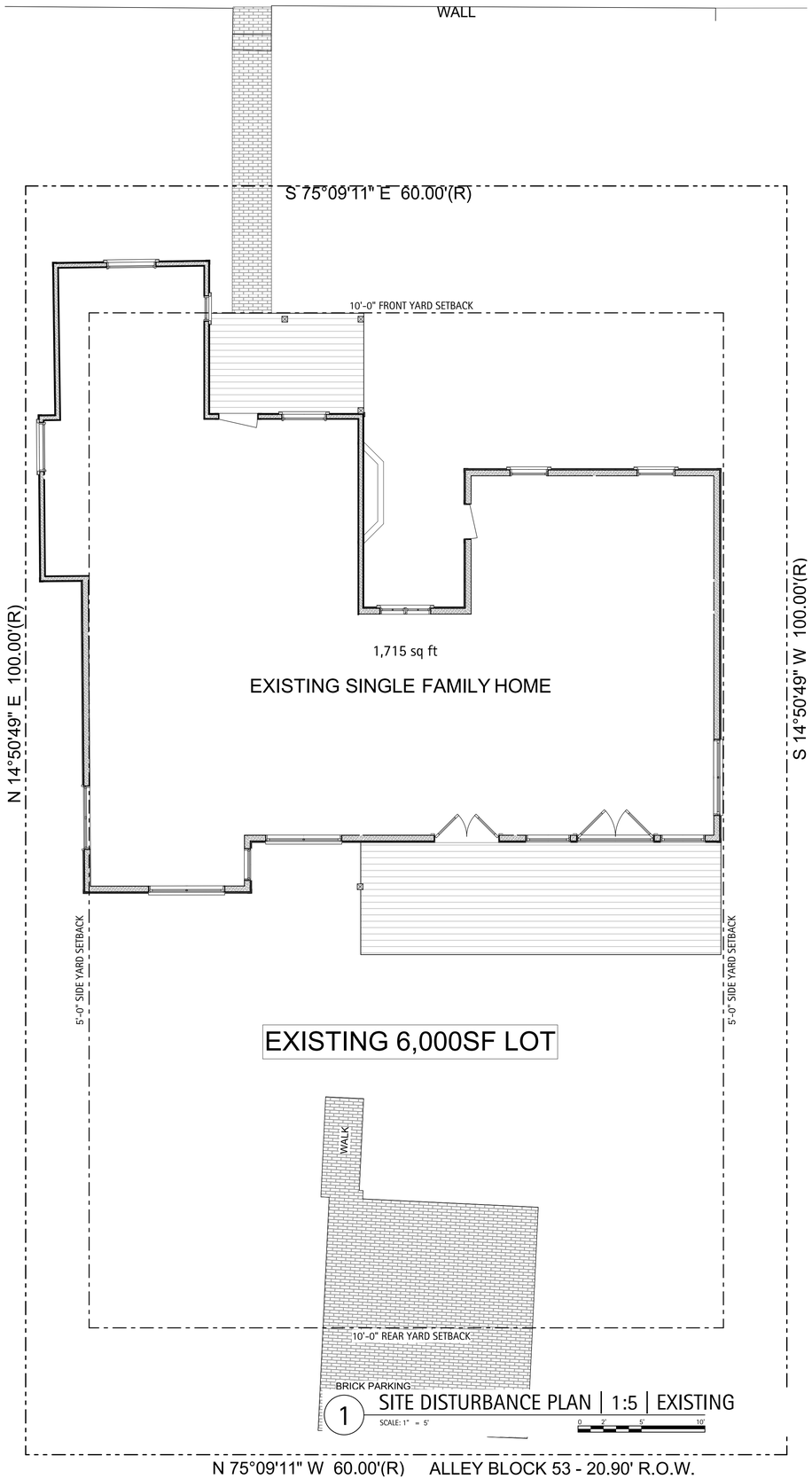
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1 SITE DISTURBANCE PLAN | 1:5 | PROPOSED
SCALE: 1" = 5'

Pre-Project Lot Coverage		
Site Area (SF)	6000	
Building Footprint	1715	
Pre-project Lot Coverage	**29%**	

Proposed Lot Coverage		
Site Area (SF)	6000	
Building Footprint	2698	2,139+559
Pre-project Lot Coverage	**45%**	



1 SITE DISTURBANCE PLAN | 1:5 | EXISTING
SCALE: 1" = 5'

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PHYSICAL
406 AABC
SUITE H
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P. 970-920-0236

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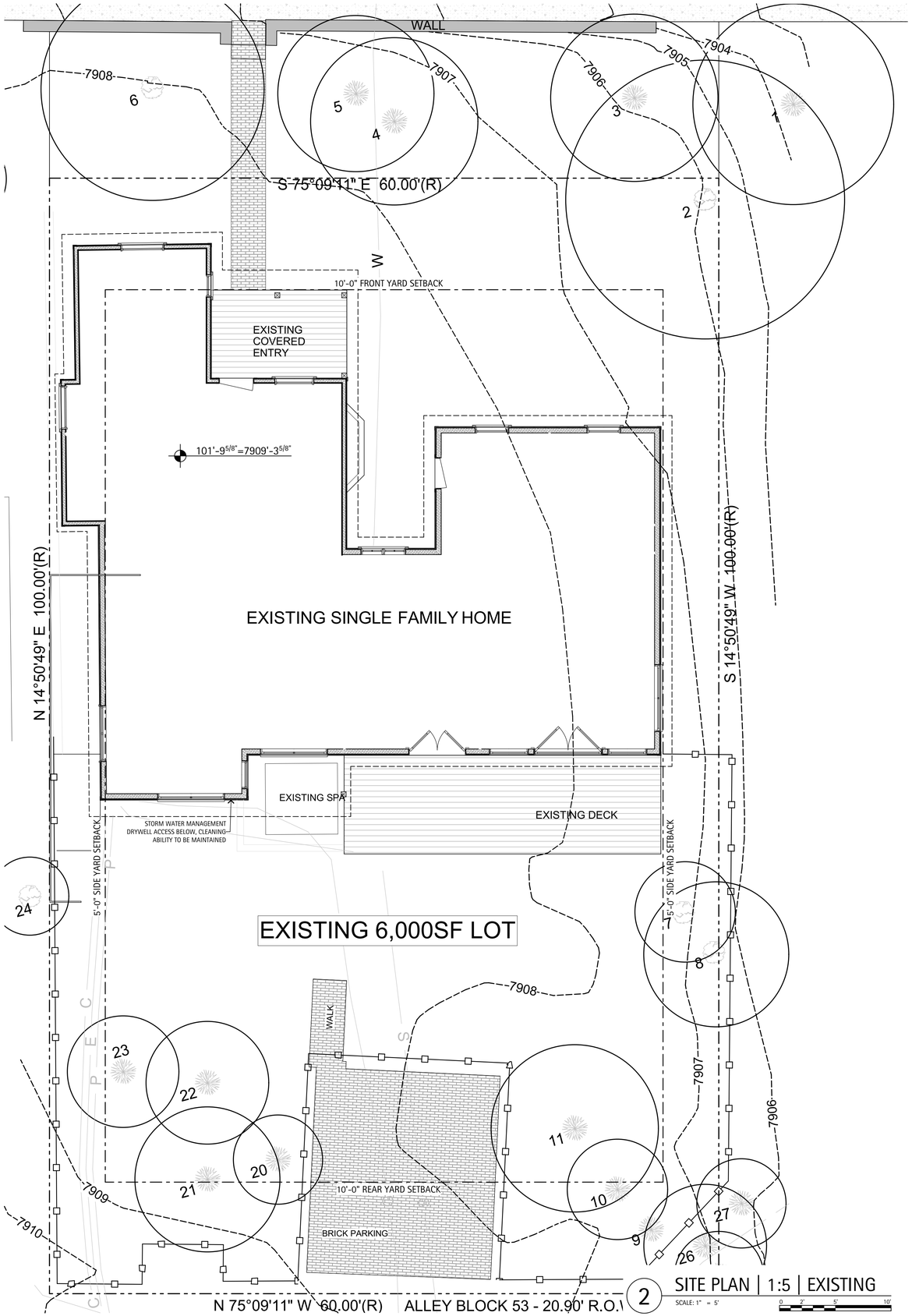
DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

SITE DISTURBANCE PLAN | PROPOSED | 1:5

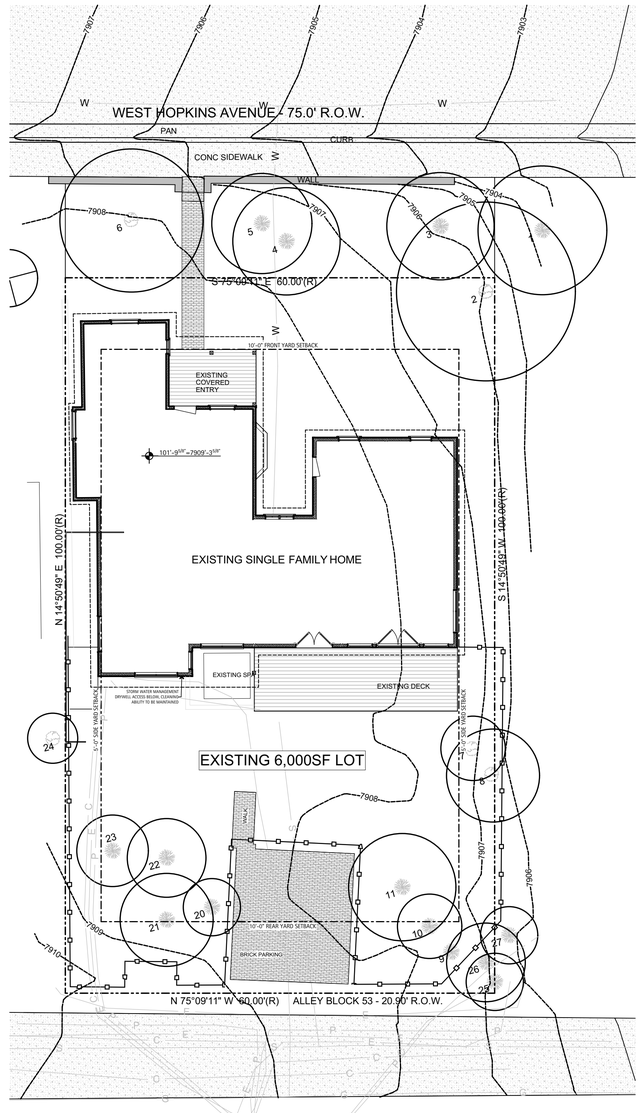
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2 SITE PLAN | 1:5 | EXISTING
SCALE: 1" = 5'



1 SITE PLAN | 1:10 | EXISTING
SCALE: 1" = 10'

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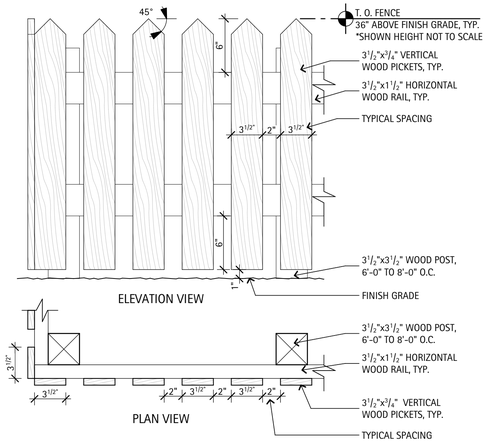
DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

