AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

January 22, 2025

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

I. ROLL CALL

II. MINUTES

II.A Draft Minutes - 10/23/24 & 11/13/24
minutes.hpc.20241023_DRAFT.docx
minutes.hpc.20241113_DRAFT.docx

III. PUBLIC COMMENTS

IV. COMMISSIONER MEMBER COMMENTS

V. DISCLOSURE OF CONFLICT OF INTEREST

VI. PROJECT MONITORING

VII. STAFF COMMENTS

VII.A Information Only Memo to HPC - Response to Proposition 122
Proposition 122 Response Information Only Memo_HPC_1.22.2025.pdf
Exhibit A_ Map of Allowed Zone Districts and School Buffers.pdf

VIII. CERTIFICATE OF NO NEGATIVE EFFECT ISSUED

IX. CALL UP REPORTS

X. SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS

XI. SUBSTANTIAL AMENDMENT

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIII.A Resolution #__, Series of 2025 - 337 Lake Ave Certificate of Appropriateness for

Major Development
HPC Memo.337 Lake Ave.20250122.pdf
Draft HPC Resolution # , Series of 2025.pdf
Exhibit A.337Lake.MajorCOA.HP Design Guidelines Analysis.pdf
Exhibit B_Combined Referral Comments_337 Lake Ave.pdf
Exhibit C_337 Lake Conceptual HP Application 8 23 2024.pdf

XIII.B Election of Chair and Vice Chair

XIV. ADJOURN

XV. NEXT RESOLUTION NUMBER

TYPICAL PROCEEDING FORMAT FOR ALL PUBLIC HEARINGS

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

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

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

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

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

Updated: March 7, 2024

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

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

Staff present:
Gillian White – Principal Preservation Planner
Ben Anderson, Community Development Director
Kate Johnson, Assistant City Attorney

MINUTES: None

PUBLIC COMMENTS: Mr. Charlie Tarver thanked HPC for their service and recognized that it was not an easy job because he felt in this town you cannot do the right thing without someone objecting. He asked the members to do what they each thought was right.

Mr. David Scruggs echoed Mr. Tarver's comments and asked that the members also use common sense. He then gave the board members and Ms. Johnson a letter (entered into the record). He then moved on to addressing the members regarding his points contained in his letter. He asked the HPC to waive their attorney client privilege and make the contents the 10/9 executive session public and to also reverse their decision on the 205 W. Main approvals and revoke the permission to demolish.

COMMISSION MEMBER COMMENTS: Ms. Pitchford addressed her fellow HPC members stating that while she did not agree with the decision HPC made regarding the Crystal Palace, the west wall of 300 E. Hyman is designated as a historic resource. She noted that the applicant in their presentation and application had argued the building was not historic. She felt that four HPC members accepted those arguments and treated the designated property as not historic. She also noted that the applicant had not applied to delist the property and told HPC that they were not interested in delisting it. She felt the four members did not allow City staff to guide HPC though the process of determining whether it continued to be historic or not.

Ms. Johnson let the members know that at the previous evening's City Council meeting, the Crystal Palace project was asked to be noticed for call up. She then cautioned the members of engaging in ex parte communications outside of a public meeting. She explained ex parte communications. There was some discussion about the possibility of the item being called up and sent back to HPC and how any ex parte communication could impact things. Ms. Johnson also went over some basics of open meetings law as well.

Mr. Moyer spoke to his experience over the 20 years he had been on and off this commission. He felt that he had always had competent staff advising HPC and he always deferred to their suggestions, unless there was something he felt they missed. He felt that all HPC members should adhere to staff and follow their guidance. He said that in his years of experience, he learned to listen to all sides, but not to let the applicant run over you and be very persuasive. He said that they should not be dealing with any applicant's desires for a property, but rather they are there for the historic resource.

DRAFT

Ms. Raymond agreed that the City staff are amazing for all the hard work they do, but she cautioned against having the idea that the City is on their side and the applicant is not. She felt it was not a them versus us mentality.

DISCLOSURE OF CONFLICTS OF INTEREST: None

PROJECT MONITORING: None.

STAFF COMMENTS: Ms. White commented on the previous discussion. She said that City staff and the applicant each bring evidence forward and that it was up to HPC to determine how they would like to interpret that. She suggested members take a broad look at all evidence presented and not just put staff above everything else.

CERTIFICATE OF NO NEGATIVE EFFECT: None.

CALL UP REPORTS: None.

SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS: Ms. Johnson confirmed that public notice was completed in compliance with open meetings law for the action item.

ACTION ITEMS: Consideration of Chair's proposed letter to City Council Re: the Armory Building project located at 130 S. Galena St., Aspen, CO.

Ms. Johnson passed out a paper copy of the Chair's draft letter and introduced the item, noting that at the last HPC meeting there were a few commissioner member comments related to the Armory Building remodel. She said that while Ms. Thompson was not present, if the board collectively approved the letter as to form, it would be appropriate for there to be a motion to authorize the chair to sign the letter or that changes could be made to the letter through discussion.

Ms. Surfas felt it was a very well written letter but had some small grammatical edits. She then went over her suggestions.

Ms. Raymond asked Mr. Anderson to refresh the members on the difference between the Public Projects process and the Planned Development process. Mr. Anderson noted that this project as described has uses that require a Planned Development which is one of the reviews under the Public Projects process. He said that if this was just a Planned Development and not a Public Project, HPC would still be just a recommending body on the first step of that review. After City Council approval it would then come back to HPC for a final review of the details. The Public Projects process, which he noted has been used fairly regularly, basically combines those two reviews into a single step and HPC is a recommending body. He also noted that the Public Projects process does not take away any of the review criteria that HPC would normally be considering. All criteria need to be submitted, discussed and considered, both in HPC's recommendation and City Council's ultimate decision. He then described a few other projects that were reviewed under the Public Projects process, including the new City Hall, the Ambulance building at the hospital and the addition to the County administrative building.

DRAFT

Ms. Raymond then asked what criteria are used to deem something a Public Projects review. Mr. Anderson said that the Land Use Code spells out three or four criteria that would qualify a project for that type of review, including that the project is of significant public interest.

Ms. Johnson noted that in this case the City of Aspen is the applicant, and they have say in what they seek as far as an application process.

There was then some discussion about the differences between this project and the Wheeler remodel and their associated review processes.

Ms. Raymond wondered if there was a possibility to clarify the section of the letter asking to schedule a work session with City Council. She wondered if they could add a specific timeframe to scheduling it. There was discussion about the possibility of scheduling a work session before a Land use Application was submitted.

Ms. White made the final grammatical edits to the letter.

MOTION: Mr. Moyer motioned to have the Chair to sign the letter as revised. Ms. Pitchford seconded. Roll call vote: Mr. Moyer, yes; Ms. Surfas, yes; Ms. Pitchford, yes; Ms. Severe, yes; Mr. Warwick, yes; Ms. Raymond, yes. 6-0 vote, motion passes.

Realizing that Ms. Thompson was currently out of the country, Mr. Moyer motioned to have Ms. Raymond, as Vice Chair, sign the letter. Ms. Severe seconded. Roll call vote: Mr. Moyer, yes; Ms. Surfas, yes; Ms. Pitchford, yes; Ms. Severe, yes; Mr. Warwick, yes; Ms. Raymond, yes. 6-0 vote, motion passes.

Ms. Johnson noted that the letter would be sent to each individual Council member and the City Manager would be copied. She also mentioned that staff would work on the potential for a work session and what dates might work.

After checking the Land Use Code, Mr. Anderson wanted to clarify that the determination of pursuing the Public Projects process was up to the City Council's discretion.

ADJOURN: Ms. Pitchford moved to adjourn the regular meeting. Mr. Moyer seconded. All in favor, motion passes.

_____

Mike Sear, Deputy City Clerk

DRAFT

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

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

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

MINUTES: Ms. Thompson moved to approve the draft minutes of 9/25/24. Ms. Pitchford seconded. Roll call vote: Mr. Moyer, yes; Ms. Pitchford, yes; Ms. Surfas, yes; Ms. Thompson, yes. 4-0 vote, motion passes.
Ms. Thompson moved to approve the draft minutes from 10/2/24. Ms. Pitchford seconded. Roll call vote: Mr. Moyer, yes; Ms. Surfas, yes; Ms. Pitchford, yes; Ms. Thompson, yes. 4-0 vote, motion passes.

PUBLIC COMMENTS: None

COMMISSION MEMBER COMMENTS: Mr. Moyer commented that an aspect that he felt was holding HPC back on making good decisions was the amount of square footage allowed on a lot. He felt that it was a topic that should be seriously looked at by City Council.

Ms. Thompson noted that she had asked staff to look into scheduling a work session in January and she listed some of the topics she would like to discuss, including training, the different types of applications that come before the board, meeting attendance and times, standard draft resolution language and other policy ideas to discuss with staff.

DISCLOSURE OF CONFLICTS OF INTEREST: None

Mr. Hayden requested that the staff reports and comments be moved to the end of the agenda to respect the applicant's time.

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 as it was previously noticed and continued.

She noted that she had emailed links to prior meeting materials and recordings, as a few board members may not have been at the two previous meetings. She wanted to confirm on the record that in order to vote on this item, members have reviewed the materials. All members confirmed that they were either in attendance at the previous meetings and or had reviewed the materials and recordings.

OLD BUSINESS: 325 W. Hopkins Ave. - Conceptual Major Development, Relocation, and Variations Review - Public Hearing – Continued from 9/25/24

DRAFT

Applicant Presentation: Sara Adams – Bendon Adams & Wheeler Clancy – DJ Architects

Ms. Adams began her presentation by stating that this was the third time before the board on this item. She agreed with Mr. Moyer's previous comments that when an applicant works with HPC a better project usually is the result. She thanked the members for their feedback and noted that she would be concentrating her presentation of the board's direction for redesign and not the other items that the board has already signaled support for.

Ms. Adams reviewed the conceptual major development and relocation requests. She noted that they are still proposing to fully restore the historic landmark, they are not asking for a floor area bonus and that the project is under the allowable floor area and allowable height limit. She reviewed the items that had HPC support at the previous meetings. She moved on to the redesign of the new construction and noted that for this meeting they had simplified the roof forms and materials and restudied the fenestration to better relate to the historic landmark. She then showed and reviewed some historic pictures of the property, and the site plans presented at the two previous meetings as well as the redesigned current site plan. She reviewed the roof plans from each successive redesign, highlighting the current changes. She then showed the updated elevations and renderings and reviewed the roof form and material changes.

Ms. Adams then reviewed the design guidelines, highlighting guidelines 11.3, 11.4 and 11.6 and why they felt they were met. She also went over the change from the proposed crawlspace under the landmark to the currently proposed 2 bedroom / 2 bathroom basement under it. She noted the condition of approval in the draft resolution to have the relocation of the landmark for purposes of digging the basement to not be in the setback. She felt this was somewhat out of the ordinary as it is easiest to just shift the landmark straight back from where it is currently located. She invited any comments on that.

Mr. Clancy finished by stated that they really tried to reduce the massing as well as create a stronger relationship to the landmark.

Ms. Thompson asked about the lightwell proposed for the landmark and what type of railing they would be using. Ms. Adams said they don't have a specific treatment just yet, but that it would be brought back at final review.

Ms. Pitchford asked if the shed roof addition to the historic resource had been reduced in size. Ms. Adams said it was the same size as what was presented at the last meeting which was based on the Sanborn maps.

Ms. Severe asked about the width of the front door proposed for the new construction. There was some discussion about the exact dimensions of the door.

Staff Presentation: Stuart Hayden – Preservation Planner - Historic Preservation

Mr. Hayden started his presentation by going over the relocation standards. He noted that the temporary relocation is an acceptable preservation method, and he went over the relocation criteria. He detailed staff's thoughts about the temporary location of the resource as outlined in the recommended conditions of approval and noted that it was out concern for the space the resource may need during construction and that of the neighbors. He said that staff would be ok removing the condition if HPC did

DRAFT

not find it necessary. He moved on to the requested dimensional variations and noted that staff felt them appropriate due to the historic setting of the resource.

He then went over the relevant historic preservation design guidelines and noted that staff had identified several that could not be considered at this time, and they were included in the recommended conditions in the resolution. He noted that many of these would be able to be addressed once the selective demolition gets underway.

He continued by highlighting other design guidelines that staff found to be not met or partially not met as outlined in the staff memo and that warranted further consideration. These included guidelines 1.1, 6.4, 6.5, 11.3 and 11.6. Mr. Hayden went over each in detail and why staff found them not to be met or partially met. He noted that these were also addressed in the recommended conditions of approval. He finished his presentation by stating that staff is recommending approval with conditions.

Ms. Raymond asked about the setback-to-setback issue (guideline 1.1) and wondered what staff's thoughts were as she felt it was a large part of the design which should have been addressed from the very beginning. Mr. Hayden noted that it had been staff's position from the very first meeting that the project did not meet this guideline.

Public Comment: None

Board Discussion: Ms. Thompson thanked the applicant and staff for their revised presentations. She was ok with the relocation of the historic resources straight back, staying in the setback as it was a single move instead of two. A few other members agreed. She felt that they had already exhaustively discussed the restoration of the corner element on the historic resource and given the applicant the direction of support, so she did not have any additional comments on that.

Ms. Thompson then addressed Ms. Raymond's setback-to-setback question noting that in this proposal the historic resource and the new construction are two separate structures. She felt that is the best restoration outcome they could have and that it provided in her mind a bit of flexibility in their application of the guidelines for this project. She appreciated that the applicant had further revised the roof forms and lowered them again and she was ready to make a motion of approval with some revised conditions.

Ms. Raymond agreed with the porosity and liked the separation between the historic resource and the new construction. She had no issues with the layout of the site and thought it was quite nice. She acknowledged the rear addition to the historic resource had been talked about at length and was ok with it. She commented that she liked that the front door on the new construction was slightly larger and different than the historic resource. She was also ok with all the setback variances and noted that having moved resources before acknowledged that it would be best to move it straight back. She appreciated the new roof lines and massing on the new construction and felt it related nicely with the historic resource.

There was then some discussion about the non-orthogonal window on the rear portion of the new construction and whether it was considered to be located on the front façade and met the historic preservation design guidelines or not. Mr. Anderson noted that the Residential Design Standards related to non-orthogonal windows refers to all street facing façades and allows for one non-orthogonal window.

DRAFT

Mr. Moyer commented that he believed the windows on the historic resource should stay the size of the historic windows and the door should remain the same size as well. He thought that since there were no historic pictures of the porch it should be restored to blend in with the other historic porches in the area. He did still think the mass and scale of the new construction was enormously large, but felt there was nothing they could do about that. He commented on window wells and offered other options for their design versus just having a pit in the ground.

Ms. Thompson then went over staff's recommended conditions of approval, highlighting her proposed edit to condition #1 and removal of conditions #2 and #5a.

There was some more discussion about the non-orthogonal window and Ms. Thompson felt it could be dealt with at Final review.

Ms. Adams noted that the resolution did not include the dimensions of the setback variations which were important and requested some feedback on the fenestration. Ms. Thompson said that it seemed that the non-orthogonal window on the rear portion of the new construction was generally acceptable by the board.

Ms. Surfas noted that she had to leave to attend another meeting but agreed with Ms. Thompson's proposed edits to the resolution. Ms. Surfas left the meeting.

Mr. Clancy displayed the 3D model of the project, and the board further discussed the fenestration in order to give feedback. Ms. Thompson again stated her opinion that since the new construction was fully detached from the historic resource the applicant had more flexibility to not fully relate to every single window proportion on the new construction. She said the only thing that bothered her was the asymmetrical window on the rear of the structure.

MOTION: Ms. Thompson moved to approve the next resolution on the series with the removal of condition #1, replacing it with language that states that during demolition and relocation of the historic resource, if additional historic material is discovered that is evidence of a different original footprint, the applicant will revise the proposal to be reviewed by staff and monitor. Her motion also included the removal of conditions #2 and #5a and the addition of a condition to include setback dimensions as presented in the application. Ms. Raymond seconded. Roll call vote: Mr. Moyer, yes; Ms. Pitchford, yes; Ms. Severe, yes; Mr. Warwick, yes; Ms. Raymond, yes; Ms. Thompson, yes. 6-0 vote, motion passes.

OLD BUSINESS: Discussion concerning rescission of Historical Preservation Commission Resolution #9, Series of 2023, Granting Minor Development and Relocation Approval for Property Located at 205 W. Main Street.

Ms. Johnson introduced the item by stating that she requested of the Chair that this item be added to the agenda as it was her impression that one or more members may want to consider recission of a prior resolution. She remined the members that her office had provided legal opinions during an executive session regarding the legal implications of what the resolution meant and the discovery of potential different information after the fact.

Ms. Johnson went on to note that the consideration of recission hinged on the factual question of whether the approvals were based upon an error, regardless of how that error came to be. She said the City Attorney's office believes that if a majority of the commissioners wanted to consider recission that a public hearing be set in order to allow the applicant and staff time to prepare, present information and

DRAFT

be heard. She noted that public comments from the applicant's representative had been provided to each commissioner as well as comments and a proposed resolution provided by a member of the public (both included in the 11/13/24 HPC meeting agenda packet). She said that she had not had time to review that resolution and that it should be considered as public comments as it was not provided with the support of the City Attorney's office.