SITE PLAN | EXISTING

PROJECT No: 2101
DRAWN BY: WRC

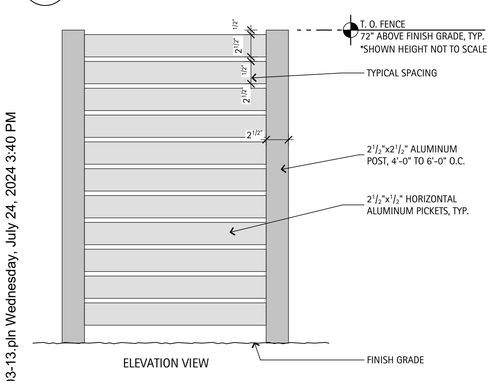
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3 FRONT FENCE DETAIL

SCALE: 1 1/2"= 1'-0"



4 FRONT FENCE DETAIL

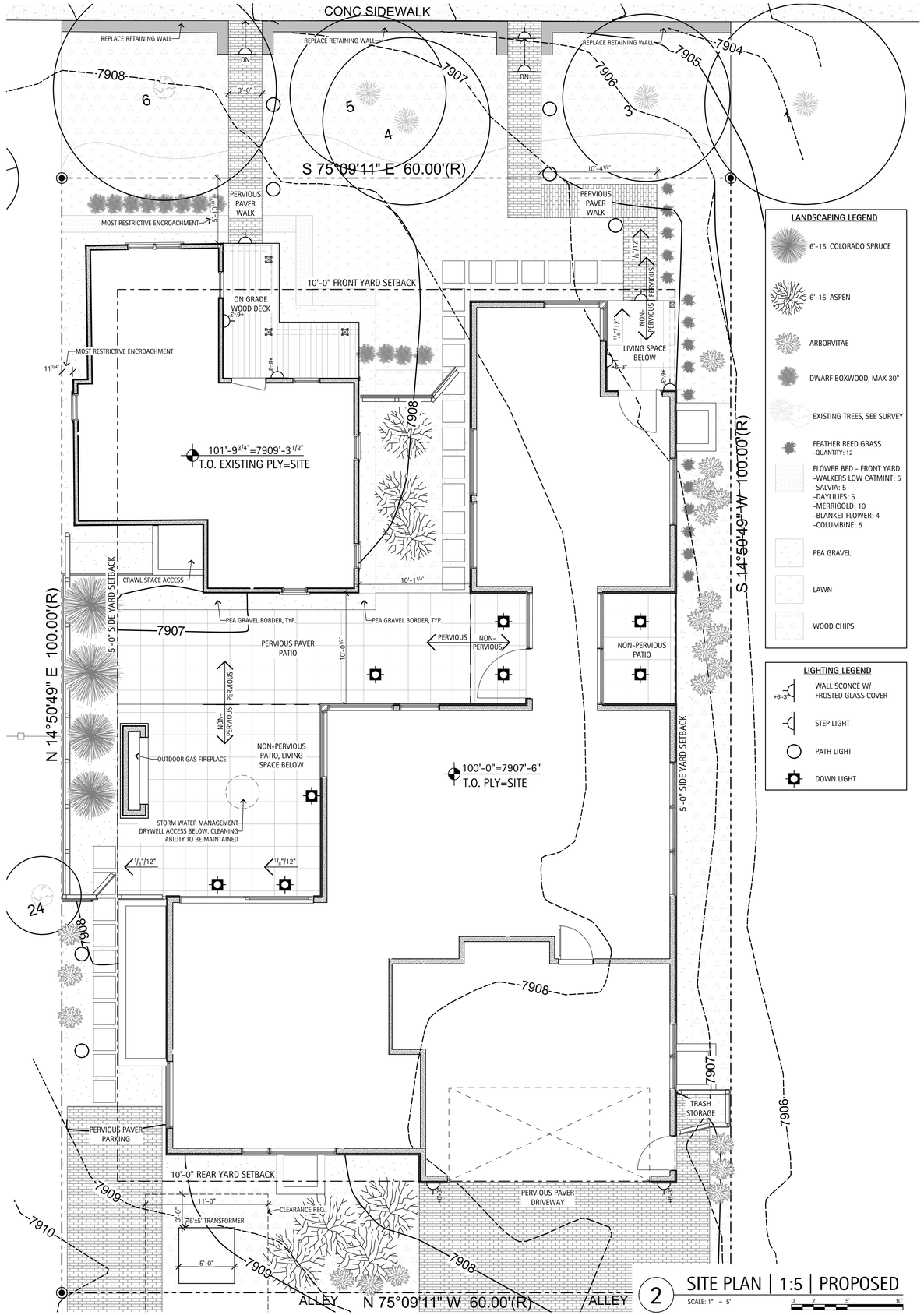
SCALE: 1 1/2"= 1'-0"



5 REAR FENCE EXAMPLE



6 REAR FENCE EXAMPLE



2 SITE PLAN | 1:5 | PROPOSED

SCALE: 1" = 5'

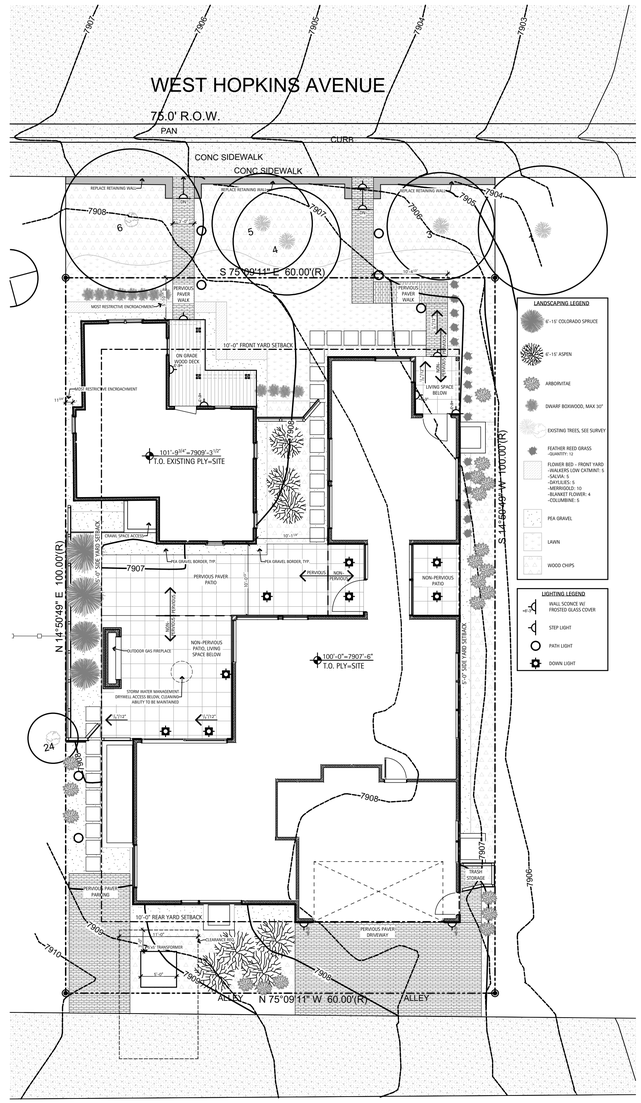
0 2' 5' 10'

LANDSCAPING LEGEND

- 6'-15' COLORADO SPRUCE
- 6'-15' ASPEN
- ARBORVITAE
- DWARF BOXWOOD, MAX 30"
- EXISTING TREES, SEE SURVEY
- FEATHER REED GRASS -QUANTITY: 12
- FLOWER BED - FRONT YARD -WALKERS LOW CATMINT: 5 -SALVIA: 5 -DAYLILIES: 5 -MERRIGOLD: 10 -BLANKET FLOWER: 4 -COLUMBINE: 5
- PEA GRAVEL
- LAWN
- WOOD CHIPS

LIGHTING LEGEND

- WALL SCONCE W/ FROSTED GLASS COVER
- STEP LIGHT
- PATH LIGHT
- DOWN LIGHT



1 SITE PLAN | 1:10 | PROPOSED

SCALE: 1" = 10'

0 5' 10' 20'

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SITE PLAN | PROPOSED | 1:5

PROJECT No: 2101
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1 MAIN LEVEL EXISTING
SCALE: 3/8" = 1'-0"

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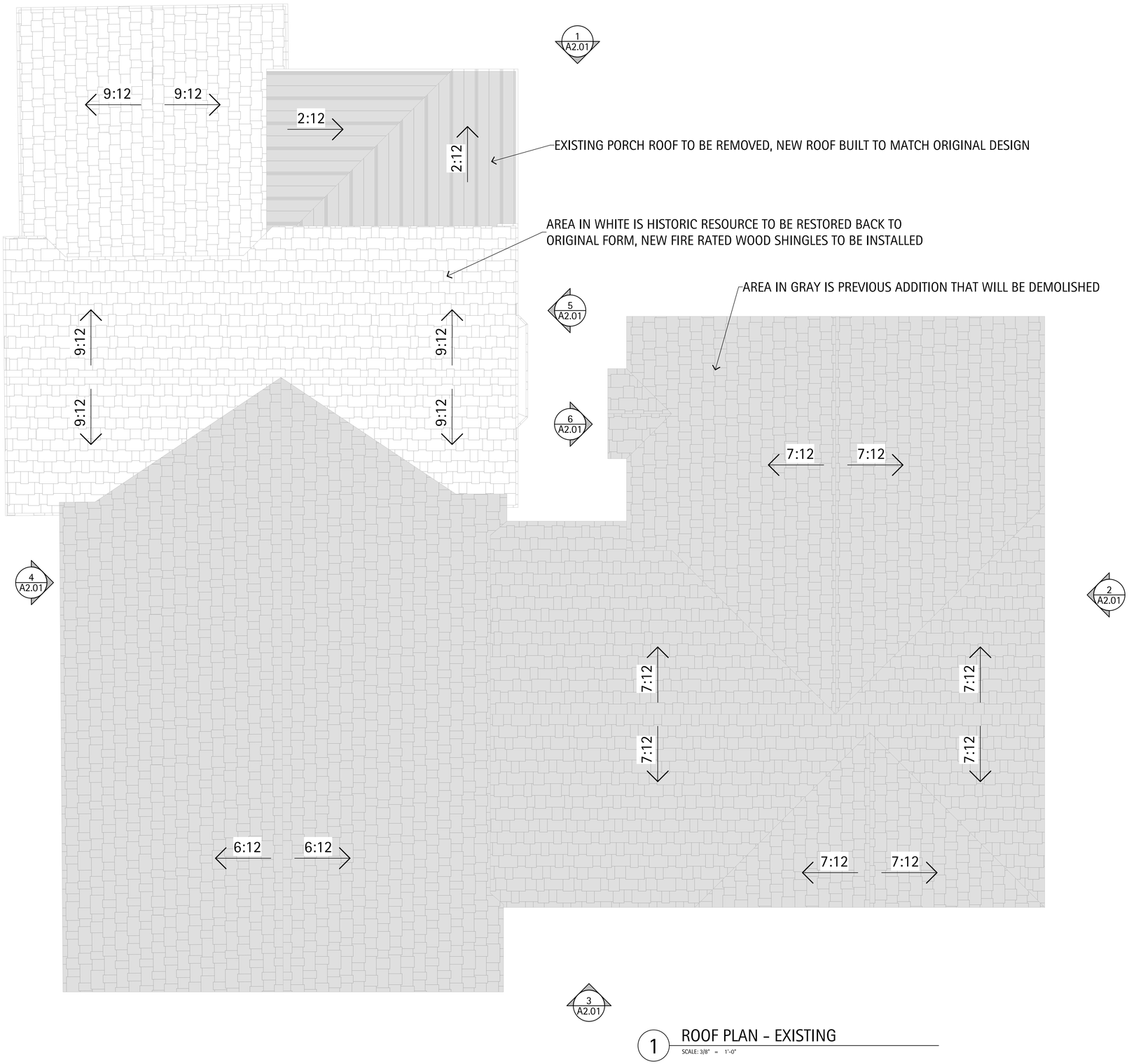
DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

FLOOR PLAN - EXISTING

PROJECT No: 2101
DRAWN BY: WRC

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1 ROOF PLAN - EXISTING

SCALE: 3/8" = 1'-0"

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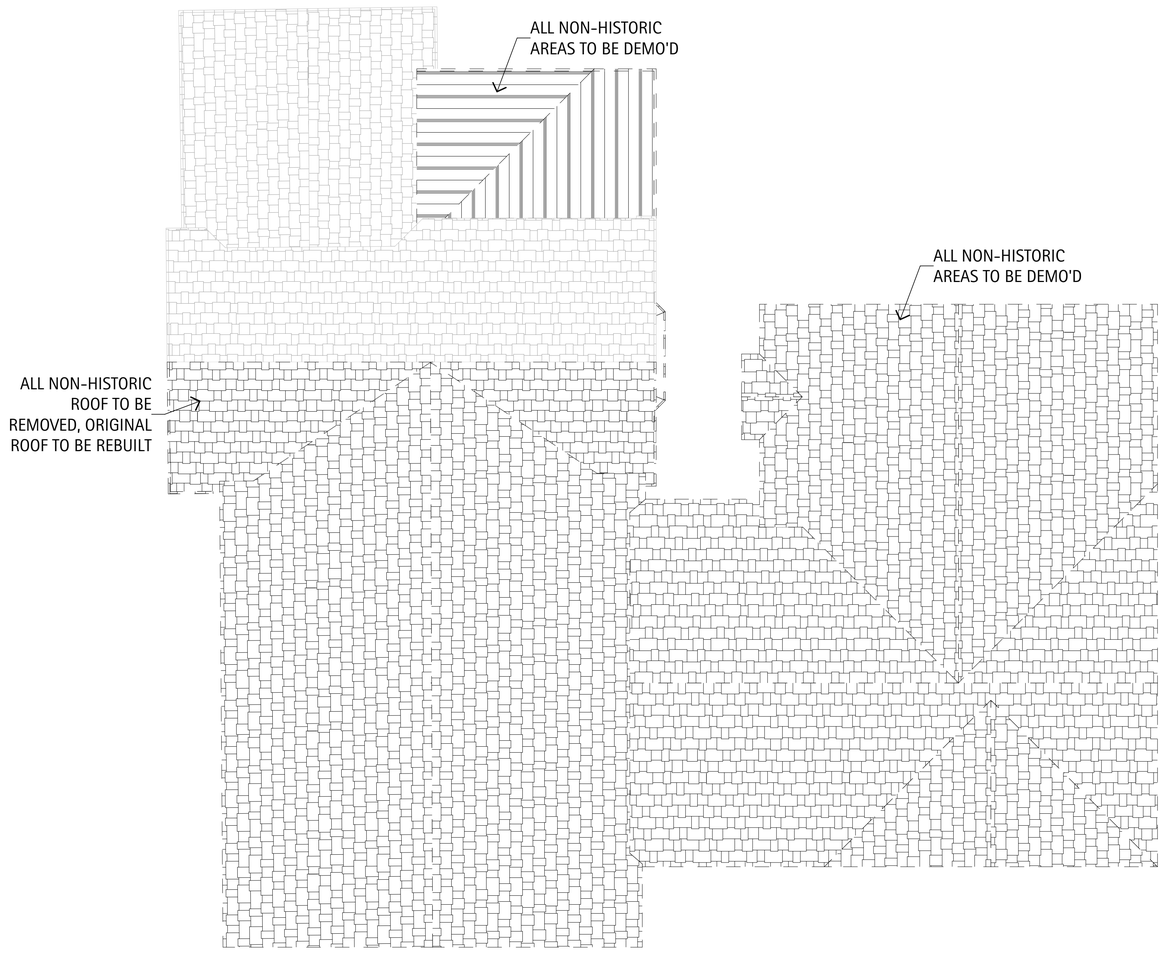
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HPC UPDATES	7/24/2024

ROOF PLAN - EXISTING

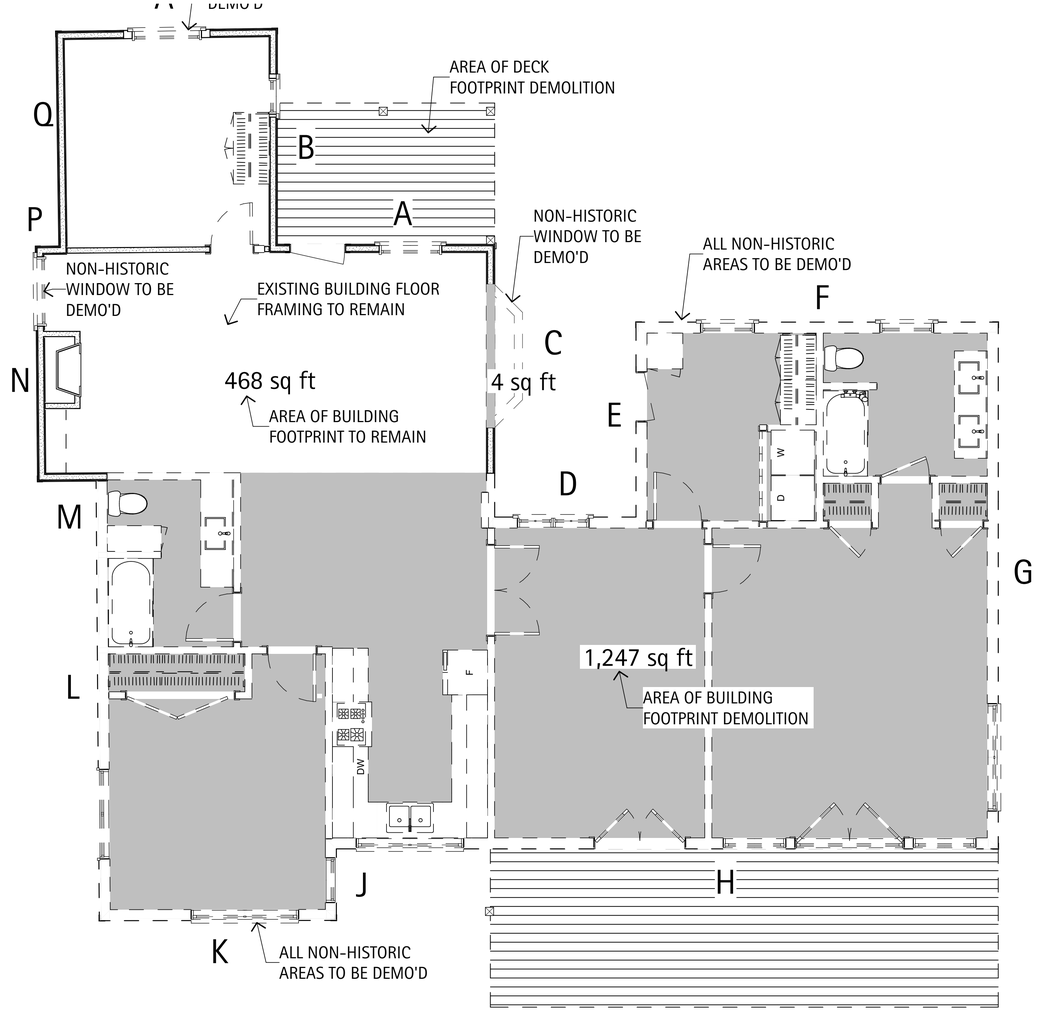
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2 ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL DEMO
SCALE: 1/4" = 1'-0"

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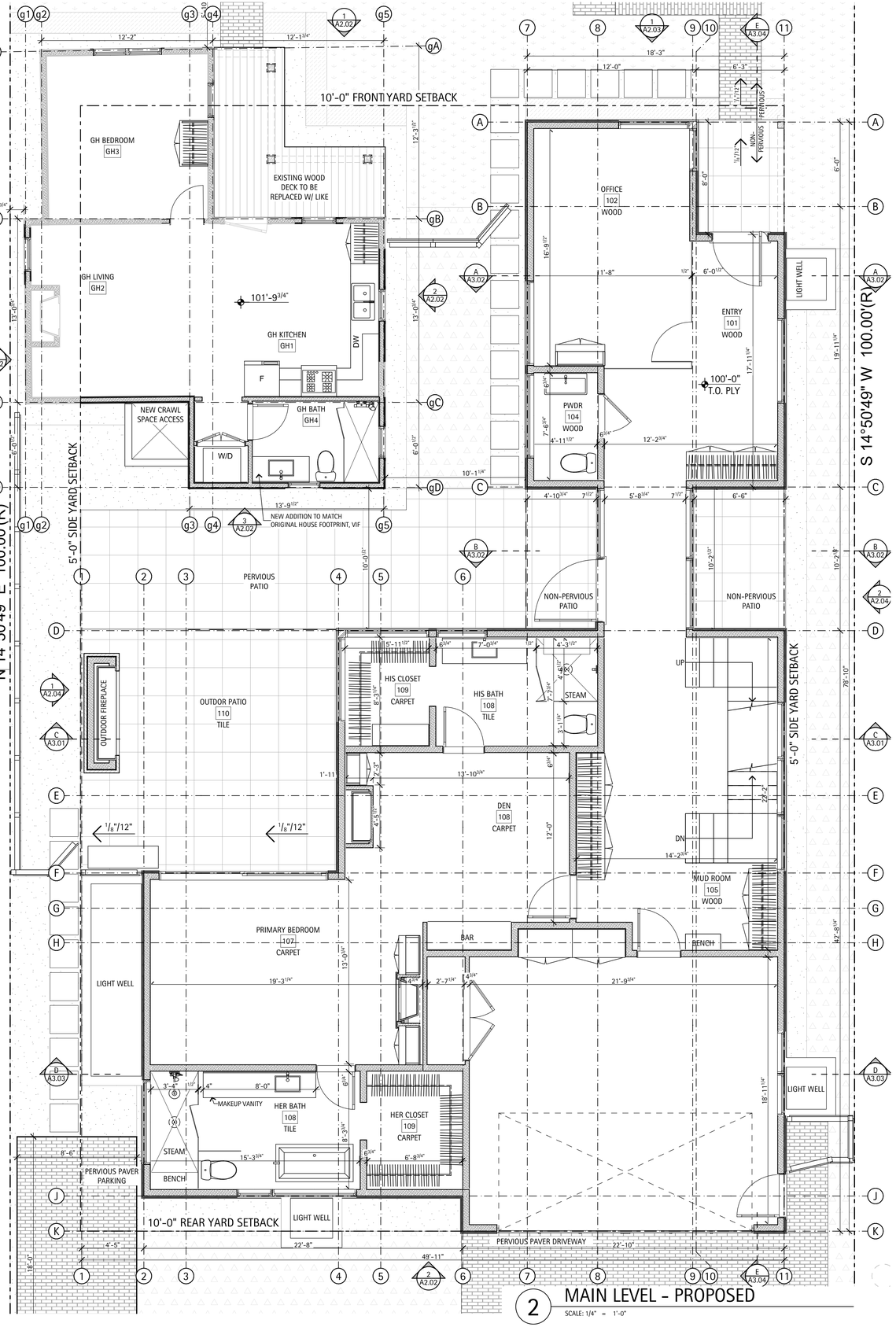
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DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