Ms. Thompson wanted to confirm that members had received the public comments. All members confirmed that they had received all comments. She invited Mr. David Scruggs to give public comment.

Mr. Scruggs began his comments by asking the HPC to address the facts. He noted that the approvals had been based on the representation that the west addition was not historic. He also noted that staff had subsequently discovered that the representation was probably in error. He then reviewed the HPC's duties as laid out in the Land Use Code and Historic Preservation Design Guidelines. He referenced the resolution he had provided and asked the members to past the resolution and retain the entire historic structure.

Ms. Thompson started the discussion by noting that Mr. Moyer had requested this item be added to the agenda. She also noted that while she was working with the applicant on their administrative review, she had no indication that the applicant had falsely represented any information. She understood there was a question about the historic nature of the addition but felt that the representation was not done with malintent. She noted that the applicant had relied on the approvals for over a year now and that she had no appetite to rescind the approvals. She felt applicants needed to be able to rely on HPC's decisions and that it would be a learning experience for HPC and their resolutions.

Mr. Moyer commented that HPC's one purpose was to save historic structures. While he realized that a mistake was made, the only reason he wanted to make a recission was because of HPCs one and only job, to save the historic structure. He did not feel that they should just move forward while a mistake was made.

Ms. Thompson argued that they don't have any definitive information on whether the addition is historic or not, as that research had not occurred.

Ms. Severe agreed that there was no malintent on either side and that there was not enough evidence to prove that it is historic. She did not feel it fair to the applicant if there wasn't more proof.

Ms. Pitchford felt that there was reason to open it up for a public hearing to see if it warrants recission. She felt there was some indication that it was historic. She agreed with Mr. Moyer in that it was not their job to take care of the applicant, but rather to take care of the historic resource.

Ms. Thompson said that while she did not want to minimize Ms. Severe's input here, she did not find it appropriate for Ms. Severe to vote on this as she had not participated in the previous meetings on this item.

Ms. Johnson noted that Robert's Rules of Order allows anyone to vote regardless of which way they voted or whether they were present at previous meetings. She noted that Ms. Severe was present at the executive session and felt that she was informed enough and there wasn't anything to prevent her from voting.

Ms. Severe said that she understood where Ms. Pitchford and Mr. Moyer were coming from but noted that she had done her research on this project.

DRAFT

Mr. Warwick felt they had this board for a reason and that was that things are not always black and white. He said that factors come into play that cannot always be solved by strictly following the book or just following staff's recommendations. He said that he did not have a stance either way on this as he understood both sides.

Ms. Raymond agreed with Mr. Warwick that it is very complicated but felt that the applicant has had these approvals for over a year and have moved forward based on them. She said she would find it difficult for HPC to go back a year and a half later and say no. She felt there was no malice from the applicant and that while there was a lot of differing opinions on the Crystal Palace it should be taken out on this applicant.

Mr. Warwick felt that the ability to rescind an approval at any point down the road takes away HPC's credibility. He acknowledged that they made a mistake by not gathering the correct information, but that this should be used as a learning experience. He felt it was too far on to go back and rescind. He wasn't sure how future applicants could rely on HPC's decisions if this were to be rescinded.

Ms. Thompson agreed and felt that there was not a perfect decision here.

Ms. Severe asked what the timeline was from when the approvals were given until the new information about the west addition potentially being historic was discovered. Ms. Johnson said it was about nine months.

Ms. Raymond agreed with Mr. Warwick's notion about HPC's credibility if approvals were able to be rescinded. She felt it would be a dangerous precedent to set.

Mr. Moyer felt the applicant had as much responsibility to do the research on the structure as staff does.

Ms. Pitchford reminded the members that there are not voting on whether to rescind or not tonight, but rather to set a hearing in order to gather more information from both sides.

Motion: Mr. Moyer moved to set a hearing regarding 205 W. Main in order to allow both sides to present their arguments as to the viability of the historic structure.

Ms. Johnson requested that the motion be to consider a resolution of recission. Mr. Moyer agreed with that language. Ms. Pitchford seconded. Roll call vote: Mr. Moyer, yes; Ms. Pitchford, yes; Ms. Severe, yes; Mr. Warwick, no; Ms. Raymond, no; Ms. Thompson, no. 3-3 vote, motion failed.

Ms. Pitchford wanted to make a further commissioner comment and ask a procedural question. She asked Mr. Anderson that since the Crystal Palace is designated historic was it subject to HPC guidelines for demolition. Mr. Anderson said that it is now subject to the approvals given at the October 2nd meeting. He said that, as has been discussed, the Crystal Palace has a complicated legacy. He noted that it is designated historic, was redeveloped in the 1970s and that there were many assumptions of what historic materials remained after that redevelopment. He also thought that perhaps at the time of designation in the 1980s as well as the 2017 approvals there was a misunderstanding of what historic materials were remaining in the west wall. He noted that at the October 2nd meeting, the applicant's proposal raised some questions about certain review criteria, but that the motion and approval of the application is what now stands. He further clarified that the October 2nd approval did not consider these criteria and that at that meeting staff did not present a resolution as they wanted to continue to work with the applicant to craft a resolution that all parties could agree to, based on applicable review

DRAFT

criteria. He stated that staff and the applicant have an understanding that as this project moves forward to a change order to the existing building permit, that there will be discussion about what the most appropriate treatment is for the west wall.

Ms. Pitchford expressed disappointment and disillusionment that HPC members have review criteria and guidelines that they are expected to follow, but this situation has proved to her that they do not need to actually follow them.

Mr. Moyer had a few questions of staff related to the 2017 approvals, his recollection of them as well and questions about the monitor on the project back then and the holes in the west wall that he referenced in the October 2nd meeting. Ms. Johnson said that since there is no application in front of them at the moment and for the sake of time that those be asked directly to staff outside of this meeting.

PROJECT MONITORING: Ms. White reviewed the past approvals at 333 W. Bleeker and noted that the main approvals she would be focusing on in this report where the removal and restoration of the historic windows while keeping the historic window framing intact as well as the sistering in of new framing with the historic framing. She displayed the approved wall assemblies showing the sistering of new framing and noted that during a site visit staff found that this work was not done according to the approved plans. She then showed images of the actual work done that was observed at the site visit.

Ms. White moved on to note that staff recently met with the applicant team to discuss their findings and while the applicant did acknowledge that they did not build according to the approved plans, they did not explicitly take responsibility for the violations, nor did they offer any restitutions or settlement to avoid potential penalties. She said that staff is requiring the applicant to update their drawings to reflect the changes that currently exist and also let them know that staff would be bringing this to HPC's attention.

Ms. Pitchford asked what happened to the historic window framing. Ms. White said that the historic windows still exist, are currently stored and are going to be restored, but that the historic window framing was gone.

Mr. Hayden noted that both historic structures on the property were relocated and that there was a $45,000 bond submitted for their safe relocation. He said that he did an inspection to determine that they were properly relocated back on a proper foundation and after that is when the violations occurred. Thus, the bond had already been given back.

Ms. Thompson felt that a fine was appropriate.

Mr. Moyer wondered if the monitor did not catch this soon enough and if there were not enough inspections done. Mr. Hayden admitted that he did notice some work being done when he did the relocation inspection and that he did not check soon enough to make sure things were being done according to the plans. He noted that they typically don't have regularly scheduled inspections, but that that was something they discussed with the applicant, regarding ways that staff can improve their processes to insure this doesn't happen.

Ms. Thompson said the wall assembly was discussed in depth with the applicant's representative at the original meeting and felt like a fine was appropriate.

Mr. Warwick said the applicant team should know what they are doing.

Ms. Berne went over the process to request a fine be imposed through Municipal Court.

DRAFT

Ms. Johnson then went over the options and penalties HPC could pursue. These included a potential fine through Municipal Court, a recommendation that the Chief Building Official revoke the contractor's license, to potentially revoke any benefits or variances that were originally given and to, after a public hearing, deed restrict the property preventing any future development on the property for up to 10 years. Ms. Johnosn noted that this report serves as notification of the violations to the HPC.

Ms. Thompson asked staff to communicate to the applicant that the HPC is considering pursuing penalties and see if they come back with some sort of restitution.

Ms. Raymond suggested that they recommend the Chief Building Official to red tag the project. She felt that is a strong way to get the applicant team's attention. Ms. White said that the project had been verbally issued a stop work order, but it had not been officially red tagged. She further noted that staff had told the applicant to stop working on any historic portions other than protecting and securing those portions.

Ms. Raymond said all work should stop on the project, not just the historic portions. The other board members agreed that staff should pursue a red tag on the entire project.

Mr. Moyer thought it very important for the community to know when violations like this occur. He suggested that in order to learn from this, they should require more regular inspections and not release any bond until the entire project is completed. He wanted to make sure this applicant learns from this and that other contractors learn from it as well.

Ms. Johnson suggested that HPC could also ask that the applicant provide them with a written plan on how they would prevent the future destruction of historic materials as well as an explanation of why and how this happened.

Ms. Thompson clarified that the HPC would like staff to pursue a formal red tag to stop work on any portion of the project other than protecting the historic resource and that the contractor team or applicant come back to them with a proposed plan for remediation or restitution for this.

There was further discussion of the potential penalties and options going forward for this violation as well as ways that staff and HPC can learn from this and put steps in place to hopefully avoid something like this happening again.

STAFF COMMENTS: None

CERTIFICATE OF NO NEGATIVE EFFECT: None

CALL UP REPORTS: Mr. Hayden noted that Notice of Call Up was provided to City Council for the project at 300 – 312 W. Hyman and no action was taken to call it up.

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

_____

Mike Sear, Deputy City Clerk

DRAFT

DRAFT

CITY OF ASPEN

INFORMATION ONLY MEMORANDUM

TO: Historic Preservation Commission

FROM: Ben Anderson, Director, Community Development
Luisa Berne, Assistant City Attorney
Haley Hart, Long-Range Planner

MEMO DATE: January 10, 2025

MEETING DATE: January 22, 2025

RE: Code Amendment: Response to Proposition 122

This memo is providing the Historic Preservation Commission with information on staff's response to City Council direction to create a regulatory response in the Land Use Code (LUC) to Proposition 122. Colorado Senate Bill 23-290 - Proposition 122, titled *Natural Medicine Regulation And Legalization* (the Act), was signed by Governor Polis May 23, 2023. As of January 1, 2025, the state of Colorado offers regulated psychedelic-assisted therapies with State-wide established guidelines ('Natural Medicine Businesses').

Per Senate Bill 23-290 "Natural Medicine" is defined to include psilocybin/psilocyn, as well as, if approved for use by the state at a later time, each of the following: dimethyltryptamine; ibogaine; and mescaline. The definition does not include synthetic or synthetic analogs of these substances. Nor does it include peyote. "Natural Medicine Product" means products infused with natural medicine that is intended for consumption.

This legislation allows persons over 21 years old to possess, share, cultivate (limited sq. ft.), and manufacture certain regulated natural medicine for personal use without payment. It creates a state licensing program for natural medicine licensed facilities with certification, permitting and registration requirements and advisory board for five license types. The State will begin to issue licenses on January 1, 2025. The adopted rules restrict any Natural Medicine facility holding a state license to be at least 1,000 feet distance from childcare centers, preschools, elementary, middle and junior high schools and residential childcare facilities. The rules create specific regulations for cultivation, manufacturing, testing, storing, distribution, transportation, and dispensation of regulated Natural Medicine and related products.

Per the bill, local governments may regulate the time, place, and manner of operation of Natural Medicine Businesses but cannot ban or prohibit the Natural Medicine Business or the personal use of allowed substances in their communities. During a City Council Work Session on November 18, 2024, Council gave staff direction to amend the LUC to

regulate the allowance of place within the Commercial Core. Staff has responded to City Council's request by proposing amendments to Section 26.104.110 – *Use Category,* which now includes 'Natural Medicine Business' as an allowed use within the 'Offices uses' section. Staff finds the request of Council is consistent with the Office use category which is defined by the following characteristics: "A type of land use, or any building or portion thereof, involving the establishment, transaction and delivery of business, medical, or professional activities or services to the general public."

Additionally, staff has introduced a new definition for 'Natural Medicine', 'Natural Medicine Product', and 'Natural Medicine Business' which is verbatim from the Act within Section 26.104.100 – Definitions. To further define and clarify the allowed use as defined by state statue the definitions are proposed as follows:

,

> *Natural Medicine. As defined by State Statute to include psilocybin/psilocyn, as well as, if approved for use by the state at a later time, each of the following: dimethyltryptamine; ibogaine; and mescaline. The definition does not include synthetic or synthetic analogs of these substances. Nor does it include peyote.*
>
> *Natural Medicine Product. As defined by State Statute means products infused with natural medicine that is intended for consumption.*
>
> *Natural Medicine Business. As defined by State Statute, "Natural Medicine Business" means any of the following businesses licensed pursuant to the Natural Medicine Code:*
>
> *i. A Natural Medicine Healing Center;*
> *ii. A Natural Medicine Cultivation Facility;*
> *iii. A Natural Medicine Products Manufacturer;*
> *iv. A Natural Medicine Testing Facility.*

Through these proposed amendments which regulate the place as allowed by Proposition 122, Natural Medicine Businesses will be allowed in the following Zone Districts: CC (Commercial Core), C1 (Commercial), SCI (Service/Commercial/Industrial), NC (Neighborhood Commercial), MU (Mixed Use), L (Lodge), CL (Commercial Lodge).

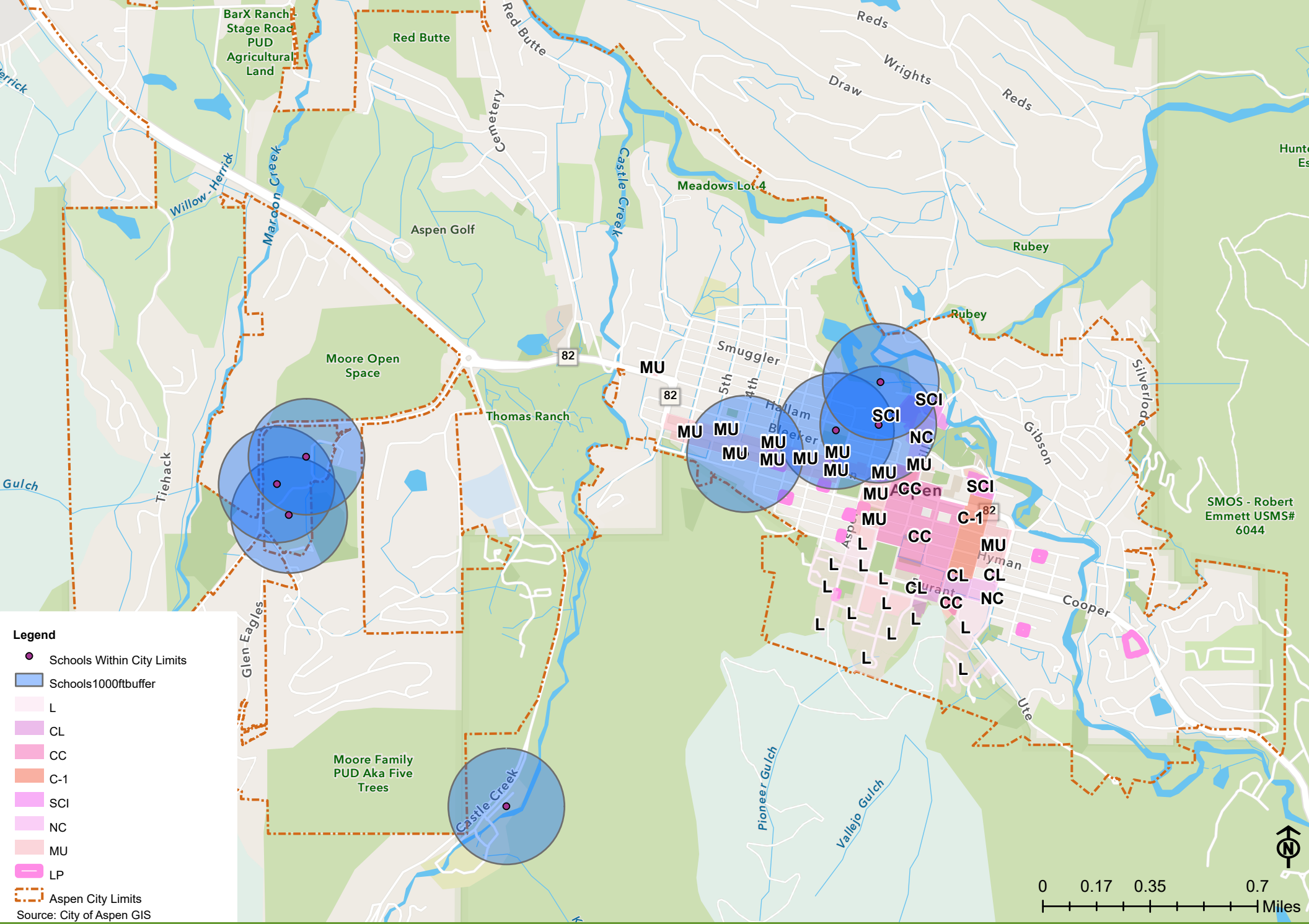
This regulatory power by the City of Aspen is in addition to the state's regulations of time, place and manner which includes a 1,000-foot buffer to any childcare facility or school. A map detailing the allowed zone districts with a 1,000-foot overlay buffer from childcare facilities and schools within the City is included in Exhibit A.