DEMO PLANS
PROJECT No: 2101
DRAWN BY: WRC

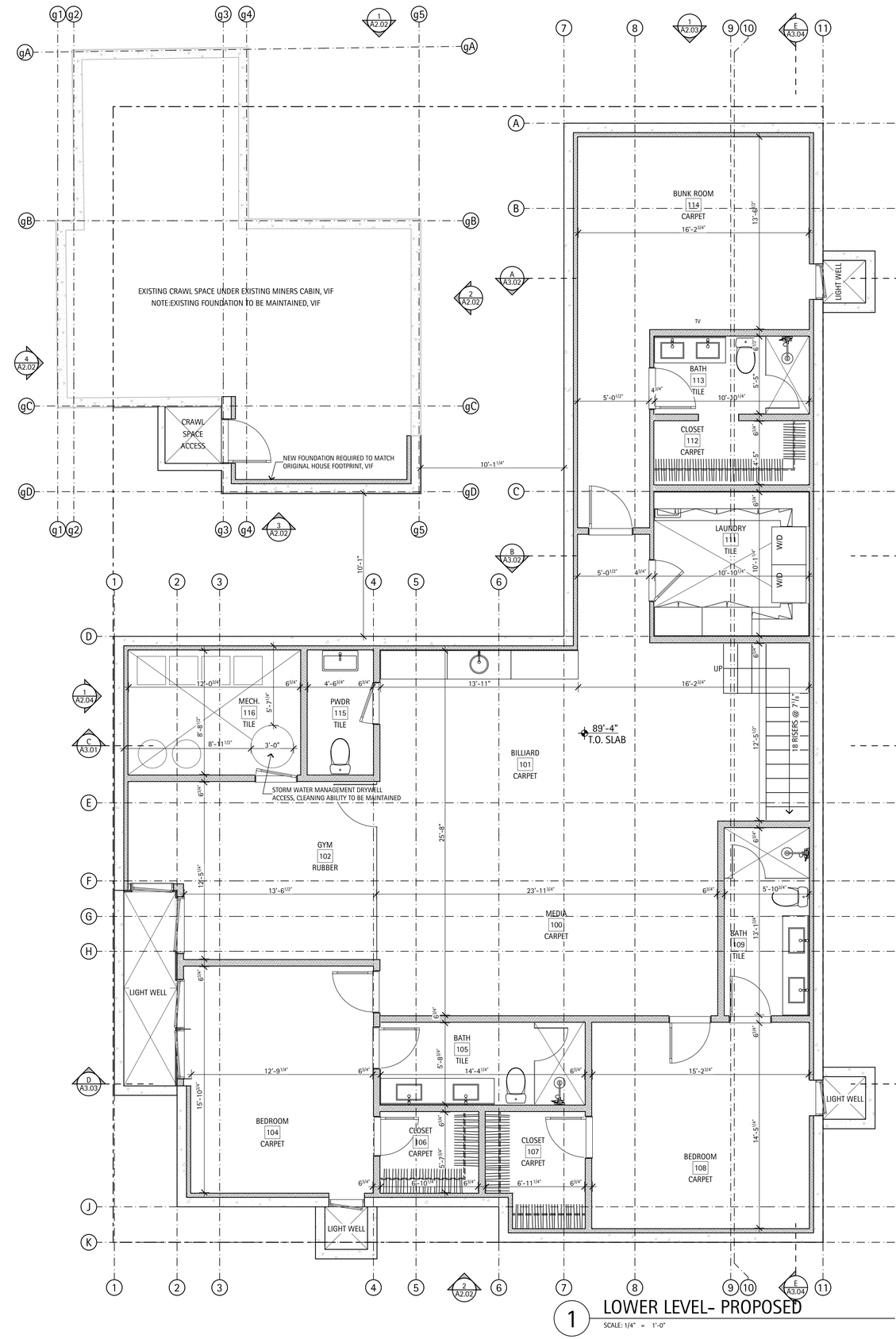
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2 MAIN LEVEL - PROPOSED

SCALE: 1/4" = 1'-0"



1 LOWER LEVEL- PROPOSED

SCALE: 1/4" = 1'-0"

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HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

FLOOR PLANS - PROPOSED

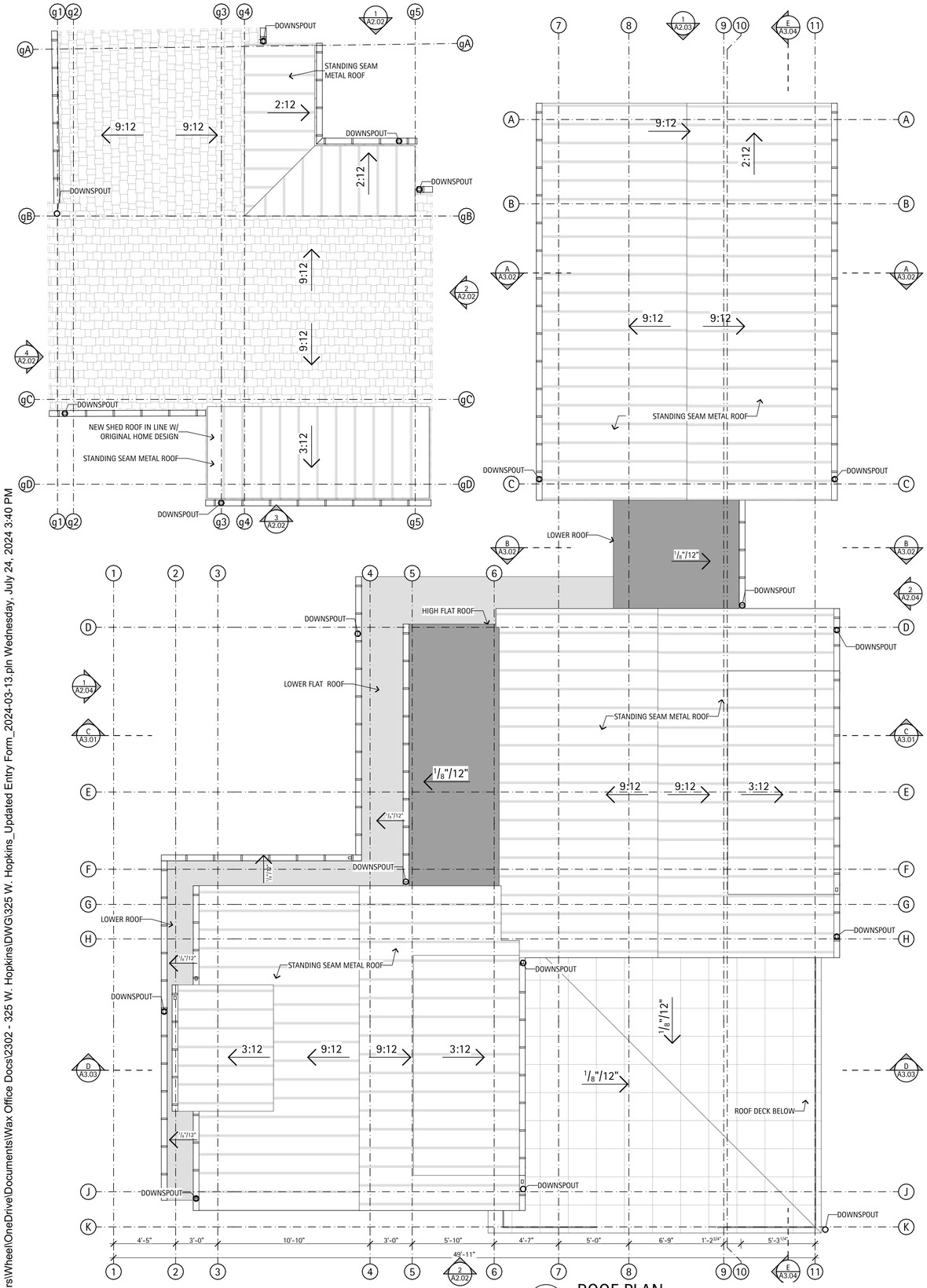
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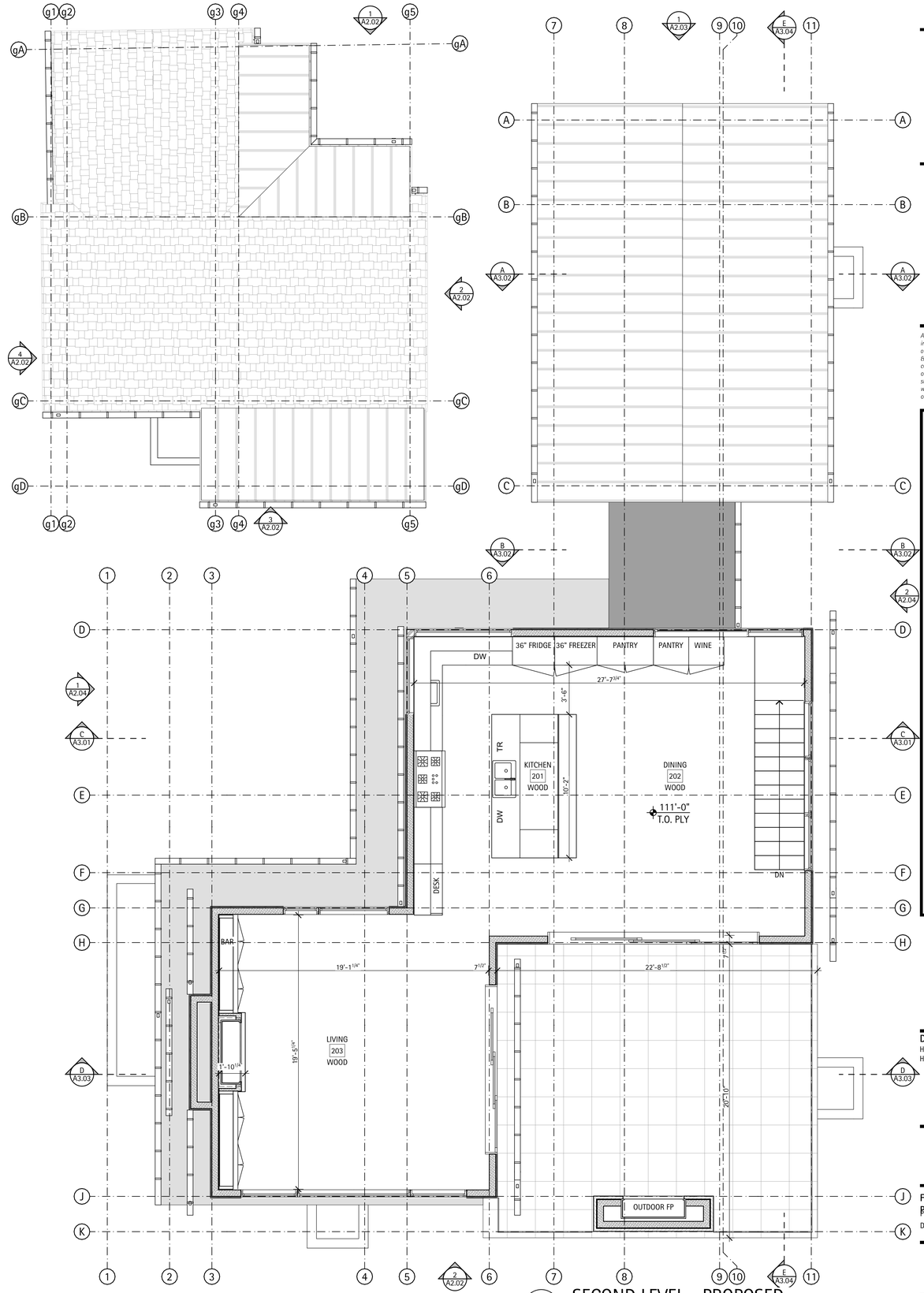
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2 ROOF PLAN