Staff brought a Policy Resolution to Council 1/14/2025 to formally open the Land Use Code for amendments. Pursuant to Section 26.310.020.B.1, the Community Development Department, following approval of the Policy Resolution, will now conduct a limited public outreach effort to inform the public of this proposed amendment.

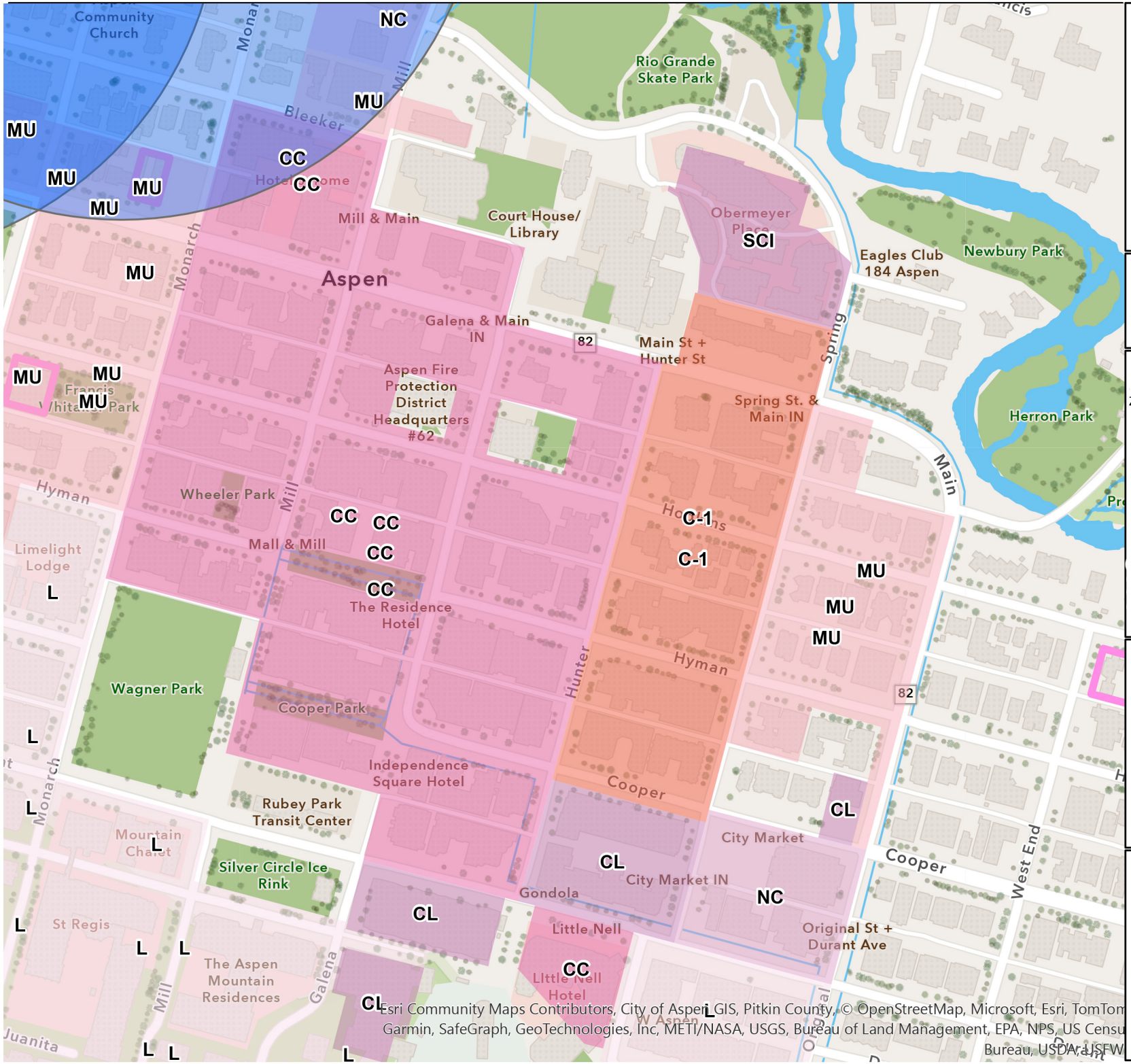
CITY OF ASPEN

ATTACHMENTS

Exhibit A – Map of Allowed Zone Districts and School Buffers



Proposition 122 Map



Esri Community Maps Contributors, City of Aspen GIS, Pitkin County, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, and USFW

Proposition 122 Map

Legend

Zoning

- L
- CL
- CC
- C-1
- SCI
- NC
- MU

Aspen City Limits

Zone Overlay

- LP

Schools Within City Limits

Schools1000ftbuffer

N

W E

S

Scale: 1:7,924

When printed at 8.5"x11"

0 230 460 920

Feet

Geographic Information Systems

This map/drawing/image is a graphical representation of the features depicted and is not a legal representation. The accuracy may change depending on the enlargement or reduction.

Copyright 2025 City of Aspen GIS

Date: 1/8/2025

CITY OF ASPEN

Memorandum

TO: Aspen Historic Preservation Commission (HPC)

FROM: Gillian White, Historic Preservation Officer, Principal Planner

THROUGH: Ben Anderson, Community Development Director

MEETING DATE: January 22, 2025

RE: 337 Lake Ave. – Certificate of Appropriateness for Major Development, Conceptual Review

---

APPLICANT/OWNER: Aspen West AJ, LLC

Representative: Sara Adams, BendonAdams, LLC

Location: 337 Lake Ave. Aspen, CO 81611

Legal Description: Lot B, Daggs Historic Landmark Lot Split, Aspen, Pitkin County, Colorado

Parcel Identification Number: 2735-121-35-002

Current Zoning & Use: R-6 – Residential

Proposed Use: Residential

SUMMARY:

The applicant requests a Certificate of Appropriateness for Major Development at 337 Lake Avenue for the purpose of constructing a new, detached, one-story, single-family residence on the vacant parcel created out of a Historic Landmark Lot Split per Ordinance #47, Series of 2005.

STAFF RECOMMENDATION:

Historic Preservation Staff recommend Approval of Resolution #XX, of Series 2025, for a Certificate of Appropriateness for Major Development, Conceptual Review, for 337 Lake Avenue.



Figure 1. 337 Lake Ave. – Site Location Aerial Image

BACKGROUND:

Located in the Medium Density Residential (R-6) Zone District between Hallam Lake and Aspen Meadows on the north side of Aspen's West End neighborhood, the property referred to as 337 Lake Ave. is a 6,000-square-foot parcel that is currently vacant. 337 Lake Ave. and 335 Lake Ave. were included in the Aspen Inventory of Historic Landmarks as a single parcel in 2001, under the address of 640 N. Third St, per Ordinance #18, Series of 2001. HPC Resolution #45, Series of 2005, and Ordinance #47, Series of 2005, created the Daggs Historic Landmark Lot Split Subdivision Exemption (Book 80, Page 97, Reception #427631). The Historic Landmark Lot Split resulted in Lot A (335 Lake Ave.), which contains a circa 1889 AspenVictorian Miner's Cottage, and Lot B (337 Lake Ave.) the subject property of this request.

Pursuant to Ordinance #47, Series of 2005, both lots created as part of the Daggs Historic Landmark Lot Split must conform to the requirements of their underlying zone district. The Ordinance and associated plat states that Lot B has an allowed floor area of 1,700 sq. ft. Variations provided for in Section 26.415.110(c)(1)a-c are not applicable to Lot B, as it does not contain the historic structure. The maximum potential buildout for the two parcels created by the lot split is not to exceed three units, which may be composed of a duplex and a single-family home. The Ordinance also states that any lot for which development is proposed shall be subject to affordable housing mitigation, which in the City of Aspen Municipal Land Use Code includes Growth Management Residential Development review per Section 26.470.090(a).



Figure 2. 337 Lake Ave. on the 1896 Willits Map

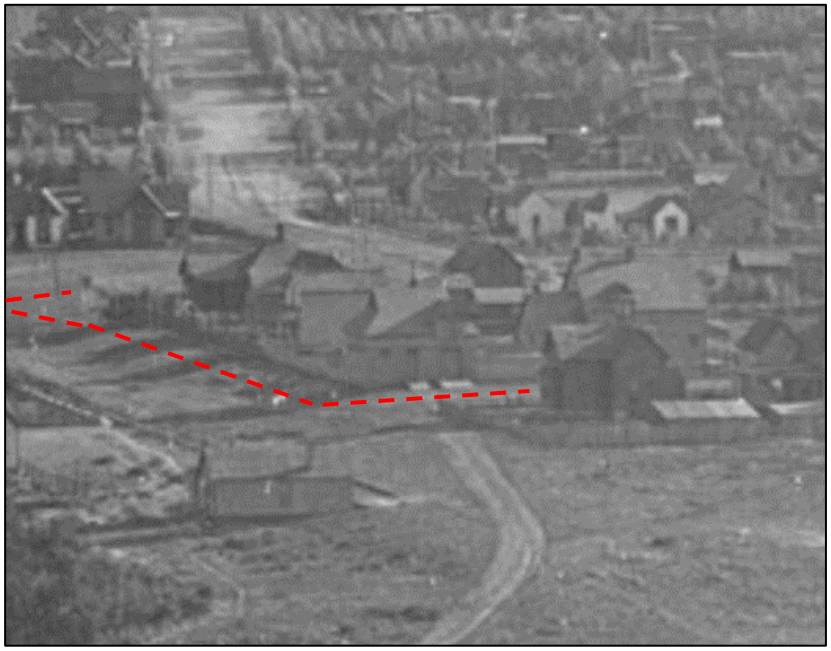


Figure 3. Northeast corner of Block 102, City and Township of Aspen (Poley, H. S., 1990-1899)

REQUEST OF THE HISTORIC PRESERVATION COMMISSION (HPC)

The Applicant is requesting the following land use approval(s):

- Certificate of Appropriateness for Major Development (Section 26.415.070(d)): for the construction of a new structure within a historic property, the extent of which exceeds the parameters set forth for minor development per the City of Aspen Land Use Code Section 26.415.070(c).
- Residential Design Standards (RDS) (Section 26.410)

The HPC is the final review authority for Certificate of Appropriateness for Major Development.



Fig. 4. Existing lot as seen from Lake Ave.



Figure 5. Rendering of proposed dwelling.

PROJECT SUMMARY:

The applicant proposes to construct a one-story, stand-alone, single-family dwelling with a basement on a vacant lot. In addition to the detached dwelling, the proposed project includes a patio, side-yard fencing, new vehicular paving, and landscaping.

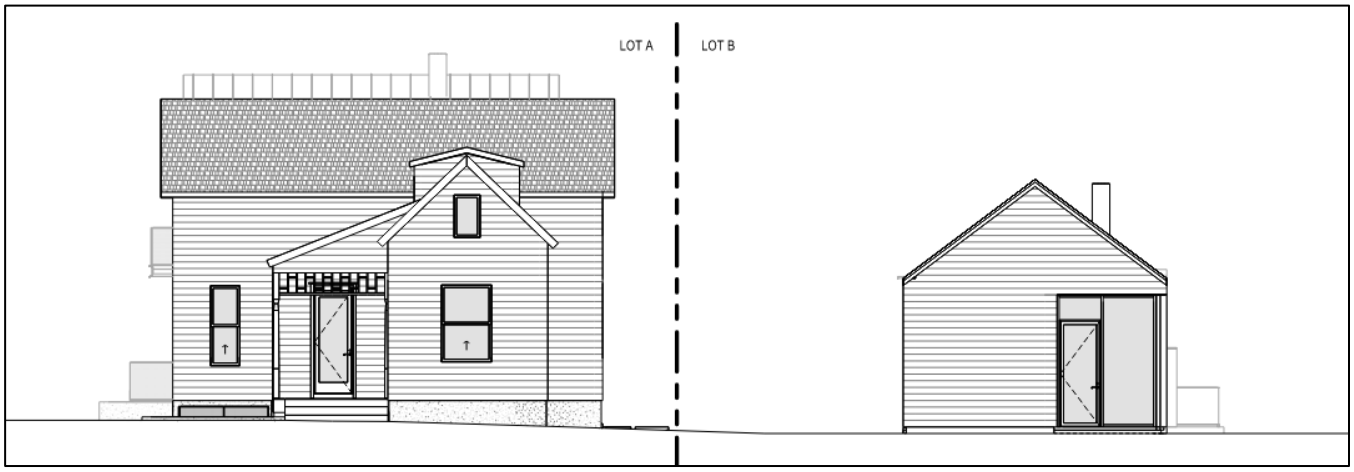


Figure 6. East elevation showing Lot A (left, existing historic resource) and Lot B (right, proposed structure)

STAFF EVALUATION

The application (LPA-24-106) for Certificate of Appropriateness Major Development at 337 Lake Ave. deserves commendation for its general approach to satisfying the City's intent to "draw a reasonable balance between private property rights and the public interest in preserving the City's cultural, historic, and architectural heritage" as set forth in *Aspen Land Use Code* Chapter 26.415.

Major Development:

As detailed in **Exhibit A**, the application satisfies most of the applicable *Historic Preservation Design Guidelines*. The previously determined maximum floor area condition, as a result of the historic lot split, has aided in the satisfactory review of many of the Guidelines. This was particularly the case for Guidelines 1.7 and 1.11, where the limited floor area allowed for more open space and the preservation of specific trees.

The proposed new building remains subordinate to the neighboring historic resource in both size and scale, while still relating to the historic context by way of materiality and form. Although Guideline 11.3 calls for new construction to appear similar in scale with the existing historic resource, the allowable floor area demands the proposed structure be smaller in scale. Staff find the proposal to be acceptable for this project and appreciate the refined nature of the design.

While the majority of the Guidelines have been met for the submitted conceptual review, there are Guidelines that have not been met at this time. This includes Guideline 1.10, 1.14, 1.19, 1.20, and 12.3, which deal with site elements such as fencing and lighting. Please refer to **Exhibit A** for more details on each Guideline. These Guidelines will be assessed for compliance at the time of Final Review.

Residential Design Standards:

Applicant meets all Residential Design Standards at the time of this conceptual review.

REFERRAL COMMENTS

The application was referred out to other City departments who have requirements that will affect the permit review. As this project qualifies as a Major Engineering Review, the Engineering Department provided several comments that are to be responded to/met at the time of permit. The Building, Parks, and Zoning reviewers did not have any comments or concerns related to this proposal.

The combined referral comments are included as **Exhibit B**.

RECOMMENDATION:

Staff recommend that the HPC approve Resolution #XX, Series of 2025 for the Conceptual Major Development Review for 337 Lake Ave.

NEXT STEPS:

Per Section 26.415.070(d), 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.

ATTACHMENTS

Resolution #__, Series of 2025
Exhibit A – Historic Preservation Design Guidelines Staff Findings
Exhibit B – Referral Comments
Exhibit C – Application

RESOLUTION #__,
(SERIES OF 2025)

A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC) GRANTING A CERTIFICATE OF APPROPRIATENESS FOR MAJOR DEVELOPMENT CONCEPTUAL REVIEW FOR THE PROPERTY LOCATED AT 337 LAKE AVENUE, LEGALLY DESCRIBED AS LOT B, DAGGS HISTORIC LANDMARK LOT SPLIT ASPEN, PITKIN COUNTY, COLORADO

PARCEL ID: 2735-121-35-002

WHEREAS, the applicant, Aspen West AJ, LLC, represented by Sara Adams, BendonAdams LLC, has requested HPC approval for Certificate of Appropriateness Major Development, Conceptual Review for the property located at 337 Lake Avenue, Lot B, Daggs Historic Landmark Lot Split, Aspen, Pitkin County, Colorado; and

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

WHEREAS, for approval of a Certificate of Appropriateness for Major Development, the HPC must review the application, a staff analysis report and the evidence presented at a hearing to determine the project's conformance with the City of Aspen Historic Preservation Design Guidelines per Section 26.415.070(D) of the Municipal Code and other applicable Code Sections. The HPC may approve, disapprove, approve with conditions, or continue the application to obtain additional information necessary to make a decision to approve or deny; and

WHEREAS, this property is subject to Residential Design Standards, of which the conceptual plans comply; and

WHEREAS, Community Development Department staff reviewed the application for compliance with the applicable review standards and recommended approval of a Certificate of Appropriateness for Major Development Conceptual Review; and

WHEREAS, the HPC reviewed the project on January 22, 2025. The HPC considered the application, the staff memo and public comments, and found the proposal consistent with the review standards and granted approval by a vote of ___ to ___.

NOW, THEREFORE, BE IT RESOLVED:
That HPC hereby approves a Certificate of Appropriateness for Major Development Conceptual Review for 337 Lake Avenue, Lot B, Daggs Historic Landmark Lot Split, Aspen, Pitkin County, Colorado as follows:

Section 2: Material Representations

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

Section 3: Existing Litigation
This Resolution shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 4: Severability
If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

Section 5: Vested Rights
The development approvals granted herein shall constitute a site-specific development plan vested for a period of three (3) years from the date of issuance of a development order. However, any failure to abide by any of the terms and conditions attendant to this approval shall result in the forfeiture of said vested property rights. Unless otherwise exempted or extended, failure to properly record all plats and agreements required to be recorded, as specified herein, within 180 days of the effective date of the development order shall also result in the forfeiture of said vested property rights and shall render the development order void within the meaning of Section 26.104.050 (Void permits). Zoning that is not part of the approved site-specific development plan shall not result in the creation of a vested property right.

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

Notice is hereby given to the general public of the approval of a site-specific development plan, and the creation of a vested property right, valid for a period of three (3) years, pursuant to the Land Use Code of the City of Aspen and Title 24, Article 68, Colorado Revised Statutes, pertaining to the following described property: **337 Lake Avenue.**

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

The approval granted hereby shall be subject to all rights of referendum and judicial review; the period of time permitted by law for the exercise of such rights shall not begin to run until the date

of publication of the notice of final development approval as required under Section 26.304.070(A). The rights of referendum shall be limited as set forth in the Colorado Constitution and the Aspen Home Rule Charter.

APPROVED BY THE COMMISSION at its regular meeting on the 22th day of January 2025.

Approved as to Form:

_____
Katharine Johnson, Assistant City Attorney

Approved as to Content:

_____
Kara Thompson, Chair

ATTEST:

_____
Mike Sear, Deputy City Clerk

CITY OF ASPEN

Exhibit A
Historic Preservation Design Guidelines Criteria
Staff Findings

26.415.070.D – Certificate of Appropriateness for Major Development

1) The review and decision on the issuance of a certificate of appropriateness for major development shall begin with a determination by the Community Development Director that the proposed project constitutes a major development. A major development includes one or more of the following activities:

    a. The construction of a new structure within a historic district; and/or

    b. Alterations to more than three (3) elements of a building façade including its windows, doors, roof planes or materials, exterior wall material, dormers, porches, exterior staircase, balcony or ornamental trim; and/or

    c. The expansion of a building increasing the floor area by more than two hundred and fifty (250) square feet; and/or

    d. Any new development that has not been determined to be minor development.

CITY OF ASPEN

Relevant Historic Preservation Design Guidelines & Findings

The applicant requests a Certificate of Appropriateness for Major Development at 337 Lake Avenue for the purposes of constructing a new one-story, single family detached dwelling.

Chapter 1: Site Planning and Landscape	Finding
1.1 All projects shall respect the historic development pattern or context of the block, neighborhood or district. • Building footprint and location should reinforce the traditional patterns of the neighborhood. • Allow for some porosity on a site. In a residential project, setback to setback development is typically uncharacteristic of the historic context. Do not design a project which leaves no useful open space visible from the street.	Met
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.	Met
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 semi private entry feature, to private spaces.	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
1.7 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.	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
1.10 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.	TBD
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.	Met

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 overtextured 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.	Met
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.	Met
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.	TBD

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.	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.	TBD
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.	TBD
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.	Met
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.	Met

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.	Met
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.	Met
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.	Met
• **Chapter 11: New Buildings on Landmarked Properties**	**Finding**
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.	Met
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.	Met/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
11.5 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.	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.	Met
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.	Met
Chapter 12: Accessibility, Architectural lighting, Mechanical Equipment, Service Areas, and Signage	**Finding**
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.	TBD

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.	Met

Staff Findings:

Chapters 1 and 11 of the *Historic Preservation Design Guidelines* are particularly relevant to the application for a Certificate of Appropriateness for Major Development, Conceptual Review for 337 Lake Ave. Staff finds that the application meets all the applicable Guidelines, with the exception of Guidelines 1.19, 1.14, 1.19, 1.20, and 12.3. These Guidelines that have not yet been met deal with elements such as site lighting, fences, and built-in site features. As this is the conceptual review phase, staff recommends approval of the application at conceptual review with regards to the location, form, height, scale, massing, and proportions. The Guidelines referenced above that have not yet been met are details that will be considered further at the time of final review.

Staff Recommendation:

Staff recommends approval of the application for Certificate of Appropriateness for Major Development, Conceptual Review.

CITY OF ASPEN

Memorandum

TO: **Sara Adams, BendonAdams**

FROM: **Gillian White, Historic Preservation Officer**

DATE: **November 12, 2024**

PROJECT: **LPA-24-106, Major Development - Conceptual HPC Review, Development of New House on Vacant Lot at 337 Lake Avenue**

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.

Engineering:

1. This project will qualify as a major level Engineering Review. A full drainage report and civil plans will be required at the time of permit.
    a. Ensure all utility crossing minimums are maintained.
2. A Permanent Revocable Encroachment License will be required prior to Certificate of Occupancy for the retaining wall and stairs in the Right of Way.
3. The fence should not block the curb stop and should always be accessible.
4. This appears to be shown as two separate units, each unit needs its own service lines for utilities.
5. Show routing of green roof to storm system in permit documents.
6. Mech room should be located in the rear to reduce distance between the potable water entry to the structure and the meter and backflow prevention assembly. Water Distribution Standard 5.8.1 require all meters to set as close as possible to the point where the service enters the building.
7. Curb cuts should be a minimum of 25ft away from an adjacent curb cut. There is currently only approximately 22ft. Amend the driveway location.
8. If any snowmelt is proposed, it is not permitted over the water main.

Historic Preservation:

1. Preliminary material representations are requested when available.
2. Sheet LX-01 shows the retaining wall partially on 335 Lake Ave property – are you only demolishing to the property line?
3. Please include photo of the existing retaining wall.

Building: No Comments.

Parks: No Comments.

Zoning: No Comments.

BendonAdams

Stuart Hayden
Aspen Historic Preservation Commission

August 23, 2024

Re: 337 Lake Avenue – HP Major Development Conceptual Application

Dear Stuart, and HPC,

Please accept this application for Major Development Conceptual Review of the vacant property located at 337 Lake Avenue, Lot B of the Daggs Historic Landmark Lot Split. This 6,001 sf property is under the purview of the Historic Preservation Commission (HPC). The owners, Abby and Jon, propose to construct a small studio residence with a basement. The project conforms to both the R-6 zone district and the specifications in the lot split subdivision agreement (Exhibit J.2).

Background

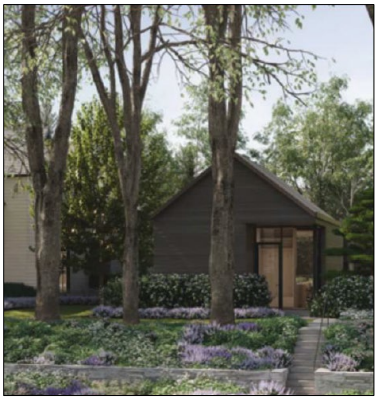
337 Lake Avenue was created in 2005 through the historic landmark lot split incentive – Lot A (335 Lake Avenue) contains the 1880s historic landmark and is 5,706 sf; and Lot B (subject property) is vacant and 6,001 sf. The total allowable floor area plus the 500 sf floor area bonus for historic restoration was allocated to the newly created lots through the lot split process – Lot A is permitted 2,542 sf of floor area plus a 500 sf bonus for a total of 3,042 sf; and Lot B is permitted 1,700 sf of floor area. The allocation of floor area between the lots clearly indicates a desire for Lot B to be developed with a small residence.

335 Lake Avenue recently received Minor Development approval from HPC for a remodel of the existing home.

Proposal

A one story studio residence with basement is proposed on the vacant lot. The home complies with the underlying R-6 zone district, Residential Design Standards, and is about 600 sf below the maximum floor area of 1,700 sf and about 10 ft below the maximum height of 25 ft. The primary roof form is a





Figures 1 & 2: Historic 335 Lake (left) and proposed 337 Lake (right).

gable and horizontal siding is proposed. The house sits on its own fee simple lot, but clearly pulls inspiration from the adjacent historic landmark through the prominent front porch, simple forms, and material application. Modern architectural details, front porch, and fenestration, and a flat green roof distinguish the new building as a product of its own time. Historic preservation design guidelines are addressed in Exhibit A.

The project team worked closely with the City Forester early in the design process to identify trees to preserve and trees to remove. Coordination with the Forester to establish a tree setback informed the site plan. A conceptual storm water management plan and conceptual landscape plan are included in the design set for initial review with the understanding that final plans will be provided in the Final Review application. Residential Design Standards are addressed in Exhibit K. A physical model will be presented at the public hearing.

Kind Regards,



Sara Adams, AICP
BendonAdams, LLC

Exhibits

A Review Criteria- Historic Preservation Design Guidelines
B. Land Use Application
C. Pre-application summary
D. Authorization to represent
E. Proof of ownership
    E.1 Title commitment
    E.2 Statement of authority
F. Agreement to Pay
G. HOA form
H. Vicinity Map
I. Mailing list
J. Past approvals
    J.1 Ordinance 47-2005 approving the historic lot split
    J.2 Subdivision agreement
    J.3 Subdivision plat
K. Residential Design Standard Checklist
L. Drawing set including survey

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 building faces Lake Avenue similar to the adjacent landmark. Open space and porosity are maximized in the site plan – the proposed site coverage is 15% where 50% is the maximum allowed.

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.

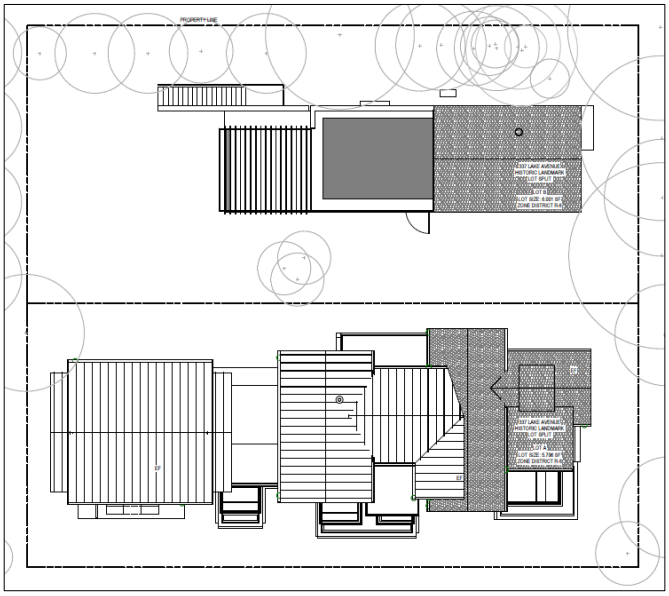


Figure 1: Site plan comparison – 337 Lake (top) and 335 Lake (bottom)

Response – No change to historic streets is 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.

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 – Access to the property is from Third Street via cobble stone tracks.

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 from Lake Avenue to the entry porch is proposed to reflect the traditional transition from public to private space.

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 – A simple concrete walkway with steps and a handrail is proposed from Lake Avenue to the front entry- there is significant grade change between the property and Lake Avenue. The width of the walkway is three feet. Large cottonwoods in the right of way necessitate a slight jog in the walkway to accommodate tree roots per the Parks Department. A dry stack stone retaining wall to replace the existing wall is proposed along Lake Avenue which will be coordinated with the Engineering Department.

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 – Open space is provided around the new home to create usable outdoor areas and passive landscaped areas. Two rain gardens are incorporated into the landscape plan, and hardscape is limited to the side yard.

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 as shown on Sheet C4 of the drawing set.

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 on the rear patio behind the home. More information will be provided at Final Review as the landscape plan is further refined.

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 cottonwoods in the right of way along Lake Avenue, and significant trees along the west property line are preserved and protected per the Parks Department's specifications.

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 new house. Conceptual plantings are proposed on Sheet LX-03 and LX-04 to -06 of the drawing set. The landscape plan will be finalized prior to final HPC review.

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 – Plants do not obscure the view of the new building or the adjacent landmark.

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 is not proposed at this time. Lighting will be included in the Final Review application.

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.

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 – The existing side fence is proposed to remain. The rear fence will be 42" tall wood fence with appropriate spacing. More detail will be provided in the Final HPC application as part of the final landscape plan.

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 – The rear fence will comply with this guideline – more details will be provided with the final landscape plan for HPC review.

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 – This property does not contain a designated building. The adjacent landmark is not blocked by the proposed rear fence.

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 red sandstone retaining wall in the right of way is proposed to be replaced with a grey dry stack stone wall.

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 site is relatively flat and is not proposed to be regraded.

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 cottonwood trees in the right of way along Lake Avenue 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 – Parking is located off Third Street.

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.

New Buildings on Landmarked 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 oriented to Lake Avenue and is aligned with the historic landmark while still respecting the tree root protection area and meeting the "build to requirement" in the Residential Design Standards.

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 – A recessed front porch with 3'6" cantilevered metal roof provides primary entry into the home. The historic landmark has a 65 sf recessed front porch, and the new home proposes a similarly sized recessed rectangular front porch.

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 a simple one story gable form that transitions into a flat green roof toward the rear of the property. The new building is 19'2" wide compared to the primary front module of the landmark which is 20' 8" wide. The building is one story and significantly shorter than the adjacent landmark.

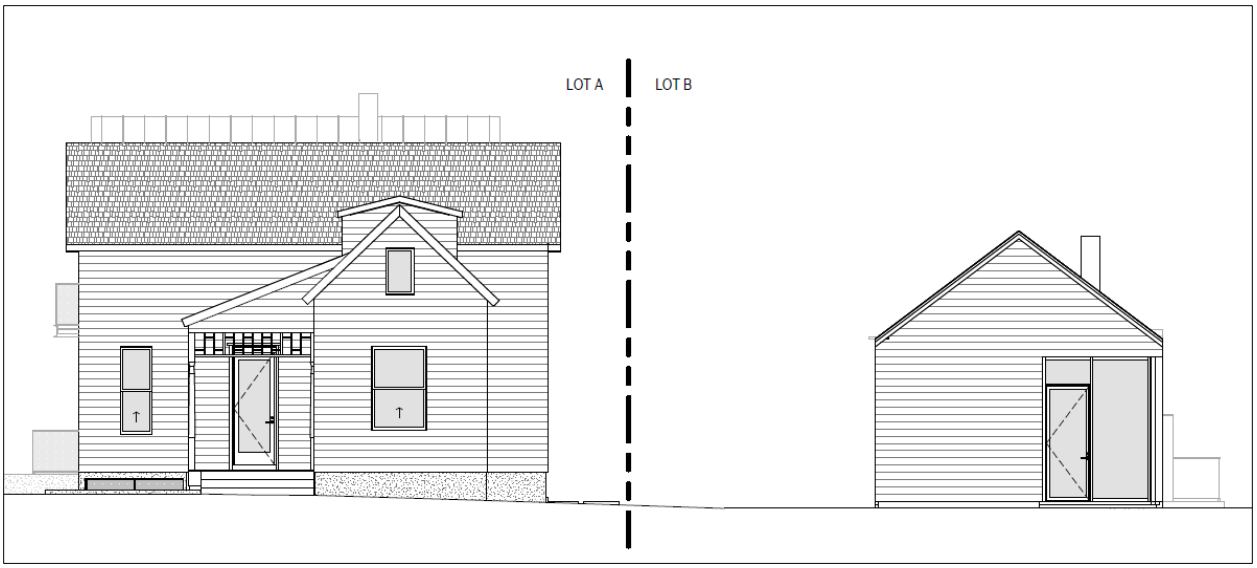


Figure 2: Comparison of Lot A (historic) and Lot B (new) front facades.

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 façade of the new building is not taller than the historic structure as shown in Figure 2 .

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. The lot split was approved in 2005 at which time floor area and the FAR Bonus were allocated. 337 Lake Avenue was allocated 1,700 sf of floor area with the intention of developing a small home on this lot.

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 structure is recognized as a product of its own time in the size and application of the fenestration and solid to void ratios on the building facades. The gable roof form relates to surrounding historic landmarks, and the primary material is horizontal stained wood siding. Modern architectural details like eave depth, cantilevered metal porch roof, and the flat green roof viewed from Third Street, distinguish this home as new construction that fits into the neighborhood. Historic photographs below illustrate traditional forms and details along Lake Avenue.



Figure 3: 220 Lake Avenue, 1978. Aspen Historical Society.