SCALE: 1/4" = 1'-0"



1 SECOND LEVEL - PROPOSED

SCALE: 1/4" = 1'-0"

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DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

FLOOR PLANS - PROPOSED

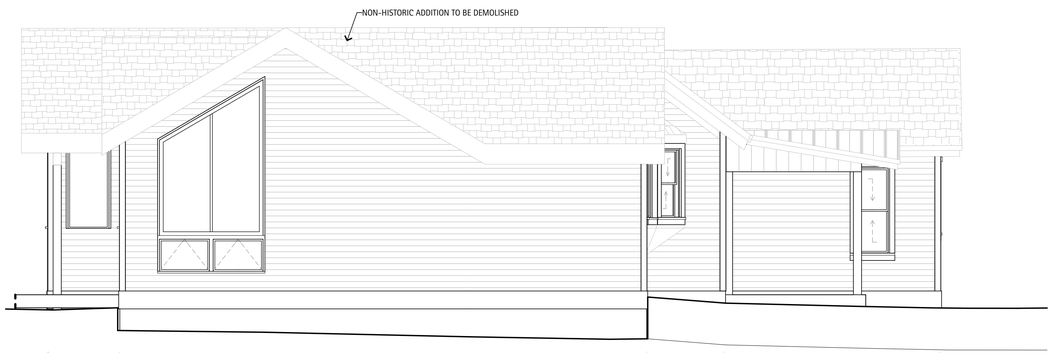
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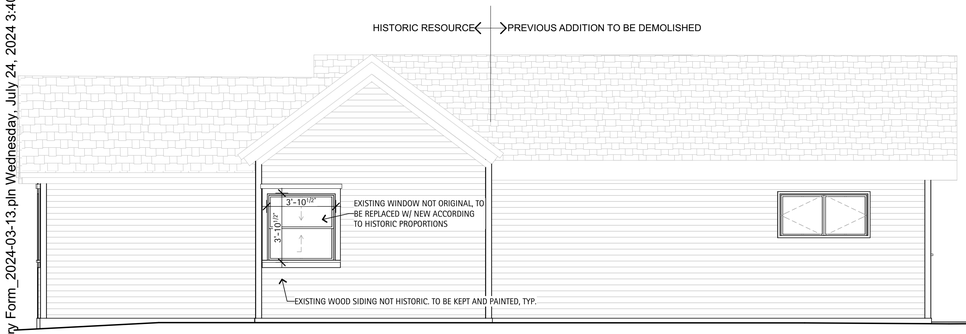
2 EAST ELEVATION -EXISTING

SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION-EXISTING

SCALE: 1/4" = 1'-0"



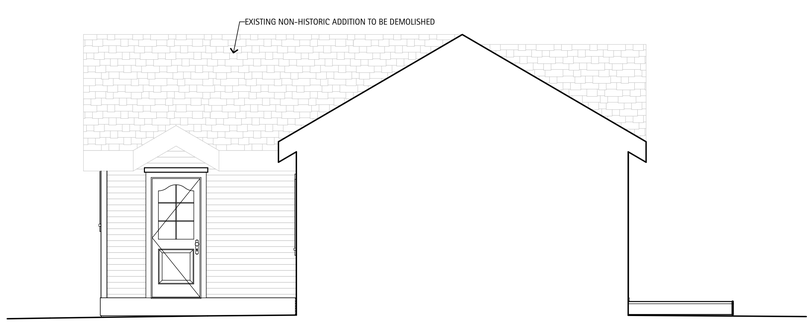
4 WEST ELEVATION -EXISTING

SCALE: 1/4" = 1'-0"



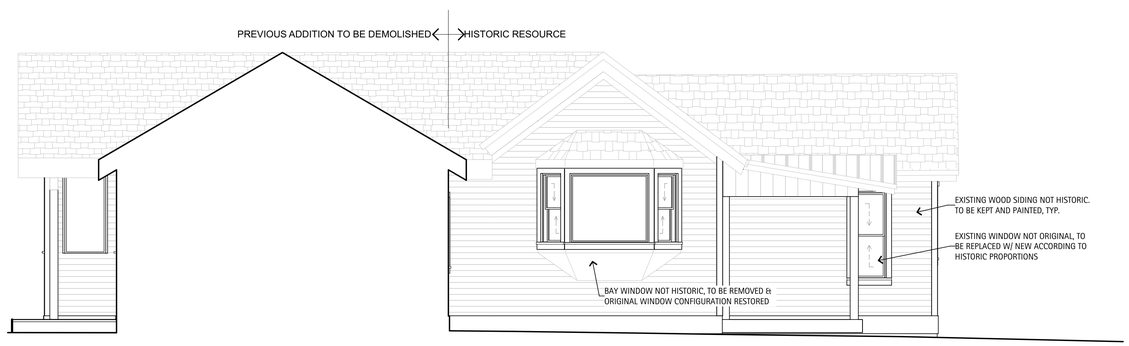
3 SOUTH ELEVATION -EXISTING

SCALE: 1/4" = 1'-0"



6 WEST PARTIAL ELEVATION -EXISTING

SCALE: 1/4" = 1'-0"



5 EAST PARTIAL ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"

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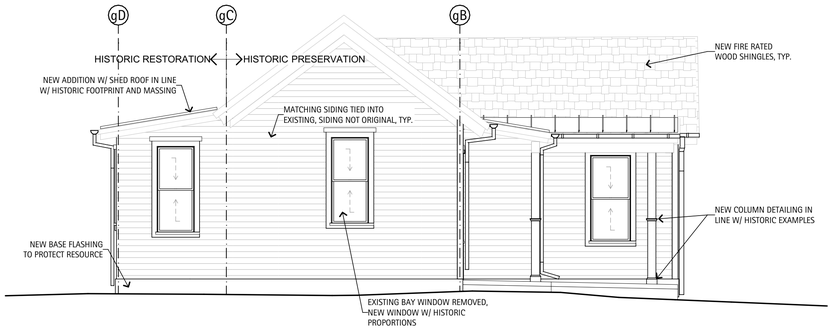
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ISSUE 7/24/2024

ELEVATIONS
PROJECT No: 2101
DRAWN BY: WRC

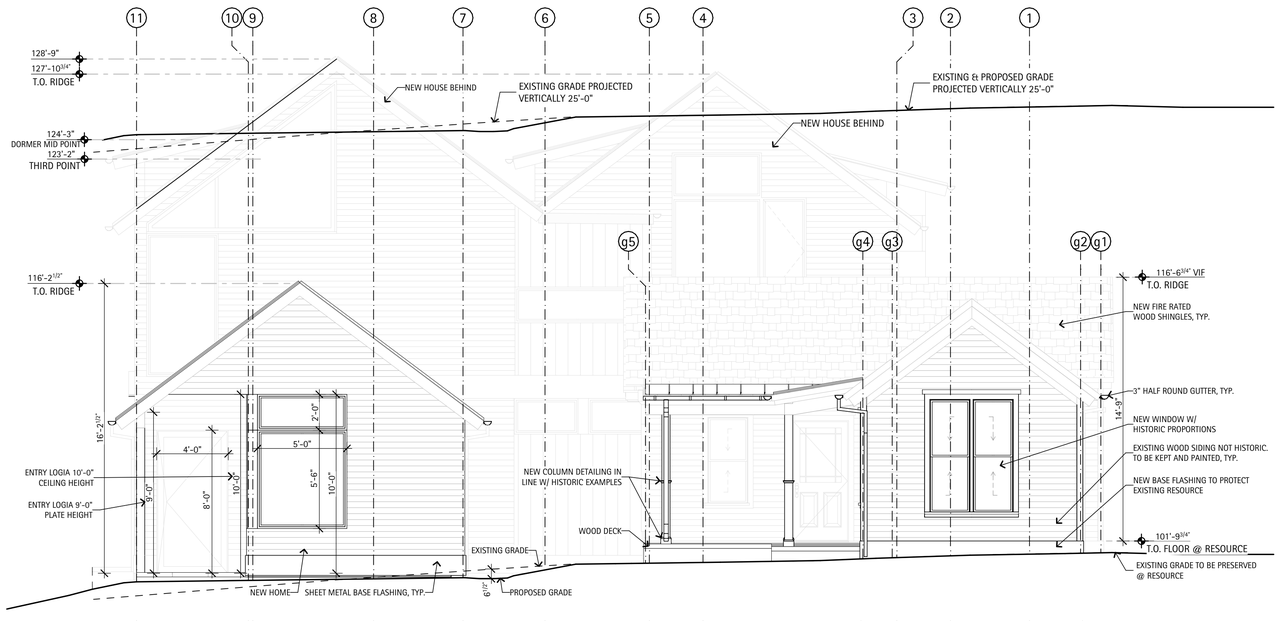
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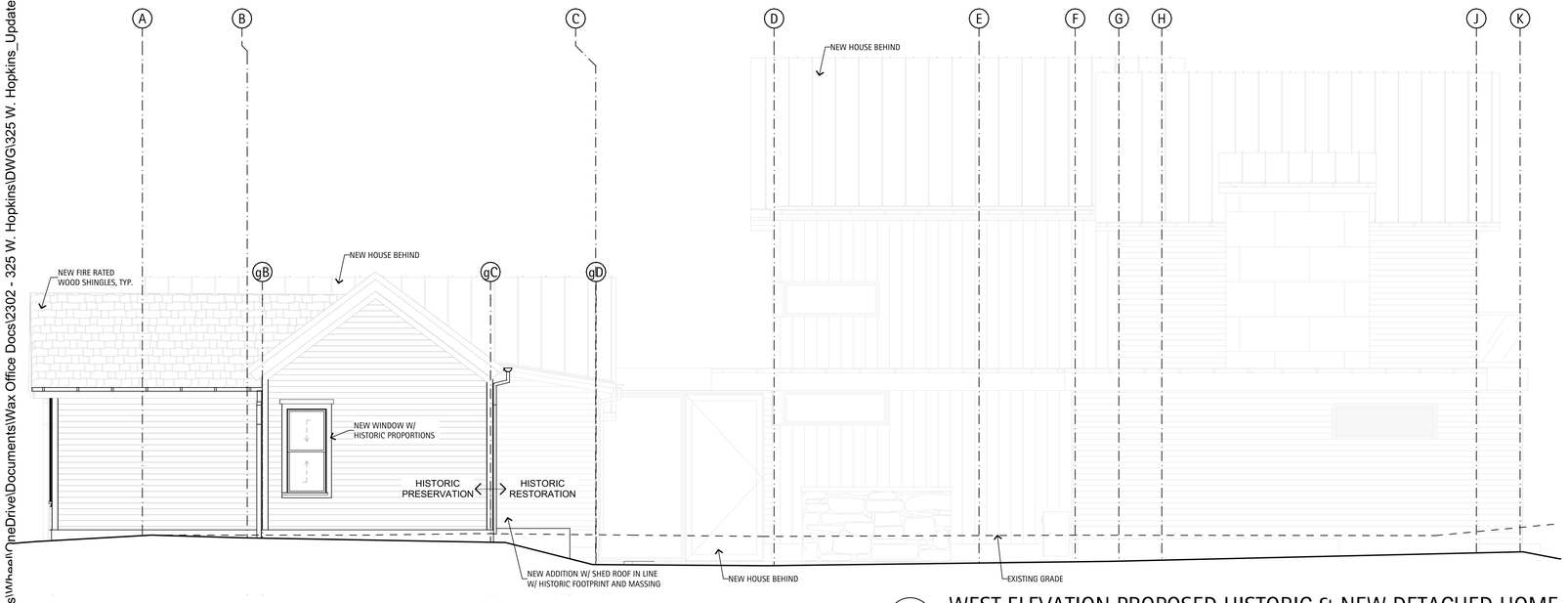
2 EAST ELEVATION PROPOSED HISTORIC

SCALE: 1/4" = 1'-0"



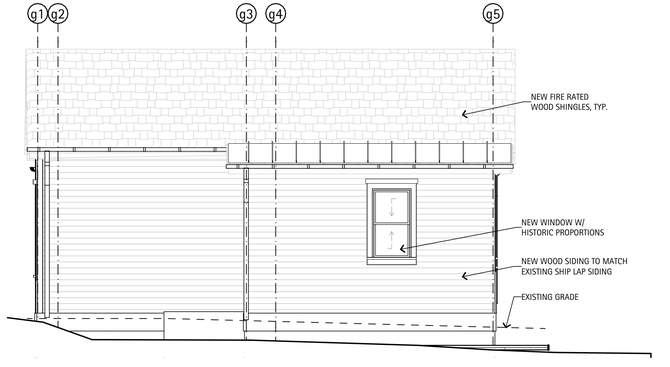
1 NORTH ELEVATION PROPOSED HISTORIC & NEW DETACHED HOME

SCALE: 1/4" = 1'-0"



4 WEST ELEVATION PROPOSED HISTORIC & NEW DETACHED HOME

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION PROPOSED HISTORIC

SCALE: 1/4" = 1'-0"

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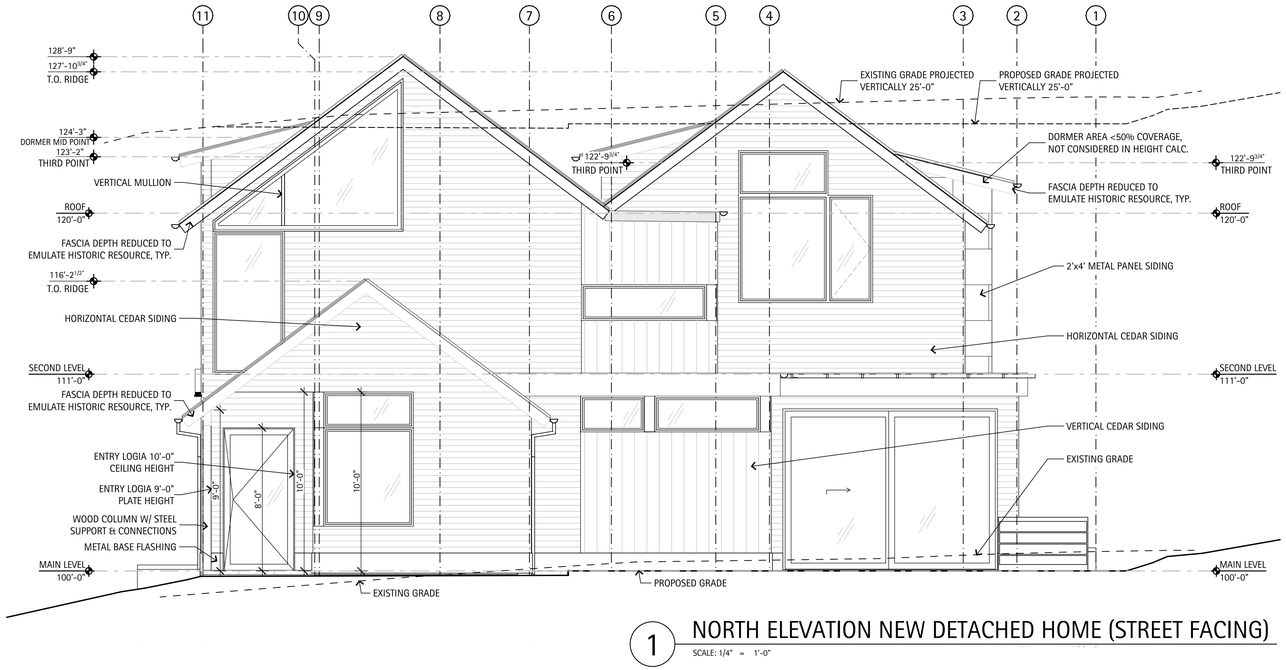
DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

PROJECT NO.: 2101
DRAWN BY: WRC

ELEVATIONS- HISTORIC PROPOSED

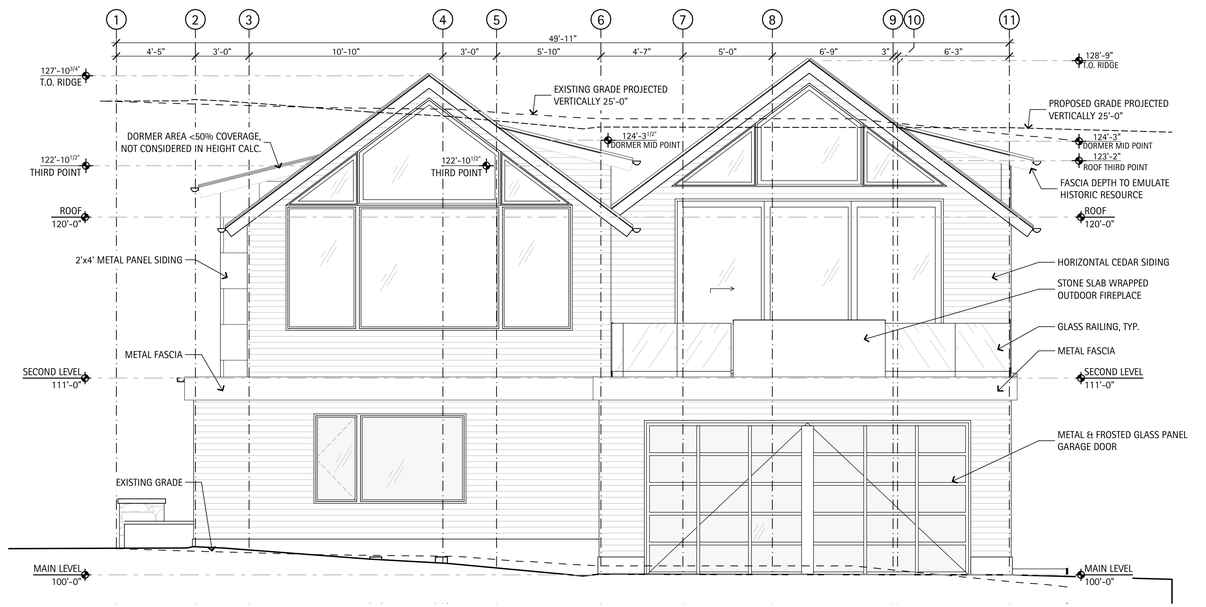
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1 NORTH ELEVATION NEW DETACHED HOME (STREET FACING)

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION NEW DETACHED HOME

SCALE: 1/4" = 1'-0"

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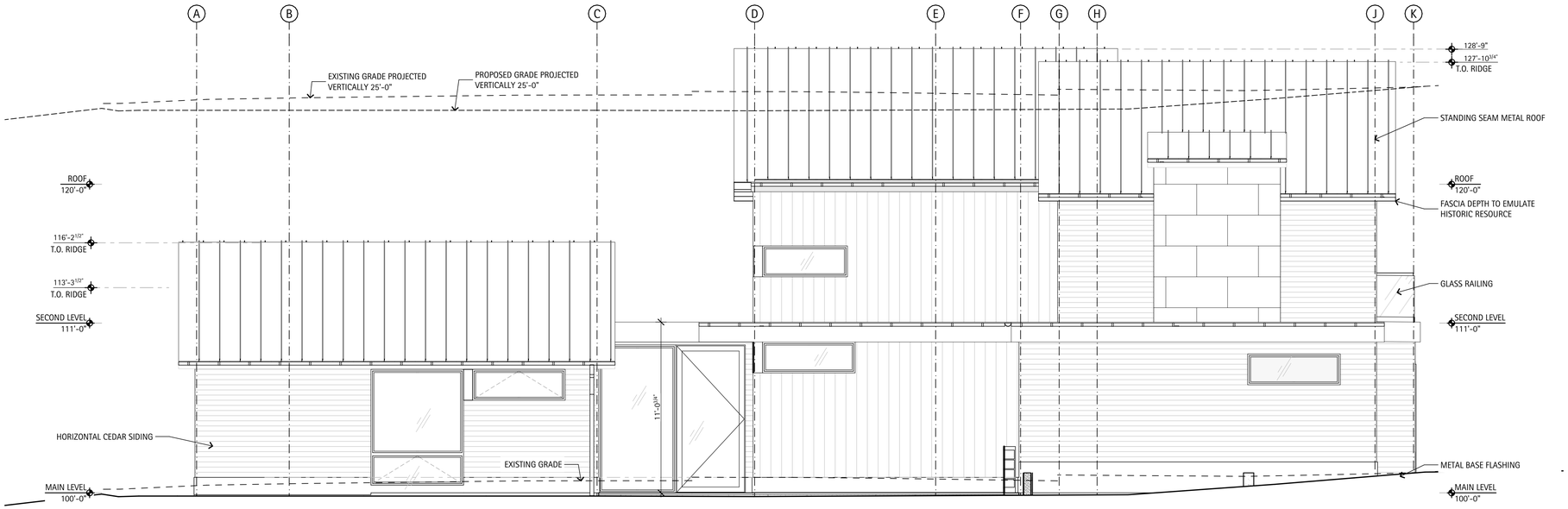
DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