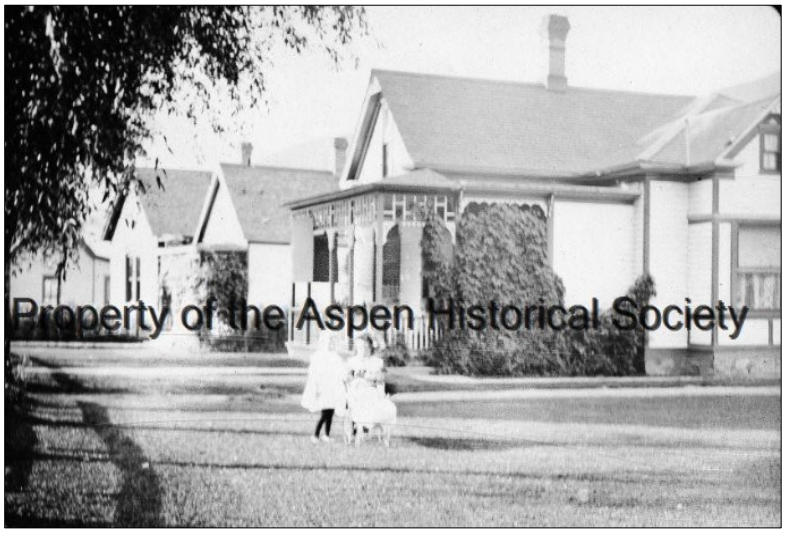


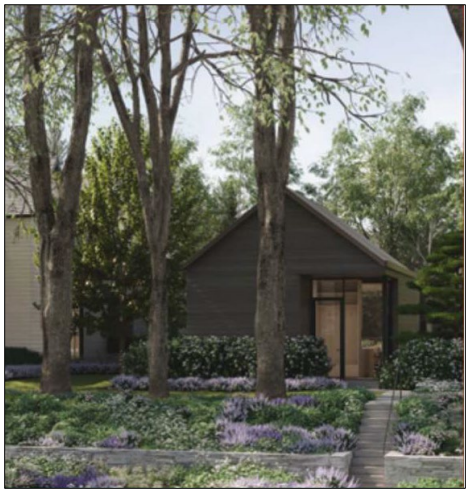
Figure 4: Lake Avenue streetscape with prominent street facing gables.

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 is modest in character and is clearly a product of its own time as expressed through architectural details, fenestration size and placement, and the treatment of the wood siding (stained dark).





Figures 5 & 6: Historic home at 335 Lake (left) and proposed new home at 337 Lake (right).

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 – An exterior lighting plan will be provided at Final Design Review.

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 – The mechanical equipment will mostly be located in the basement. Required outdoor units are conceptually located in the side yard with screening, and are significantly setback from the front façade. This property has two street facing yards – utilizing the side yard for mechanical equipment is the least impactful option. We coordinated the location with the City Forester to ensure the tree roots are not impacted.

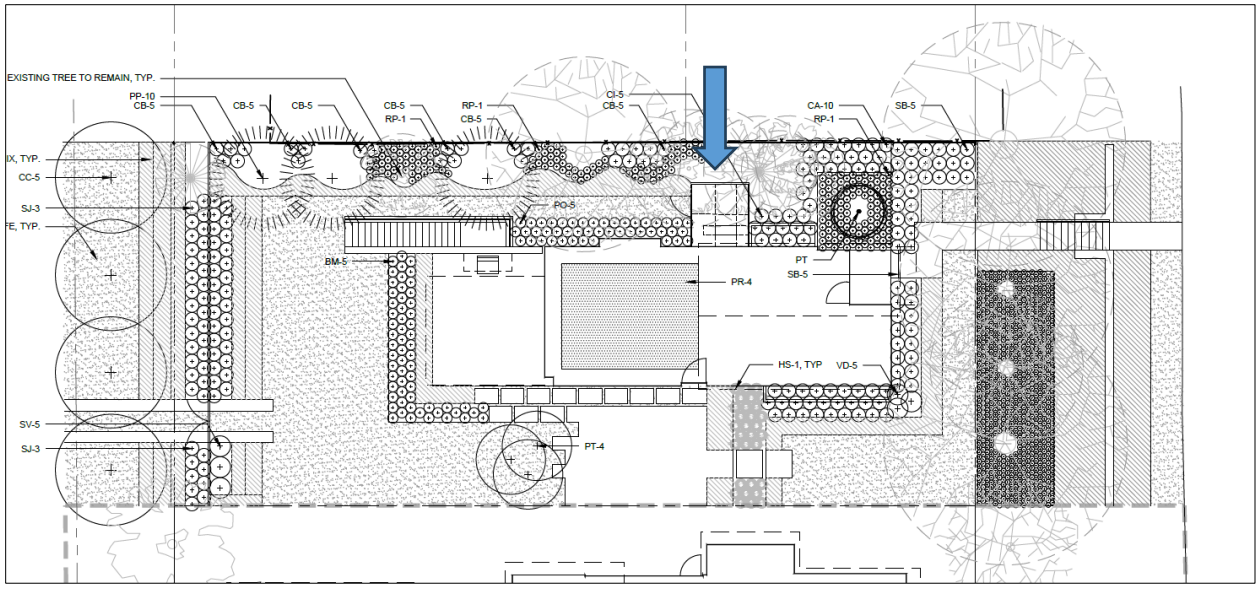


Figure 7: Location of above grade mechanical equipment. The area is fully screened and has been vetted with Parks.

ATTACHMENT 2 - Historic Preservation Land Use Application

PROJECT:

Name: Aspen West AJ LLC

Location: 337 Lake Avenue, Aspen, CO

Lot B, Daggs Historic Landmark Lot Split

(Indicate street address, lot & block number or metes and bounds description of property)

Parcel ID # (REQUIRED) 2735-121-35-002

APPLICANT:

Name: Jon and Abby Winkelried

Address: 416 South Beach Rd., Hobe Sound, FL 33455

Phone #: 973-943-7020 Fax#: n/a E-mail: abbywinkelried@gmail.com

REPRESENTATIVE:

Name: BendonAdams

Address: 300 S. Spring Street, Aspen CO 81611

Phone #: 970-925-2855 Fax#: n/a E-mail: sara@bendonadams.com

TYPE OF APPLICATION: (please check all that apply):

- ☐ Historic Designation
- ☐ Certificate of No Negative Effect

Certificate of Appropriateness

- ☐ Minor Historic Development
- ☑ Major Historic Development
  - ☑ Conceptual Historic Development
  - ☐ Final Historic Development
- ☐ Relocation (temporary, on or off-site)
- ☐ Demolition (total demolition)
- ☐ Substantial Amendment
- ☐ Historic Landmark Lot Split

EXISTING CONDITIONS: (description of existing buildings, uses, previous approvals, etc.)

vacant lot created per Ordinance 47-2005 historic landmark lot split

PROPOSAL: (description of proposed buildings, uses, modifications, etc.)

Single family home.

337 Lake Avenue Dimensional Requirements

	R6 requirement/ Ord. 47-2005	Vacant Lot
Minimum lot size	3,000 sf	6,001 sf
Minimum net lot area per dwelling unit	3,000 sf for landmark properties	6,001 sf
Minimum lot width	30 feet	60 feet
Minimum front yard	10 feet primary 15 feet accessory	10 feet
Minimum side yards	5 feet per side	5 feet minimum
	15 feet combined	Greater than 15 feet combined
Maximum site coverage	50%	15%
Minimum rear yard	10 feet living space 5 feet garage	Greater than 10 ft.
Maximum height	25 feet	15 ft. 6 in.
Floor Area	1,700 sf	1,084 sf
Parking	1 space per bedroom or 1 space per unit, whichever is greater	1 surface parking space

CITY OF ASPEN

PRE-APPLICATION SUMMARY

DATE: June 30, 2023
PLANNER: Kirsten Armstrong - Principal Planner, Historic Preservation, kirsten.armstrong@aspen.gov
REPRESENTATIVE: Sara Adams, AICP, sara@bendonadams.com
PROJECT LOCATION: 337 Lake Avenue; Lot B, Daggs Historic Landmark Lot Split
PARCEL ID: 2735-121-35-002
REQUEST: Historic Preservation – Major Development Review

DESCRIPTION: In 2005, a historic landmark lot split regarding the current subject property was approved by the Historic Preservation Commission (Resolution #45, series of 2005) and City Council (Ordinance #47, series of 2005). The Historic Lot Split Subdivision Exemption Plat and the Subdivision Exemption Agreement for the Daggs Historic Landmark Lot Split were recorded in 2006, Book 80, Page 97 and Reception #427631, respectively. The Daggs Historic Landmark Lot Split Subdivision Exemption created Lots A and B out of the original parcel for 640 N. Third Street, consisting of Lots 4, 5, and 6 (Less the southerly 3.2' of Lot 6) Block 102, Hallam's Addition to the City and Townsite of Aspen. Lot A is a 5707 sq. ft. lot containing an AspenVictorian landmark. Lot B, to the north of Lot A, is a vacant 6,000 sq. ft. lot, and is the subject of this request. Both are located in the R-6 zone district. Both parcels are designated historic and are subject to development review by the Aspen Historic Preservation Commission.

The owner would like to develop Lot B with new construction. Pursuant to Ordinance #47, Series of 2005, both lots created as part of the Daggs Historic Landmark Lot Split must conform to the requirements of their underlying zone district. The Ordinance and associated plat states that Lot B has an allowed floor area of 1,700 sq. ft. Variations provided for in Section 26.415.110.C.1.a-c are not applicable to Lot B, as it does not contain the historic structure. The maximum potential buildout for the two parcels created by the lot split is not to exceed three units, which may be composed of a duplex and a single-family home. The Ordinance also states that any lot for which development is proposed shall be subject to affordable housing mitigation, which in the 2023 City of Aspen Municipal Land Use Code includes Growth Management Residential Development review per Section 26.470.090.A.

The scope of work qualifies as Major Development, which is a two-step process, requiring the approval of Conceptual Design and a Final Design. Conceptual Design review will consider mass, scale and site plan.. Following Conceptual, staff will inform City Council of the HPC decision, allowing them the opportunity to uphold or to "Call Up" aspects of the design approval for further discussion. This is a standard practice for all significant HPC projects. Following the Notice of Call Up, HPC will conduct Final Design review to consider landscape, lighting and materials.

The Historic Preservation Design Guidelines and the Land Use Code Sections that are applicable to this project will be used to evaluate the proposal. This property is subject to Residential Design Standard Review (RDS).

RELEVANT LAND USE CODE SECTIONS:

Section Number	Section Title
26.304	Common Development Review Procedures
26.410	Residential Design Standards (RDS)
26.415.070.D	Historic Preservation – Major Development
26.470.090.A	Growth Management, Administrative Applications
26.575.020	Calculations and Measurements
26.710.090	Medium-Density Residential (R-6)

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

Application Packet | Historic Preservation Design Guidelines | Municipal Code

REVIEW BY:
- Staff for completeness and recommendations
- HPC for decisions. City Council for Notice of Call Up.

PUBLIC HEARING:
- Yes, at Conceptual and Final

PLANNING FEES: **$1,950** for 6 billable hours of staff time. (Additional/ lesser 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 Department, Zoning, Engineering and Parks 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 kirsten.armstrong@aspen.gov. The fee will be requested after the application is determined to be complete.

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

APPLICATION CHECKLIST CONTINUED:

- ☐ 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 code at Conceptual and Final.

- ☐ An existing and proposed site plan showing property boundaries, setbacks and parking.

- ☐ Scaled floor plans and elevations of the proposed structure(s) clearly depicting form, height, mass/scale and roof plan. If possible, a project model is appreciated, to assist the HPC in their analysis.

- ☐ An accurate representation of all building materials and finishes to be used in the development. Please include relevant cut-sheets for all materials for review.

- ☐ Supplemental materials to provide a visual description of the context surrounding the designated historic property including photographs and other exhibits, as needed, to accurately depict location and extent of proposed work.

For **Conceptual,** 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

January 10, 2024

Kirsten Armstrong

Historic Preservation Principal Planner

City of Aspen

427 Rio Grande Place
Aspen, Colorado 81611

RE: 337 Lake Avenue, Aspen, CO

Ms. Armstrong:

Please accept this letter authorizing BendonAdams LLC to represent our ownership interests in 337 Lake 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 – 337 Lake Avenue, Aspen, CO 81611

Legal Description – Lot B of the Daggs Historic Landmark Lot Split, Aspen, Colorado

Parcel ID – 2735-121-35-002

Owner – Aspen West AJ LLC, a Colorado limited liability company

Kind Regards,

Aspen West AJ, LLC
335 Lake Avenue
Aspen, CO 81611

300 SO SPRING ST | 202 | ASPEN, CO 81611
970.925.2855 | BENDONADAMS.COM

Land Title GUARANTEE COMPANY Since 1967

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **Q62017442** Date: **08/13/2024**

Property Address: **337 LAKE AVENUE, ASPEN, CO 81611**

For Closing Assistance

For Title Assistance

Land Title Roaring Fork Valley
Title Team
533 E HOPKINS #102
ASPEN, CO 81611
(970) 927-0405 (Work)
(970) 925-0610 (Work Fax)
valleyresponse@ltgc.com

Seller/Owner
ASPEN WEST AJ LLC
Delivered via: No Commitment Delivery

BENDONADAMS LLC
Attention: ERIN WACKERLE
300 S SPRING STREET SUITE 202
Aspen, CO 81611
(406) 531-0806 (Cell)
(970) 925-2855 (Work)
erin@bendonadams.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: Q62017442 **Date:** 08/13/2024

Property Address: 337 LAKE AVENUE, ASPEN, CO 81611

Seller(s): ASPEN WEST AJ, LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s):

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	$279.00
TOTAL	**$279.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Pitkin county recorded 10/19/2022 under reception no. 690992

Plat Map(s):

Pitkin county recorded 08/18/2006 at book 80 page 97

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: Q62017442

Property Address:

337 LAKE AVENUE, ASPEN, CO 81611

1. **Effective Date:**

   07/26/2024 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   ASPEN WEST AJ, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. **The Land referred to in this Commitment is described as follows:**

   LOT B, DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 2006 IN PLAT BOOK 80 AT PAGE 97 AS RECEPTION NO. 527634.

   COUNTY OF PITKIN, STATE OF COLORADO.

Copyright 2006-2024 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: Q62017442

All of the following Requirements must be met:

This 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.

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

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

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.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: Q62017442

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, 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 and not shown by the Public Records.**
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. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 07, 1888, IN BOOK 55 AT PAGE **2**.
9. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE# 18, SERIES OF 2001 RECORDED AUGUST 16, 2001 UNDER RECEPTION NO. **457607**.
10. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION# 20, SERIES OF 2001 RECORDED AUGUST 16, 2001 UNDER RECEPTION NO. **457608**.
11. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION RECORDED JANUARY 17, 2003 UNDER RECEPTION NO. **477482**.
12. TERMS, CONDITIONS AND PROVISIONS OF ACCESSORY DWELLING UNIT DEED RESTRICTION RECORDED OCTOBER 21, 2005 UNDER RECEPTION NO. **516549**.
13. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION# 40, SERIES OF 2005 RECORDED OCTOBER 27, 2005 UNDER RECEPTION NO. **516762**.
14. TERMS, CONDITIONS AND PROVISIONS OF APPROVAL OF HISTORIC LANDMARK LOT SPLIT RECORDED NOVEMBER 21, 2005 UNDER RECEPTION NO. **517646**.
15. TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION EXEMPTION AGREEMENT RECORDED AUGUST 18, 2006 UNDER RECEPTION NO. **527631**.
16. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE# 47, SERIES OF 2005 RECORDED AUGUST 18, 2006 UNDER RECEPTION NO. **527632**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: Q62017442

17. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION APPROVING A VARIANCE RECORDED MARCH 15, 2007 UNDER RECEPTION NO. **535454**.

18. EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AUGUST 18, 2006 IN PLAT BOOK 80 AT PAGE **97**.

19. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN REVOCABLE ENCROACHMENT LICENSE RECORDED JUNE 28, 2012 AS RECEPTION NO. **590247** AND AGREEMENT TO SHARE REVOCABLE ENCROACHMENT LICENSE RECORDED JULY 31, 2015 AS RECEPTION NO. **622009**.

20. CLAIMS OF RIGHT, TITLE AND/OR INTEREST IN THE PROPERTY BETWEEN THE BOUNDARY LINES AND THE FENCES AS DEPICTED ON THE SURVEY PREPARED BY ASPEN SURVEY, DATED SEPTEMBER 21, 2022, JOB NO. 210578 WHETHER SAID CLAIMS ARISE BY ABANDONMENT, ADVERSE POSSESSION OR OTHER MEANS.
SAID DOCUMENT STORE AS OUR ESI **40895826**

Land Title Guarantee Company
Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The 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.

Note: Effective September 1, 1997, CRS 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 of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 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". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is 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: 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.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, 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.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National 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, Old Republic National Title Insurance Company, a Minnesota 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 Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "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.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in 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, 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;
   (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 shall not be 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (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 and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, 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.

(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 HAS BEEN 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 the purpose of providing closing or settlement services.

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. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option 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.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By President

Attest Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Statement of Authority
(§ 38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named: **Aspen West AJ, LLC** (the "Entity").

2. The Entity is a limited liability company.

3. The Entity is formed under the laws of the State of Colorado.

4. The mailing address for the Entity is: 416 South Beach Road, Hobe Sound, FL 33455.

5. The name(s) and title(s) of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity are:

   Jon Winkelried, Manager
   Abby Winkelried, Manager

   Either of the above-named persons, acting alone, is authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity.

6. The authority of the foregoing person(s) to bind the Entity is not limited.

7. Other matters concerning the manner in which the Entity deals with interests in real property: N/A

8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of Section 38-30-172, C.R.S.

9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the Entity.

Executed this ____ day of January 2024.

Aspen West AJ, LLC, a Colorado limited liability company

By: _____
Abby Winkelried, Manager

STATE OF California)
COUNTY OF Sonoma)

The foregoing Statement of Authority was acknowledged before me this 13 day of January 2024 by Abby Winkelried, Manager of Aspen West AJ, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:

_____
Notary Public:

* Please See Attached California Acknowledgement dated 01-13-2024

D E Lyons
Notary Public, California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma }

On 01-13-2024 (Date), before me, Diana E. Lyons, Notary Public (insert name and title of the officer)

personally appeared Abby Winkelried who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DIANA E. LYONS
Notary Public - California
Napa County
Commission # 2354220
My Comm. Expires Apr 12, 2025

Signature (Seal)

OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Statement of Authority

Document Date: 01-13-2024 Number of Pages: _____

Other Information: _____

Agreement to Pay Application Fees

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

Please type or print in all caps

Address of Property: 337 Lake Avenue

Property Owner Name: Aspen West AJ, LLC Representative Name (if different from Property Owner) BendonAdams

Billing Name and Address - Send Bills to:

Abby Winkelried 416 S. Beach Road, Hobe Sound, FL 33455

Contact info for billing: e-mail: abbywinkelried@gmail Phone: 973 943 7020

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:

~~Phillip Supino, AICP~~ Ben Anderson
Acting Community Development Director

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

Signature: _____

PRINT Name: Abby Winkelried

Title: Owner

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: Aspen West AJ, LLC	
	Email: abbywinkelried@gmail.com	Phone No.: 973-943-7020
Address of Property: (subject of application)	337 Lake Avenue, Aspen CO 81611	

I certify as follows: (pick one)

☑ This property is not subject to a homeowners association or other form of private covenant.

☐ This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application do not require approval by the homeowners association or covenant beneficiary.

☐ 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: 1/10/24

Owner printed name: Abby Winkelried _____

or,

Attorney signature: _____ date: _____

Attorney printed name: _____



Vicinity Map

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273512135002 on 08/13/2024

PITKIN COUNTY

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

315 LAKE LLC
315 LAKE AVE
ASPEN, CO 81611

320 LAKE LLC
151 E 85TH ST #C
NEW YORK, NY 10028

420 WEST NORTH LLC
3518 FREMONT AVE N #508
SEATTLE, WA 98103

433 ASPEN LLC
625 E MAIN ST #102B-233
ASPEN, CO 81611

707 NORTH THIRD STREET LLC
200 SCENIC VIEW DR
CUMBERLAND, RI 02864

ASPEN CTR FOR ENVIRON STUDIES
100 PUPPY SMITH ST
ASPEN, CO 81611

ASPEN RESIDENCE SBLMSL LLC
833 E MICHIGAN ST #1500
MILWAUKEE, WI 53202

ASPEN WEST AJ LLC
416 SOUTH BEACH RD
HOBE SOUND, FL 33455

BART ASPEN LLC
601 POYDRAS ST FL 24
NEW ORLEANS, LA 70130-6036

BERGER BARBARA QPRT #1
600 E HOPKINS AVE #202
ASPEN, CO 81611

BERGER BRUCE C QPRT #1
600 E HOPKINS AVE #202
ASPEN, CO 81611

BERGER ILYSE D 1998 TRUST
600 E HOPKINS AVE # 202
ASPEN, CO 81611

BERGER SETH P
600 E HOPKINS AVE # 202
ASPEN, CO 81611

BRAND NEW DAY LLC
1203 CANTERBURY DR
NASHVILLE, TN 37205

CAD ASPEN LLC
710 N 3RD ST
ASPEN, CO 81611

D STREET PARTNERS LLC
PO BOX 10703
MIDLAND, TX 79702

DURAND LOYAL & BERNICE ASPEN REV TRI
415 PEARL CT
ASPEN, CO 816111256

E A ALTEMUS PARTNERSHIP LLLP
PO BOX 5000
ASPEN, CO 81612

EFH HOLDINGS LP
801 BRAMBLE WY
LOS ANGELES, CA 90049

ELEVATE DEVELOPMENT & DESIGN #002 LL
PO BOX 5223
SNOWMASS VILLAGE, CO 81615

GILLESPIE LLC
401 HUEHL RD # 1A
NORTHBROOK , IL 60062

HUNT WILLIAM O JR MARITAL INCOME TRUS
801 BRAMBLE WY
LOS ANGELES, CA 90049

KDR TRUST
506 W HALLAM ST
ASPEN , CO 81611

LAKE AVENUE PARTNERS LLC
690 S PEYTONVILLE AVE
SOUTHLAKE, TX 76092

LAKE HOUSE ASPEN LLC
430 PARKSON RD
HENDERSON, NV 89011

MARTIN CONDO ASSOC
COMMON AREA
ASPEN, CO 81611

MUSIC ASSOCIATES OF ASPEN INC
225 MUSIC SCHOOL RD
ASPEN, CO 81611

NORTH THIRD STREET LLC
500 YGNACIO VALLEY RD #360
WALNUT CREEK, CA 94596

OAK LODGE LLC
PO BOX 7951
ASPEN, CO 81612

PEACHES TRUST
200 E CARRILLO ST #300
SANTA BARBARA, CA 93101

PEARL COURT LLC
5299 HAMMOCK DR
CORAL GABLES, FL 33156

PETERSEN DARREN C LIV TRUST
5052 S JONES BLVD #110
LAS VEGAS, NV 89118

PETERSON JAMES D & HENSLEY R
PO BOX 1714
ASPEN, CO 81612

PINES DAVID & ARONELLE S REV TRUST
403 W MICHIGAN AVE
URBANA, IL 618014964

WOOD DUCK LLC
9033 E EASTER PL #112
ENGLEWOOD, CO 80112

527632
Page: 1 of 5
08/18/2006 11:02A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

ORDINANCE NO. 47
(SERIES OF 2005)

AN ORDINANCE OF THE ASPEN CITY COUNCIL APPROVING A SUBDIVISION EXEMPTION FOR A HISTORIC LANDMARK LOT SPLIT AT 640 N. THIRD STREET, LOTS 4, 5, AND 6 (LESS THE SOUTHERLY 3.2 FEET OF LOT 6), BLOCK 102, HALLAM'S ADDITION TO THE CITY AND TOWNSITE OF ASPEN, ASPEN, COLORADO

Parcel ID #:2735-121-08-002

WHEREAS, the applicants, Jim and Gae Daggs, represented by Charles Cunniffe Architects, have requested a Historic Landmark Lot Split for the property located at 640 N. Third Street, Lots 4, 5, and 6 (less the southerly 3.2 feet of Lot 6), Block 102, Hallam's Addition to the City and Townsite of Aspen, Aspen, Colorado; and

WHEREAS, in order to complete a Historic Landmark Lot Split, the applicant shall meet the following requirements of Aspen Municipal Code: Section 26.480.030(A)(2) and (4), Section 26.470.040(A)(4), and Section 26.415.110(A), which are as follows:

26.480.030(A)(2), Subdivision Exemptions, Lot Split
The split of a lot for the purpose of the development of one detached single-family dwelling on a lot formed by a lot split granted subsequent to November 14, 1977, where all of the following conditions are met:

a) **The land is not located in a subdivision approved by either the Pitkin County Board of County Commissioners or the City Council, or the land is described as a metes and bounds parcel which has not been subdivided after the adoption of subdivision regulations by the City of Aspen on March 24, 1969. This restriction shall not apply to properties listed on the Aspen Inventory of Historic Landmark Sites and Structures; and**

b) **No more than two (2) lots are created by the lot split, both lots conform to the requirements of the underlying zone district. Any lot for which development is proposed will mitigate for affordable housing pursuant to Section 26.470.070(B).**

c) **The lot under consideration, or any part thereof, was not previously the subject of a subdivision exemption under the provisions of this chapter or a "lot split" exemption pursuant to Section 26.470.040(C)(1)(a);and**

d) **A subdivision plat which meets the terms of this chapter, and conforms to the requirements of this title, is submitted and recorded in the office of the Pitkin County clerk and recorder after approval, indicating that no further subdivision may be granted for these lots nor will additional units be built without receipt of applicable approvals pursuant to this chapter and growth management allocation pursuant to Chapter 26.470.**

e) **The subdivision exemption agreement and plat shall be recorded in the office of the Pitkin County clerk and recorder. Failure on the part of the applicant to record the plat within one hundred eighty (180) days following approval by the City Council shall render the plat invalid and reconsideration of the plat by the City Council will be required for a showing of good cause.**

f) **In the case where an existing single-family dwelling occupies a site which is eligible for a lot split, the dwelling need not be demolished prior to application for a lot split.**

g) **Maximum potential buildout for the two (2) parcels created by a lot split shall not exceed three (3) units, which may be composed of a duplex and a single-family home; and**

26.480.030(A)(4), Subdivision Exemptions, Historic Landmark Lot Split
The split of a lot that is listed on the Aspen Inventory of Historic Landmark Sites and Structures for the development of one new single-family dwelling may receive a subdivision exemption if it meets the following standards:

a. **The original parcel shall be a minimum of six thousand (6,000) square feet in size and be located in the R-6, R-15, R-15A, RMF, or MU zone district.**

b. **The total FAR for both residences shall be established by the size of the parcel and the zone district where the property is located. The total FAR for each lot shall be noted on the Subdivision Exemption Plat.**

c. **The proposed development meets all dimensional requirements of the underlying zone district. The variances provided in Section 26.415.110(B)(1)(a),(b), and (c) are only permitted on the parcels that will contains a historic structure. The FAR bonus will be applied to the maximum FAR allowed on the original parcel; and**

26.470.040(A)(4), GMQS Exempt Development, Single-Family and Duplex Development on Historic Landmark Properties. The development of one or multiple single-family residences or a duplex on a parcel of land designated as a Historic Landmark shall be exempt from growth management. This exemption applies to the rehabilitation of existing structures, reconstruction after demolition of existing structures, and the development of new structures on Historic Landmark properties, provided all necessary approvals are obtained, pursuant to Section 26.415, Development involving the Inventory of Historic Landmark Sites and Structures. Additional units shall not be deducted from the respective Annual Development Allotments or Development Ceiling Levels established pursuant to Section 26.470.030; and

527632
Page: 2 of 5
08/18/2006 11:02A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

26.415.110(A) Benefits, Historic Landmark Lot Split. This section establishes the procedure for review of a Historic Landmark Lot Split; and

WHEREAS, the Community Development Director reviewed and recommended approval of the application, finding that the applicable review standards have been met; and,

WHEREAS, during a duly noticed public hearing on November 9, 2005, the Historic Preservation Commission recommended, by a six to zero (6-0) vote, that City Council approve a Historic Landmark Lot Split at 640 N. Third Street; and,

WHEREAS, pursuant to Sections 26.415.110 and Section 26.480, of the Municipal Code, the City Council may approve a Historic Landmark Lot Split Subdivision Exemption during a duly noticed public hearing after taking and considering comments from the general public and recommendations from the Historic Preservation Commission and Community Development Director; and

WHEREAS, the City Council finds that the development proposal meets or exceeds all applicable development standards and that the approval of the development proposal is consistent with the goals and elements of the Aspen Area Community Plan; and,

WHEREAS, the City Council finds that this Ordinance furthers and is necessary for the promotion of public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO THAT:

Section 1

Pursuant to Sections 26.480.030(A)(2) and (4), Section 26.470, and Section 26.415.110(A) of the Municipal Code, and subject to those conditions of approval as specified herein, the City Council finds as follows in regard to the subdivision exemption:

1. The applicant's submission is complete and sufficient to afford review and evaluation for approval; and
2. The subdivision exemption is consistent with the purposes of subdivision as outlined in Section 26.480 of the Municipal Code, which purposes include: to assist in the orderly and efficient development of the City; ensure the proper distribution of development; encourage the well-planned subdivision of land by establishing standards for the design of a subdivision; improve land records and survey monuments by establishing standards for surveys and plats; coordinate the construction of public facilities with the need for public facilities; safeguard the interests of the public and the subdivider and provide consumer protection for the purchaser; acquire and ensure the maintenance of public open spaces and parks, provide procedures so that development encourages the preservation of important and unique natural or scenic features, including but not limited to mature trees or indigenous vegetation, bluff, hillsides, or similar geologic features, or edges of

527632
Page: 3 of 5
08/18/2006 11:02A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

rivers and other bodies of water, and, promote the health, safety and general welfare of the residents of the City of Aspen.

Section 2

Pursuant to the findings set forth in Section 1, above, the City Council does hereby grant a Historic Landmark Lot Split Subdivision Exemption for 640 N. Third Street, Lots 4, 5, and 6 (less the southerly 3.2 feet of Lot 6), Block 102, Hallam's Addition to the City and Townsite of Aspen, Aspen, Colorado with the following conditions:

1. A subdivision exemption plat and subdivision exemption agreement shall be reviewed and approved by the Community Development Department and recorded in the office of the Pitkin County Clerk and Recorder within one hundred eighty (180) days of final approval by City Council. Failure to record the plat and subdivision exemption agreement within the specified time limit shall render the plat invalid and reconsideration of the plat by City Council will be required for a showing of good cause. As a minimum, the subdivision plat shall:
    a. Meet the requirements of Section 26.480 of the Aspen Municipal Code;
    b. Contain a plat note stating that no further subdivision may be granted for these lots nor will additional units be built without receipt of applicable approvals pursuant to the provisions of the Land Use Code in effect at the time of application;
    c. Contain a plat note stating that all new development on the lots will conform to the dimensional requirements of the R-6 zone district, except the variances approved by the HPC; and
    d. Be labeled to indicate that this proposal will create Lot A of 5,707 square feet in size with 2,542 square feet of floor area plus a 500 square foot HPC FAR bonus, and a Lot B of 6,000 square feet in size with 1,700 square feet of floor area.

Section 3:

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

Section 4:

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

Section 5:

A public hearing on the ordinance will be held on the 12th day of December, 2005, in the City Council Chambers; Aspen City Hall, Aspen, Colorado.

527632
Page: 4 of 5
08/18/2006 11:02A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

Section 7:
This ordinance shall become effective thirty (30) days following final passage.

INTRODUCED, READ AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Aspen on the 14th day of November, 2005.

Helen Klein Klanderud, Mayor

Attest:
Kathryn S. Koch, City Clerk

FINALLY, adopted, passed and approved this 12th day of December, 2005.

Helen Klein Klanderud, Mayor

Attest:
Kathryn S. Koch, City Clerk

Approved as to form:

John P. Worcester, City Attorney

527632
Page: 5 of 5
08/18/2006 11:02A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

SUBDIVISION EXEMPTION AGREEMENT
FOR THE DAGGS HISTORIC LANDMARK LOT SPLIT

THIS SUBDIVISION EXEMPTION AGREEMENT (hereinafter "Agreement") is made and entered into this 7th day of August, 2006 by and between JAMES K. DAGGS and ELLEN G. DAGGS (hereinafter collectively "Owners") and, by THE CITY OF ASPEN, A MUNICIPAL CORPORATION (hereinafter "City").

WITNESSETH:

WHEREAS, Owners own that certain real property (the "Property") located at 640 N. Third Street, Aspen, CO 81611, Parcel ID 2735-121-08-002, City and Townsite of Aspen, State of Colorado; and

WHEREAS, on December 12, 2005, the City Council of the City of Aspen granted approval for subdivision exemption for a lot split on the Property pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code creating a Subdivision Exemption Plat for a Historic Landmark Lot Split (hereinafter "Plat"), where said Plat indicates a lot line running east west resulting in a 5,707 square foot Lot A and a 6,000 square foot Lot B; and

WHEREAS, the approval of the historic landmark lot split was conditioned upon Owners complying with certain requirements outlined in Ordinance No. 47 Series of 2005, including entering into a Subdivision Exemption Agreement for the Property; and

WHEREAS, Owners have submitted to the City for approval, execution and recordation a plat for the Property (the "Plat") and the City agrees to approve, execute and record the Plat (Owners pay all applicable recordation fees) on the agreement of the Owners to the matters described herein; and

WHEREAS, the City has imposed conditions and requirements in connection with its approval, execution, and acceptance of the Plat, which matters are necessary to protect, promote and enhance the public health, safety and welfare, and the Owners are prepared to enter into a Subdivision Exemption Agreement incorporating such conditions and requirements.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and the approval, execution, and acceptance of the Plat for recordation by the City, it is agreed as follows:

1. **Acceptance of Plat**. Upon execution of this Agreement by all parties hereto, and upon approval of the final plat by the Engineering Department and the Community Development Director, the City agrees to approve and execute the final plat for subdivision exemption for the historic landmark lot split submitted herewith, which conforms to the requirements of Chapter 26.480 and all other applicable requirements of the Aspen Land Use Code. Said Plat and this Agreement shall be recorded (Owners pay

527631
Page: 1 of 5
08/18/2006 11:01A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

all applicable recordation fees) in the Office of the Pitkin County Clerk and Recorder within 180 days of December 12, 2005 (the day Ordinance No. __, Series of 200__ was approved). An extension of the deadline to file the Plat and Agreement has been granted by the City of Aspen Community Development Director. The deadline is August 10, 2006.