ELEVATIONS -NORTH & SOUTH

PROJECT No: 2101
DRAWN BY: WRC

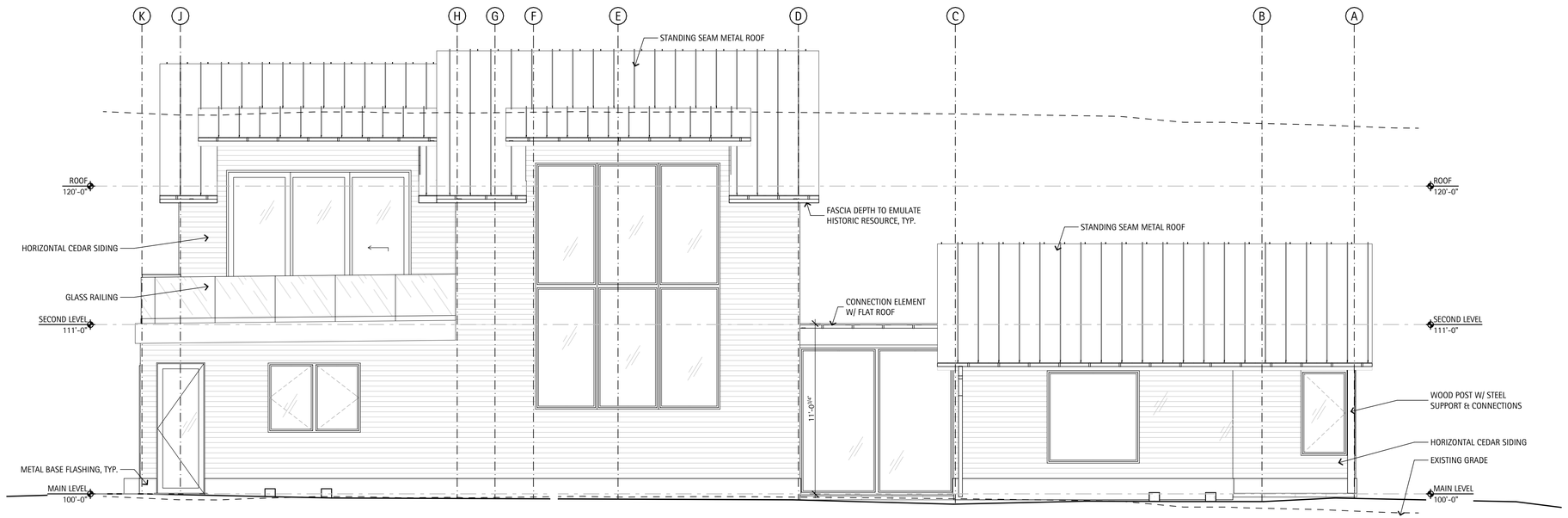
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1 WEST ELEVATION NEW DETACHED HOME

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION NEW DETACHED HOME

SCALE: 1/4" = 1'-0"

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325 W. HOPKINS

ASPEN, CO

DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

ELEVATIONS- EAST & WEST

PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
A2.04

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1 CONTEXT PERSPECTIVE
SCALE: 1:0.83

RICHARD A. WAX
& ASSOCIATES, LLC

MAILING
PO BOX 7699
ASPEN, CO 81612

PHYSICAL
406 AABC
SUITE H
ASPEN, CO 81611

P. 970-920-0236

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DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

RENDERINGS

PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
A2.05

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2 FRONT PERSPECTIVE
SCALE: 1:1.25



1 FRONT PERSPECTIVE
SCALE: 1:1.25



4 FRONT PERSPECTIVE
SCALE: 1:1.67



3 FRONT PERSPECTIVE
SCALE: 1:1.67

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DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

RENDERINGS

PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
A2.06

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1 COURTYARD PERSPECTIVE
SCALE: 1:1.67



3 REAR PERSPECTIVE
SCALE: 1:1.67



2 REAR PERSPECTIVE
SCALE: 1:1.67

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DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

RENDERINGS

PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
A2.07

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1 BUILDING SECTION C
SCALE: 1/2" = 1'-0"

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ASPEN, CO

DRAWING	ISSUE
HPC SUBMISSION	3/19/2024
HPC UPDATES	7/24/2024

BUILDING SECTION C

PROJECT No: 2101
DRAWN BY: WRC

Sheet No.
A3.01

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BendonAdams

325 West Hopkins Avenue – revisions 7/25/2024

Dear Stuart,

Please review the following revisions to the 325 West Hopkins project based on referral comments received from you, Engineering, Parks, and Zoning. We coordinated directly with Engineering and Zoning reviewers and included you in the email correspondence. We appreciate your historic preservation comments and feel strongly that a site visit and review of the cover letter in the application will answer a lot of your questions. We went to great lengths to research this property and provide background information and photographs in the application, which are used to inform the proposed restoration of the landmark. Please contact me to schedule a site visit if you want to inspect the windows and interior footprint prior to the staff recommendation being rendered.

Historic Preservation

- The proposed walkway from the street to the new building does not satisfy Guideline 1.6. It does not lead to the front entry, and its truncated length necessitates additional steps (and pathway lighting) instead of a gentle slope.

A large street tree necessitates jog in the walkway to the front entry. We revised the walkway slightly to accommodate pulling back the front patio area.

- A conceptual drainage plan is not included in the application. As drawn in the north elevation on Sheet No. A2.02, regrading around the new construction slopes toward the historic resource. As this condition does not meet Guideline 1.8, additional information and/or a redesign is required.

A conceptual drainage narrative and plan are included in the application. Grading around the landmark does not slope toward the historic resource, but slopes away from the historic resource. The property naturally slopes down to the east, which is away from the landmark. Regrading is less than 6" between the landmark and the new detached building.

- The patio proposed to front the new building is incompatible with Guideline 1.12. Its size is not restrained. This contemporary feature is not appropriate in Zone A and covers an area which was historically unpaved.

The patio in front of the new detached building is revised to remove the front patio area.

- Please specify the type and mature size of the Arborvitae proposed to be planted in front of the historic resource. Some varieties are not appropriate for Zone A, and do not meet Guidelines 1.12 and 1.13.

A detailed landscape plan with species will be provided in the Final HP application.

- Pathway lighting is not permitted in Zone A pursuant to Guideline 1.14.

A complete lighting plan will be provided in the Final HP application. The grade changes between Hopkins Avenue and the front entries necessitates limited pathway lighting for safety reasons. We expect to address lighting at Final review.

- As depicted in the site plan, the fence between the buildings is not behind the street facing façade of the historic resource, therefore not meeting Guideline 1.17.

The fence between buildings, which was flush with the landmark, has been shifted back behind the landmark façade.

- As depicted in elevation on Sheet No. A2.02, the topography of the north side of the site is proposed to change substantially (more than 2 feet above existing conditions at the proposed northeast corner of the new building). Re-grading the site in a manner that changes historic grade is generally not allowed per Guideline 1.23.

Regrading is revised to be 6" or less between the two buildings.

- Is the window on the northeast corner of the historic resource not historic?

The window on the northeast corner of the resource is not historic per historic photographs and visual inspection.



Figure 1: Photograph of window in question.

- How do we know dimensions of the non-extant historic window on the front façade next to the front door?

If there is no framing evidence found during demolition, we propose a historic window with proportions based on similar landmarks within Aspen per HPDG "3.3 ***Match a replacement window to the original in its design.*** *If the original is double-hung, then the replacement window must also be double-hung. If the sash has divided lights, match that characteristic as well."*

.

- Please clarify the size and location of the window on west façade of the historic resource. Sheet No. A2.01 is unclear.

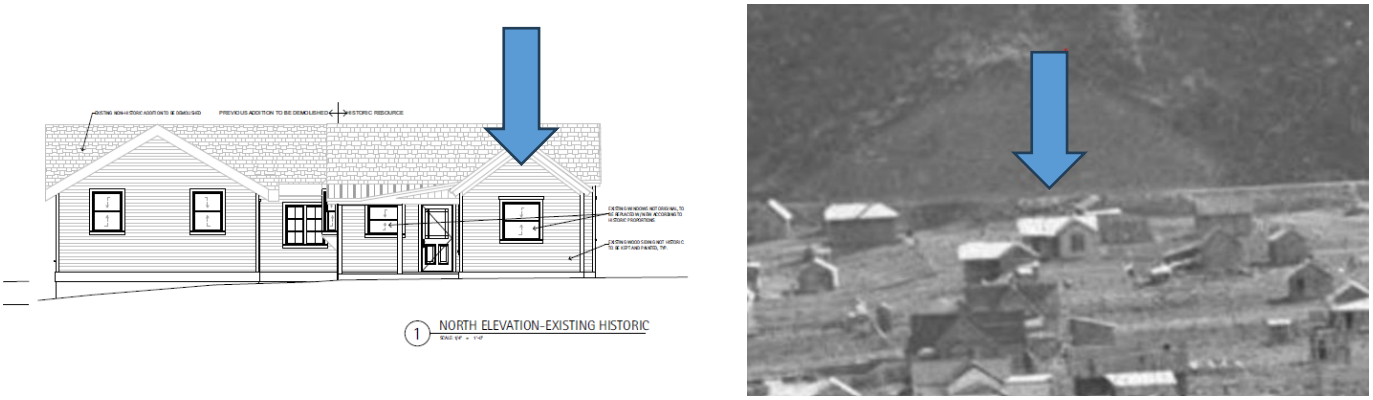


Figure 2: Existing front window (left) and historic photograph of two double hung windows (right)

Sheet No. A2.01 is revised to include dimensions. A photograph of the window in question is included to demonstrate it is not historic. Inspection of framing during demolition may result in adjustment to the proposed window. The intent of this project is to restore the landmark, so any historic framing discovered during demolition may alter the proposed window sizes and locations.

- Please clarify whether the existing windows on the historic resource are to be restored as indicated on Sheet No. A2.01 or removed and replaced by new windows with historic proportions as indicated on Sheet No. A2.02.

There are no historic windows remaining on the landmark. Window openings are proposed to be restored based on the historic photographs included in the application, and physical evidence that may be found during demolition and construction.

- All replacement windows are to match the original location and size as substantiated by physical and/or photographic evidence.

The application and proposed drawings intent to match historic, original opening locations and size based on the historic photographs and any physical evidence found during demolition and construction.