2. **Encroachments into Public Rights-of-Way.** There are none.

3. **Meter Boxes**. Each structure on Property has and shall maintain separate and individual meter boxes.

4. **Tree Removal**. To the extent required and in accordance with the tree removal process, the Owners shall obtain approval from the City of Aspen Parks Department for the removal of any tree(s).

5. **Subdivision**. No further subdivision of the Property may occur without receipt of applicable and required approvals pursuant to Chapter 26.480 of the Aspen Land Use Code (hereinafter "Code") and growth management allocation pursuant to Chapter 26.470 of the Code, unless the Code is amended in a manner that otherwise allows for further subdivision. Similarly, no additional dwelling units may be constructed on the Property without receipt of applicable and required approvals. These restrictions shall be noted on the Plat.

6. **Development Potential**. The subdivision exemption lot split results in two (2) lots of Lot A being 5,707 square feet and Lot B being 6,000 square feet. The maximum combined development potential shall not exceed three (3) units, pursuant to Section 26.480.030(A)(2)(g) of the Code.

With regard to floor area (FAR) the maximum allowable FAR floor area that can be developed on Lot A is 2,542 square feet plus a bonus of 500 square feet granted by the City of Aspen Historical Preservation Commission (HPC) and the maximum allowable FAR floor area that can be developed on Lot B is 1,700 square feet.
All of the restrictions and limitations described in this section (6) shall be noted on the Plat.

7. **Future Development**. Any future development on or redevelopment of the lots created through the subdivision exemption lot split as shown on the Plat, shall be required to mitigate for its impacts pursuant to Chapter 26.470, Growth Management Quota System (GMQS), as may be required. Any new development or redevelopment of the Property will conform to the dimensional requirements of the R-6 zone district unless a variance(s) have been approved by an entity having the authority to do so. The Property is designated as an historic landmark and must receive HPC approval for all future development (except development limited to the interior of a building(s) in accordance with Chapter 26.415 of the Code. All restrictions and limitations described in this paragraph seven (7) shall be noted on the Plat.

527631
Page: 2 of 5
08/18/2006 11:01A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

8. **Employee Housing Mitigation**. Paragraph seven hereof notwithstanding, Owners shall have no obligation to mitigate for affordable housing pursuant to Chapter 26.470.070(B) of the Code unless Owners seek modifications of the approvals granted by Ordinance 47, Series of 2005.

9. **Survey Monument**. The survey monuments shall be preserved, as required by the City of Aspen Engineering Department.

10. **Street Trees**. As a result of any future development, the Owners may be required to plant or maintain street trees as required by the City of Aspen Parks Department.

11. **Improvement Districts**. Owners agree to join any future improvement districts formed for the purpose of constructing street improvements (including sidewalk, curb, gutters or paving) or burying of overhead utility lines, provided such improvement districts are proposed for a physical area which includes the Property.

12. **Fees and Reimbursements**. Owners agree to reimburse the City of their respective and proportionate share of the cost associated with any improvements which directly benefit the Property should the City elect to construct such improvements without the formation of a special assessment district. In addition, Owners agree to pay any applicable fees required by the Code if and when fees are due.

13. **Material Representations**. All material representations made by the Owners on record, whether in public hearings or in documentation presented before City Council, shall be binding upon the Owners.

14. **Enforcement**. In the event the City determines that the Owners are not in substantial compliance with the terms of this Agreement or of the Final Plat, the City may serve a notice of noncompliance and request that the deficiencies be corrected within a period of forty-five (45) days. In the event the Owners believe that they are in compliance or that the noncompliance is insubstantial, the Owners may request a hearing before the City Council to determine whether the alleged noncompliance exists or where any amendment, variance, or extension of time to comply should be granted. On request, the City shall conduct a hearing according to its standard procedures and take such action as it deems appropriate. The City shall be entitled to all remedies at equity and at law to enjoin, correct and/or receive damages for any noncompliance with this Agreement.

15. **Notices**. Notice to the parties shall be sent in writing by U.S. Certified Mail, return receipt requested, postage prepaid. Such notices shall be deemed received, if not sooner received, three (3) days after the date of the mail of the same.

To the Owner: 715 W. Main Street
Ste. 101
Aspen, CO 81611

527631
Page: 3 of 5
08/18/2006 11:01A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

To the City: City Attorney
City of Aspen
130 South Galena Street
Aspen, CO 81611

16. **Binding Effect**. The provisions of this Agreement shall run with and constitute a burden on the land and shall be binding upon and inure to the benefit of the Owners, their successors and assigns, and to the City and its successors and assigns.

17. **Amendment**. This Agreement may be altered or amended only by written instrument executed by all parties hereto, with the same formality as this Agreement was executed.

18. **Severability**. If any provision of this Agreement is determined to be invalid, such invalidity shall not affect the remaining provision hereof.

In witness whereof, the parties hereto have executed this Subdivision Exemption Agreement the day and year first written above.

OWNER:

James K. Daggs

Ellen G. Daggs

527631
Page: 4 of 5
08/18/2006 11:01A
JANICE K VOS CAUDILL PITKIN COUNTY CO R 26.00 D 0.00

APPROVED:

John Worcester, City Attorney

THE CITY OF ASPEN, COLORADO
A Municipal Corporation

By: _____
Helen K. Klanderud, Mayor

ATTEST:

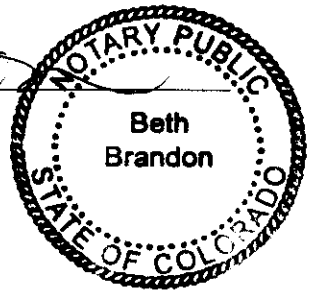
By: _____
Kathryn Koch, City Clerk

STATE OF COLORADO)
)ss.
COUNTY OF PITKIN)

The foregoing was sworn and subscribed to before me this 7th day of August, 2006, by James K. and Ellen G. Daggs.

Witness my hand and official seal.
My commission expires: 11/27/2006

Notary Public

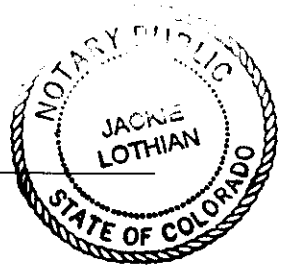


STATE OF COLORADO)
)ss.
COUNTY OF PITKIN)

The foregoing was sworn and subscribed to before me this 18th day of August, 2006, by Helen K. Klanderud and Kathryn Koch, as Mayor and City Clerk, respectively, of the City of Aspen, a Municipal Corporation.

Witness my hand and official seal.
My commission expires: 04/17/2007

Notary Public





527631
Page: 5 of 5
08/18/2006 11:01A

Exhibit J.3

B80 P97

DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION

OF

LOTS 4,5 AND 6,
BLOCK 102,
HALLAMS ADDITION, ADJACENT TO THE CITY AND TOWNSITE OF ASPEN,
EXCEPT THE SOUTH 3.2 FEET OF SAID LOT 6.

CITY OF ASPEN
COUNTY OF PITKIN
STATE OF COLORADO

CONTAINING: 0.269 ACRES +/- (11,707 SQ. FT. +/-)

PARCEL ID NO. 2735-121-08-002

Sub. agreement

527631

1"=10'

0 10 20

N

PLAT NOTES

THIS PLAT OF THE DAGGS HISTORIC LOT SPLIT SUBDIVISION EXEMPTION PLAT BAS BEEN PREPARED IN ACCORDANCE WITH CITY COUNCIL ORDINANCE NUMBER 47 (SERIES OF 2005), AND HISTORIC PRESERVATION COMMISSION RESOLUTION NUMBER 43 (SERIES OF 2002). THE LANDS AFFECTED BY THIS PLAT ARE SUBJECT TO THE TERMS AND CONDITIONS OF SAID APPROVALS, AND BY ALL APPLICABLE LAND USE REGULATIONS OF THE CITY OF ASPEN.
NO FURTHER SUBDIVISION OF THESE LOTS MAY BE GRANTED NOR WILL ADDITIONAL UNITS BE BUILT WITHOUT RECEIPT OF SUBDIVISION APPROVALS AND GROWTH MANAGEMENT ALLOCATIONS AS MAY BE REQUIRED BY THE PROVISIONS OF THE ASPEN LAND USE CODE IN EFFECT AT THE TINE OF SUCH DEVELOPMENT APPLICATIONS.

ALL NEW DEVELOPMENT ON THESE LOTS WILL CONFORM TO THE DIMENSIONAL REQUIREMENTS OF R-6 ZONE DISTRICT, UNLESS VARIANCES TO THESE REQUIREMENTS ARE GRANTED BY THE ASPEN HISTORIC PRESAVATION COMMISSION. HISTORIC PRESERVATION COMMISSION.

LOT A SHALL HAVE A MAXIMUM ALLOWABLE FLOOR AREA OF 2,542 SQ. FT., CALCULATED PURSUANT TO THE APPLICABLE PROVISIONS OF THE ASPEN LAND USE CODE.

LOT B SHALL HAVE A MAXIMUM ALLOWABLE FLOOR AREA OF 1,700 SQ. FT., CALCULATED PURSUANT TO THE APPLICABLE PROVISIONS OF THE ASPEN LAND USE CODE.

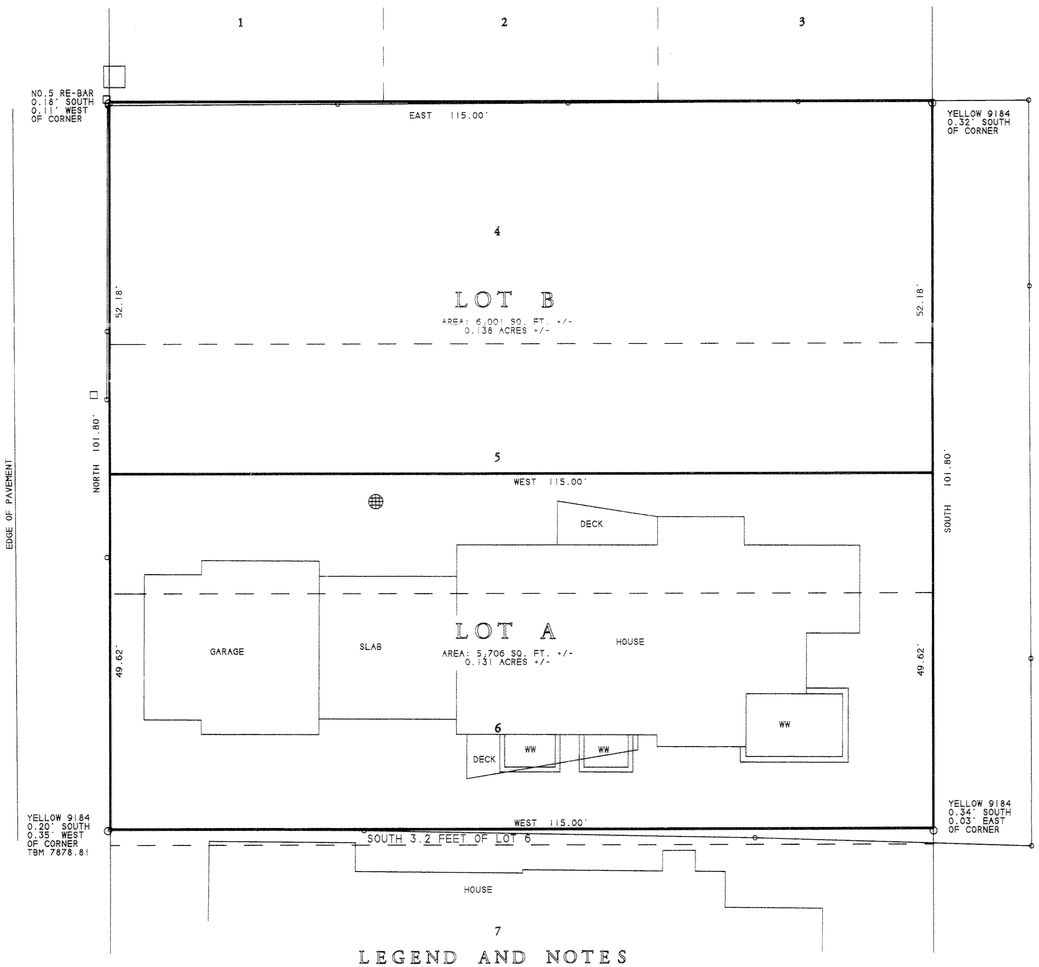
PEARL COURT
50.00' R.O.W.

BASIS OF BEARINGS
EAST 250.00'
YELLOW 9184 — YELLOW 9018

BLOCK 101
HALLAM'S ADDITION

NORTH THIRD STREET
65.0' R.O.W.

EDGE OF PAVEMENT

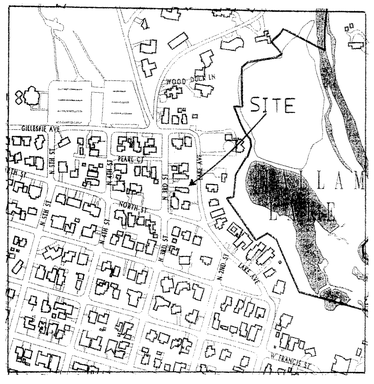


EDGE OF PAVEMENT

LAKE AVENUE
75.0' R.O.W.

VICINITY MAP

1"=400'



LEGEND AND NOTES

- ○ FOUND SURVEY MONUMENT AS DESCRIBED
- TITLE INFORMATION BY:
  PITKIN COUNTY TITLE, INC.
  NO. PCT 14927PR
  DATED: SEPTEMBER 14, 2000
- HALLAM'S ADDITION IS AN UNRECORDED SUBDIVISION
- LOT POSITION IS BASED ON THE WILLITS MAP OF THE CITY OF ASPEN 1896
- —o—o— FENCE
- □ UTILITIES
- WW WINDOW WELL
- ELEVATION BASED ON CITY GPS MONUMENT NO. 7 EL-7929.71
- ⊕ MANHOLE
- SITE UNDER CONSTRUCTION 8/06

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT JAMES K. DAGGS AND ELLEN G. DAGGS ARE THE RECORD OWNERS OF:

LOTS 4,5 AND 6,
BLOCK 102,
HALLAMS ADDITION, ADJACENT TO THE CITY AND TOWNSITE OF ASPEN,
EXCEPT THE SOUTH 3.2 FEET OF SAID LOT 6.

DOES HEREBY SUBDIVIDE AND REPLAT THIS REAL PROPERTY UNDER THE NAME AND STYLE DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION.

EXECUTED THIS 7th DAY OF August, 2006

JAMES K. DAGGS, AS OWNER

ELLEN G. DAGGS, AS OWNER

STATE OF COLORADO)
) ss
COUNTY OF PITKIN)

THE FORGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGE BEFORE ME THIS 7th DAY OF August, 2006 BY JAMES K. DAGGS AND ELLEN G. DAGGS AS OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 4-16-08

NOTARY PUBLIC

CONSENT OF MORTAGEE

THE UNDERSIGNED HOLDER OF A DEED OF TRUST RECORDED AS RECEPTION NO. _____ OF THE RECORDS OF PITKIN COUNTY, COLORADO, HEREBY CONSENT TO THIS PLAT AND SUBORDINATES ITS LIEN HERETO.

MATRIX CAPITAL BANK

BY:
NAME: JOHN J. MERCHANT, TITLE: VICE PRESIDENT

STATE OF COLORADO)
) ss
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF August 2006 BY JOHN J. MERCHANT, AS VICE PRESIDENT OF MATRIX CAPITAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 4-16-08

NOTARY PUBLIC

4-16-08

SURVEYOR'S CERTIFICATE

I, JOHN M. HOWORTH, HEREBY CERTIFY THAT A SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION OF THE HEREON DESCRIBED PROPERTY. THE LOCATION AND DIMENSIONS OF THE BOUNDARY LINES, BUILDING ENVELOPES AND EASEMENTS SHOWN ON THE TITLE COMMITMENT NOTED HEREON ARE ACCURATELY SHOWN ON THIS PLAT. THE CONTROL PRESION IS GREATER THAN 1:10,000 AND ACCURACY TO 0.001 OF AN ACRE AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH C.R.S. 1973 TITLE 38, ARTICLE 51 AS AMENDED FROM TIME TO TIME.
SIGNED THIS 7th DAY OF August, 2006

JOHN M. HOWORTH, PLS 25947

TITLE CERTIFICATE

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF A CORPORATE TITLE INSURER, REGISTERED TO DO BUSINESS IN PITKIN COUNTY, COLORADO DOES HEREBY CERTIFY THAT THE PERSONS LISTED AS OWNER OF THIS PLAT DOES HEREBY HOLD FEE SIMPLE TITLE TO THE WITHIN DESCRIBED REAL PROPERTY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE LISTED ON THE OWNERS CERTIFICATE. ALTHOUGH WE BELIEVE THE FACTS STATED ON THIS PLAT ARE TRUE, THIS CERTIFICATE IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE, NOR AN OPINION OF TITLE, NOR GUARANTEE OF TITLE, AND IT IS UNDERSTOOD AND AGREED THAT PITKIN COUNTY TITLE, INC. NEITHER ASSUMES NOR WILL BE CHARGED WITH ANY FINICAL OBLIGATION OR LIABILITY WHATSOEVER BASED ON ANY STATEMENT CONTAINED HEREIN.