- Because they fall within the footprint of the 1904 Sanborn Fire Insurance map, the entire rear sloping roof of the historic resource, the framing surrounding the existing dining room, and part of the front porch are

presumed to be historically significant and must be preserved unless and until a preponderance of evidence suggests otherwise. See Guidelines 10.1 and 10.2. This may require a thorough physical investigation and documentation to ensure no historic material is removed.

Inspection of the historic resource by Amy Simon resulted in a collective understanding that there is very little historic material left on this landmark. The front porch was rebuilt between 1974 and 1979 based on Aspen GIS aerial photographs, historic photographs, and historic maps as provided in the application.



Figure 3: Current front porch (left) and historic front porch (right).



Figure 4: Comparison of Aspen GIS aerials dated 1974 (left) and 1979 (right). Note the change to the front porch footprint.

The rear of the landmark, in the location of the dining room, does not show any relationship to the historic sloping addition shown in the historic photographs and maps included in the application. The interior ceiling of the dining room is open to reveal the gable roof form that was added in 1972 per Building permit files. Any evidence of historic framing in the walls will be used to accurately restore the rear addition per the historic photographs and maps included in the application.

- Pursuant to Guideline 11.2, the front porch must be similar in size and shape to those seen traditionally. The proposed front porch for the new building is 177.25 square feet, nearly twice as big as that proposed for the historic resource (96.15 square feet). Please reduce the size of the front porch of the new building, particularly its projection toward the Hopkins Ave.

The new front porch on the detached new home is reduced in size.

- Contrary to Guideline 11.3, the new building is not similar in scale and proportion to the historic building. The new building is twice as tall as the historic resource. A 17-feet-9-inch-tall second story is far out of proportion with the historic resource that is less than 15 feet tall.

The one story module at the front of the property relates to the one story landmark on the property. A two story building is proposed behind this one story module – the project does not propose to maximize floor area and does not request a floor area bonus for all of the restoration work proposed to the heavily altered landmark. A basement is proposed to place bedrooms below grade, but there is a reasonable request to have a two story building completely detached from the landmark.

- Albeit closer, the frontmost façade of the new building is also out of scale. It appears taller than the historic resource, thereby not meeting Guideline 11.4.

The height of the one story entry of the new building is 16'2" to top of ridge and the landmark is 14'9" to top of ridge.

- As suggested by Guideline 9.1, developing a basement by underpinning and excavating while the historic structure remains in place may help to preserve the historic fabric. In addition to installing a foundation that meets modern standards, excavating a basement could facilitate the relocation of desired floor area so as to reduce the scale of the above ground development and better satisfy Guidelines 11.3, 11.4 and 11.6.

A basement is already proposed under the new building. The landmark is not proposed to have a basement which avoids lightwells. Further, the landmark is proposed to function as autonomous from the new building so locating floor area below the landmark does not relocate above grade floor area from the new building.

- Tracks, gravel, light grey concrete with minimal seams, or similar materials are appropriate for driveways on Aspen Victorian properties.

Driveway material will be included in the Final HP application and will comply with the design guidelines.

- Figure 2 of Exhibit A.1 differs from the Site Plan on Sheet No. A1.02 of Exhibit L.1.

More information would be helpful, as we don't see the difference between the two site plans.

- Please clarify and make consistent all drawing titles, distinguishing "proposed" from "existing," and eliminating "historic" (unless depicting historic conditions).

The intent was for "historic" means a restoration to match historic photographs, maps, documentation. Proposed means new construction that does not restore any historic features, and existing means an existing condition. We revised the drawings per your request.

- Where in the Land Use Code is increased density a by-right benefit of historic properties? Don't all benefits require special consideration and approval?

The R-6 zone district lists by right dimensional requirements, and historic landmarks are permitted, by right, two detached homes on a 6,000 sf property. There are no review criteria in the Land Use Code for HPC to grant or award two detached homes on the property. HPC is charged with applying the Design Guidelines, which are guidelines and not standards, to determine if the massing, site plan, etc. for two detached homes is appropriate for the property, NOT whether two detached homes are appropriate. The Design Guidelines clearly encourage detaching new construction from a landmark. The proposed project restores the landmark to its original footprint per historic documentation, which is rare in Aspen. There are no variations requested in this application – the only setback variance included in the application memorializes the historic location of the landmark.

- Photographic evidence, including Figure 4 on page 3 of the application, suggest that the shed-roofed element at the rear of the historic resource was of a similar size to the area currently occupied by the bathroom and dining room. To ensure this part of the existing building is non-historic, please provide additional documentation that no historic material exists. Please similarly provide evidence that no elements of the historic porch remain. Alternatively, selective demolition with monitoring committee oversight may be a condition of approval.

Please see discussion above. The property is currently rented – selective demolition is not an option. However, this rear of the landmark is proposed to be restored as part of the project. Any historic evidence discovered during construction will be used for accurate restoration of the rear portion of the landmark. Selective demolition at this time is premature considering the element is already incorporated into the restoration project.

Engineering Comments

1. The survey incorrectly states in note 10 that the posted address is 325 W Francis. Please correct.

Revised and resubmitted to Engineering.

2. The drainage report states this is a 3,000 square foot lot when the survey states it is 6,000 square feet. Please amend.

Revised and resubmitted to Engineering.

3. A variance for placing the drywell below the foundation will be needed. Please confirm that it will be possible to maintain the drywell and the stormwater system. Show the location of the proposed drywell on the site plans. It is very uncommon to place a drywell under a structure, clearly explain in the variance why no other detention options are possible. The variance should be included in the final review.

A variance request has been submitted to Engineering.

4. Please include permeable pavers as a proposed facility in the drainage report.

Revised and resubmitted to Engineering.

5. A basic site plan showing drainage and utility infrastructure should be included in the final review packet.

A basic site plan with drainage and utility infrastructure has been provided to Engineering.

Zoning Comments

1) Demolition – this project is subject to demolition as the proposed exceeds the 40% threshold of exterior alternations.

2) Setbacks – The existing conditions show the current north front setback is 5 ft. 10.25 inch, and side east setback is 1 ft 1.75 inch. In this particular zone district, the front setback requirement is 10 ft & side setback is 5 ft. The applicant is seeking for variance to both and is requesting north front setback to be reduced to 4 ft 1.75 inch and side east setback to be increased to 3 ft 10.25 inch.

Variations are only for historic conditions.

3) Site Coverage – Per R-6 zone district, the maximum site coverage at the lot of 6,000 sq ft is 40%. The existing site coverage is 29% but the candidate is asking for a special approval for site coverage to be 45%.

R-6 zone district assigns a maximum of 50% site coverage for this property.

4) Height – the height complies with the zone district's requirements.

5) Show natural vs. historic grade.

Both grades are shown on the drawing set.

6) Floor area ratio – The structure is decreasing in floor area therefore it meets zoning requirements.
7) Fence – show the dimensions of the proposed fence.

A detail of the fence will be provided at Final design review.

8) Due to Mechanical equipment being addressed in a later process, please ensure that it will be compliant with the Code Section(s) 26.575.020.(e) and/or 26.575.020.(f)(4)(a)
9) Exterior light – please show compliance with the new outdoor lighting code Sec.26.512.
10) Crawlspace/basement – demonstrate that the crawlspace is compliant with Code Sec.25.575.020(d)(4) and show that the proposed basement is not a double basement per Code Sec.25.575.020.(d)(9).

A section is provided to show compliance with the basement depth limits and allowances for crawl space.

Parks Comments

The Parks Department comments below are to be addressed at building permit.

1. Applicant shall submit an up-to-date survey dated within one year of permit submittal with the location of all trees four (4) inches or over identified by trunk diameter and species.
2. Applicant shall submit a landscape plan at permit to include a tree preservation plan, a tree removal plan, a tree planting plan, and an irrigation plan.
3. Applicant shall submit applicable construction drawings at permit to illustrate any proposed grade changes which may adversely impact any trees on the site.
4. The Parks and Open Space Department supports the preservation and protection of existing trees in the right of way along Hopkins Avenue.
5. Pursuant to Sec. 13.20.020(b)(4) the applicant shall pay a cash-in-lieu amount equal to the comparable value of the aggregate of all trees removed as determined pursuant to Sec.13.20.020(e).

Existing Shallow Utilities To Be Abandoned And/Or Removed As Necessary

Sandset Stepping Stone Walkway

18" Corten Wall

Transformer Setbacks And Proposed Easement

Pervious Paver Parking Area

Existing Alley

Primary Electric Line 56 Linear Feet

Proposed 5'x5' Transformer

Electric Service 11 Linear Feet

Install Electric Shutoff And Panels On Proposed Building.

Install Communications Box On Proposed Building.

Proposed Communications Service 62 Linear Feet

Existing Gas Service To Be Maintained

Downspout

Lightwell

Proposed Fire Feature

Proposed Stormwater Drywell
Min. 6' Diameter 10' Deep Within Footprint Of Basement.
375 Cubic Feet Of Detention Sized For Full Detention
Of A 100-Year 1-Hour Storm Event. Manhole Lid
To Be Located Within Utility Room In Basement.
Emergency Pump With Float System To Be
Installed In Case Of Storm Larger Than A
100-Year 1-Hour Event Or Drywell Failure

Pervious Paver Patio

Grouted Paver Patio Over Structure

Inspect and Verify Depth, Size and Condition Of Existing Gas Service. Cut Service And Tie Into Proposed Building

Inspect and Verify Depth and Condition Of Existing Sewer Service. Cut Sewer Service And Tie Into Proposed Foundation As Per ACSD Standards

Existing Sewer Service And Wye To Be Maintained

Proposed Residence
F.F.E. - 7907.50

Pervious Paver Garage Access

Existing Historic Residence
F.F.E. - 7909.30

Existing Deck

Inlet: 06.75

Inlet: 07.25

Grouted Paver Patio Over Structure

Sandset Stepping Stone Walkway With Perforated Pipe Underdrain

Emergency Drywell Pump Overflow Pipe

Grouted Paver Patio Over Structure

4.5" Step Off Patio

Downspout Tie In For Flat Roof

Daylight Emergency Drywell Pump Overflow

Utilize Existing Communications Pedestal For Service

Property Line

Extend Primary Line Off Existing Transformer

3 - 6" Risers

Repair And/Or Replace Existing Retaining Walls

West Hopkins Avenue

Proposed Pervious Paver Walkways. Install At Existing Grade To Minimize Disturbance Around Trees

Abandon Existing Water Service As Per City Of Aspen Water Department Standards

Existing Concrete Sidewalk And Curb And Gutter To Remain

3 - 6" Risers

Tee In New Water Service As Per COA Water Department Standards

Proposed New Water Service

Install Curbstop At Property Line

Drawing Scale
0 10 20
Units (Feet) 1" = 10'

CRYSTAL RIVER CIVIL
1101 Village Road, Unit UL-3C
Carbondale, CO 81623
(970) 510 - 5312

325 West Hopkins Avenue
Aspen, Colorado 81611

Reviewed By	JKE
Drawn By	JKE
Date	07.25.2024
#	01
Description	HPC Grading Submittal

Job #: 23.56
Not For Construction

Grading, Drainage, and Utilities

C.01
Of 1 Page