PITKIN COUNTY TITLE, INC.
601 E. HOPKINS AVENUE
ASPEN, CO 81611

SIGNED:
BY: , PRES

STATE OF COLORADO)
) ss
COUNTY OF PITKIN)

THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF Aug. 2006 BY [illegible] AS PRES. OF PITKIN COUNTY TITLE, INC.

WITNESS MY HAD AND OFFICIAL SEAL
MY COMMISSION EXPIRES

Brandi L. Jepson / Notary Public
My Commission Expires 07/25/2009
601 E. Hopkins
ASPEN, CO 81611

NOTARY PUBLIC

CITY COUNCIL APPROVAL

THIS PLAT OF THE DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ASPEN ON THIS 14 DAY OF NOVEMBER, 2005 AS ORDINANCE NO. 47 SERIES OF 2005 AND RECORDED AS RECEPTION NO. 527633 OF THE REAL ESTATE RECORDS OF PITKIN COUNTY, COLORADO.

SIGNED THIS 7th DAY OF August, 2006.

HELEN KLANDERUD, MAYOR

ATTEST: KATHRYN S. KOCH, CITY CLERK

CITY ENGINEER'S APPROVAL

THIS PLAT OF THE DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION WAS REVIEWED AND APPROVED BY THE ASPEN CITY ENGINEER, THIS 12 DAY OF August, 2006.

CITY ENGINEER

COMMUNITY DEVELOPMENT APPROVAL

THIS PLAT OF THE DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION WAS REVIEWED AND APPROVED BY THE ASPEN COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF ASPEN, THIS 12 DAY OF August, 2006.

DIRECTOR, CHIEF PLANNER

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT OF THE DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION WAS ACCEPTED FOR RECORDING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO AT 7:10 O'CLOCK AM, ON THIS 18 DAY OF August, 2006.

CLERK AND RECORDER, Deputy

527634
Page: 1 of 1
08/18/2006 11:04A
JANICE K. VOS CAUDILL PITKIN COUNTY CO R 11.00 D 0.00

PREPARED BY

ASPEN SURVEY ENGINEERS, INC.
210 SOUTH GALENA STREET
ASPEN, COLORADO 81611
PHONE/FAX (970) 925-3816

DATE 6/06 JOB 29348AA

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. THIS CERTIFICATION IS VOID IF NOT WET STAMPED WITH THE SEAL OF THE SURVEYOR.

Residential Design Standards

Administrative Compliance Review Applicant Checklist

THE CITY OF ASPEN

Address: 337 Lake Avenue
Parcel ID: 2735-121-35-002
Zone District/PD: R6

Representative: BendonAdams
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)	✔			Building depth is less than 50'. A2.01
B.2.Building Orientation (Flexible)	✔			Building is oriented to the street. A1.00
B.3.Build-to Requirement (Flexible)	✔			Building is within build to requirements. A1.00
B.4.One Story Element (Flexible)	✔			Loggia is proposed that is 50 sf in size and more than 6' deep. A2.01
C.1.Garage Access (Non-flexible)			✔	Access is from Third Street. No alley or private street exists.
C.2.Garage Placement (Non-flexible)			✔	A garage or carport are not proposed.
C.3.Garage Dimensions (Flexible)			✔	A garage or carport are not proposed.

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)			✔	A garage or carport are not proposed.
D.1.Entry Connection (Non-flexible)	✔			An open front porch is proposed. A2.01
D.2.Door Height (Flexible)	✔			An 8' door is proposed with a small transom above. A3.01
D.3.Entry Porch (Flexible)	✔			A one story entry porch is proposed. A3.01
E.1.Principle Window (Flexible)	✔			A street facing principal window is proposed that is greater than 4' x 4'. A3.01
E.2.Window Placement (Flexible)	✔			No windows span above 10' on a street facing elevation. A3.01
E.3.Nonorthogonal Window Limit (Flexible)	✔			Non-orthogonal windows are not proposed.
E.4.Lightwell/Stairwell Location (Flexible)	✔			The exterior stair is not located forward of the frontmost wall of the house and the street. A1.00
E.5.Materials (Flexible)	✔			Quality of materials are consistent with their characteristics. A3.01 and G0.02

Exhibit L



Olson Kundig

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

WEST END GARDEN HOUSE

337 Lake Avenue
Aspen, CO 81611

HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET

08/16/2024

DRAWING INDEX - HPC

GENERAL

G0.00	GENERAL NOTES AND PROJECT INFORMATION
G0.01	NEIGHBORHOOD CONTEXT
G0.02	EXTERIOR MATERIALS
G0.03	SUBGRADE CALCULATIONS
G0.04	FLOOR AREA CALCAULATIONS AND BUILDING HEIGHT DIAGRAM

SURVEY

.	SURVEY

CIVIL

C1	COVER SHEET
C2	SITE LAYOUT
C3	UTILITIES PLAN
C4	CONCEPTUAL GRADING & DRAINAGE PLAN

LANDSCAPE

LX.01	TREE PROTECTION AND REMOVAL PLAN
LX.02	MATERIALS PLAN
LX.03	LANDSCAPE PLAN
LX.04	MATERIAL PALETTE
LX.05	PLANTING PALETTE
LX.06	PLANTING PALETTE

DRAWING INDEX - HPC

ARCHITECTURE

A1.00	SITE PLAN
A1.01	LOT A AND B ADJACENCY PLAN AND ELEVATION
A2.01	BASEMENT & MAIN LEVEL FLOOR PLANS
A2.02	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS

T6

ABBREVIATIONS

@	AT
Ø	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
AB	ANCHOR BOLT
ABV	ABOVE
ACC	ACCESS
ACOUS	ACOUSTICAL
ACP	ASPHALT CONCRETE PAVING
ACT	ACOUSTIAL CEILING TILE
ACS PNL	ACCESS PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINIUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
APSH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLK	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET; CARPETED
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK
CTR	CENTER
CU FT	CUBIC FEET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAIN TILE
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EF	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANDED; EXPANSION
EXP BT	EXPANSION BOLT
EXPO	EXPOSED
EXT	EXTERIOR
EW	EACH WAY
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN FLR	FINISH FLOOR
FF	FINISH TO FINISH
FIN	FINISH
FLASH	FLASHING
FLR	FLOOR; FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER-INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FW	FULL WIDTH

ABBREVIATIONS

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLAM	GLUE-LAMINATED
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JF	JOINT FILLER
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAM	LAMINATE; LAMINATED
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET (FOOT)
LH	LEFT HAND
LL	LIVE LOAD
LOC	LOCATION
LP	LOW POINT
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER; OVERFLOW DRAIN
OFF	OFFICE
OH	OVERHEAD
OHWM	ORDINARY HIGH WATER MARK
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OCC	OCCUPANTS
OLF	OCCUPANT LOAD FACTOR
PBD	PARTICLE BOARD
POC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
PR	PAIR
PRCST	PRECAST
PSF	POUNDS PER CUBIC FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMAINDER
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION(S); REVISED
RH	RIGHT HAND
RM	ROOM

ABBREVIATIONS

RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAF	SELF-ADHERED FLASHING
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SG	SAFETY GLAZING
SHV	SHELF; SHELVING
SHR	SHOWER
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT (FEET)
SQ IN	SQUARE INCH(ES)
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK
TO	TOP OF
TOB	TO OF BEAM
TOC	TOP OF CONCRETE; CURB
TOF	TOP OF FLOOR; FOOTING; FRAME
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET; PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB; STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TSTAT	THERMOSTAT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WG	WIRED GLASS
WH	WATER HEATER
WL	WATER LINE
WLD	WELDED
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT
WSCT	WAINSCOT
WSG	WIRE SAFETY GLASS
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WT	WEIGHT

GENERAL SYMBOLS LEGEND

1. GRID LINE REFERENCE — #
2. LEVEL / DATUM REFERENCE — NAME / ELEVATION
3. EXTERIOR ELEVATION REFERENCE — X / AXXX — Drawing Number / Sheet Number
4. INTERIOR ELEVATION REFERENCE — # / AX.00 / # — Drawing Number / Sheet Number
5. BUILDING SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
6. WALL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
7. DETAIL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
8. CALLOUT/DETAIL REFERENCE — X / AX.XX — Drawing Number / Sheet Number
9. REVISION REFERENCE — #
10. ROOM REFERENCE — ROOM NAME / 100
11. ASSEMBLY REFERENCE — X#
12. WINDOW REFERENCE — W#
13. DOOR REFERENCE — D001
14. NORTH ARROW

MATERIALS LEGEND

- WOOD BLOCKING (SHIM)
- WOOD FRAMING (CONTINUOUS)
- FINISHED WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION
- MINERAL WOOL INSULATION
- FOAM INSULATION
- GRAVEL
- EARTH
- ALUMINUM
- STEEL
- MASONRY (CMU)
- BRICK

BUILDING CODE / ZONING SUMMARY

PROJECT ADDRESS:	337 LAKE AVENUE ASPEN, CO 81611
ASSESOR'S PARCEL NUMBER:	273512135002
LEGAL DESCRIPTION:	SUBDIVISION: DAGGS HISTORIC LANDMARK LOT SPLIT LOT: B
APPLICABLE CODES:	TITLE 8 AMENDMENTS TO ALL CODES EXCEPT ENERGY 2021 INTERNATIONAL BUILDING CODE ADAPTED APPENDICES C, E, P 2021 ASPEN ENERGY CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 UNIFORM PLUMBING CODE 2021 INTERNATIONAL SOLAR ENERGY PROVISIONS 2023 NATIONAL ELECTRICAL CODE
AUTHORITY HAVING JURISDICTION:	CITY OF ASPEN
PHYSICAL ADDRESS:	ASPEN CITY HALL 427 RIO GRANDE PLACE ASPEN, CO 81611
PHONE:	970.920.5000
LOT SIZE:	6,000 SQFT
LAND USE DESIGNATION:	R-6 ZONE DISTRICT
DENSITY:	MEDIUM DENSITY RESIDENTIAL
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW ONE STORY, SINGLE FAMILY RESIDENCE.
HEIGHT:	ALLOWED: 25 FT PROPOSED: 14 FT 3 IN
YARD SETBACKS:	FRONT: 10 FT SIDE: 5 FT REAR: 10 FT
ENERGY CODE COMPLIANCE:	COMPLIANCE PER 2021 ASPEN RESIDENTIAL ENERGY CODE PRESCRIPTIVE REQUIREMENTS TABLE 402.1.3 -INSULATION MINIMUM R-VALUE AND FENESTRATION REQUIRMENTS BY COMPONENT FOR CLIMATE ZONE 7.

TABLE R402.1.3
INSULATION MINIMUM *R*-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

WORK TYPE	FENESTRATION U-FACTOR[b]	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC[b]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE[e]	MASS WALL R-VALUE[e]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
New Construction & Additions	0.26[b,d]	0.44	0.35	60	34+12ci or 20 + 20ci or 13 + 25ci	25ci	38	20ci or 5 + 15ci or 13 + 10ci	10ci, 4 ft	20ci or + 15ci or 13 + 10ci
Alterations	0.28	0.50	0.35	49	30 or 20+5ci[e] or 13+10ci[e] or 0+20ci[e]	19/21	38	10ci or 13	10ci, 4 ft	10ci or 13

For SI: 1 foot = 304.8 mm. NR = Not Required.

ci = continuous insulation.

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. R-10 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.

d. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13 + 5" means R-13 cavity insulation plus R-5 continuous insulation.

e. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

Vertical fenestration shall also comply with R402.3.6 and R402.3.7.Doors may have a U-factor of 0.28 or less.

VICINITY MAP

NOT TO SCALE

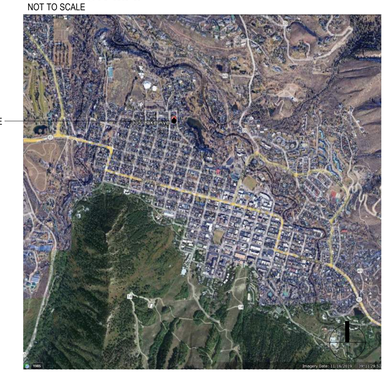
SITE



LOCATION MAP

NOT TO SCALE

SITE



GENERAL NOTES

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
6. EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
7. INTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.

PROJECT DIRECTORY

CLIENT:
ASPEN WEST AJ LLC

335 LAKE AVE
ASPEN, CO 81611

ARCHITECT:
OLSON KUNDIG

159 SOUTH JACKSON STREET, SUITE 600
SEATTLE, WA 98104
T: 206.624.5670
F: 206.624.3730
PRINCIPAL ARCHITECT: TOM KUNDIG
CONTACT: ERICA WILLIAMS
ERICA@OLSONKUNDIG.COM
EKRAM HASSEN
EKRAMH@OLSONKUNDIG.COM

CODE CONSULTANT:
ASPEN WEST AJ LLC

300 S SPRING ST #202
ASPEN, CO 81611
T: 970.925.2855
CONTACT: SARA ADAMS
SARA@BENDONADAMS.COM

SURVEY:
THE SEXTON SURVEY COMPANY

P.O BOX 912
SILT, CO 81652
T: 970.456.3081
CONTACT: SCOTT R. BLACKARD
SBLACKARD11@GMAIL.COM

CIVIL:
ROARING FORK ENGINEERING

592 CO-133
CARBONDALE, CO 81623
T: 970.340.4130
CONTACT: ANTHONY ALFINI
ANTHONYA@RFENG.BIZ

LANDSCAPE:
DESIGN WORKSHOP

22860 TWO RIVERS ROAD, SUITE 102
BASALT, CO 81621
T: 970.925.8354
CONTACT: MIKE ALBERT
MALBERT@DESIGNWORKSHOP.COM

STRUCTURAL ENGINEER:
KL&A ENGINEERS & BUILDERS

1717 WASHINGTON AVE
GOLDEN, CO 80401
T: 303.384.9910
PRINCIPAL: DAN DOHERTY
CONTACT: MEGAN SKODACK
MSKODACK@KLAA.COM

MEP:
BG BUILDINGWORKS

222 CHAPEL PLACE, SUITE AC-201
AVON, CO 81620
P.O. BOX 9650
AVON, CO 81620
T: 970.949.6108
CONTACT:PETER B. MORABITO
PBMORABITO@BGBUILDINGWORKS.COM

LIGHTING:
NITEO

1932 1ST AVE, SUITE 605
SEATTLE, WA 98101
T: 206.456.4554 EXT. 104
CONTACT: ERIK CROWELL
ERIK@NITEOLIGHTING.COM

GEOTECH:
K+A/ KUMAR & ASSOCIATES

5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601
T: 970.384.4844
CONTACT: STEVEN L. PAWLAK, P.E.
SPAWLAK@KUMARUSA.COM

ENVELOPE CONSULTANT:
WISS, JANNEY, ELSTNER ASSOCIATES, INC.

3609 S WADSWORTH, SUITE 400
LAKEWOOD, CO 80235
T: 303.914.4300
CONTACT: SCOTT R. SONDRUP
SSONDRUP@WJE.COM

CONTRACTOR:
HANSEN CONSTRUCTION INC.

310 AABC
ASPEN, CO 81611
T: 970.920.1558 EXT. 108
CONTACT: TIM O'CONNELL
TOCONNELL@HANSENCONST.COM

INTERIOR:
VICTORIA HAGAN

5 COLUMBUS CIRCLE
19TH FLOOR
NEW YOR, NY 10019
T: 212.888.1178
CONTACT: VICTORIA HAGAN
VHAGAN@VICTORIAHAGAN.COM

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect: TK
project manager: EW, EH
drawn by: KT, MK
checked by:
job no.: 23002

revisions:

no.: date: description:

NOT FOR CONSTRUCTION
HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET
08/16/2024

title:

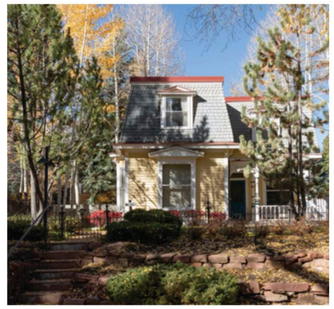
GENERAL NOTES AND PROJECT INFORMATION

sheet:

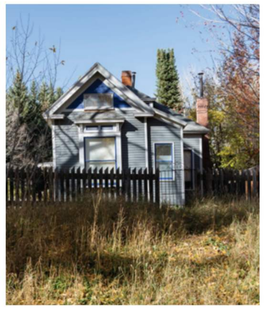
G0.00



1 | 315 LAKE AVE.



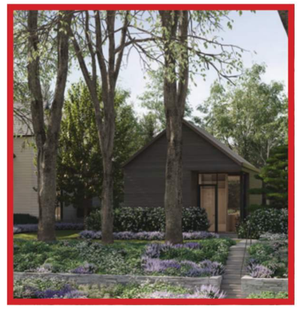
2 | 329 LAKE AVE.



3 | 620 N 3RD ST.



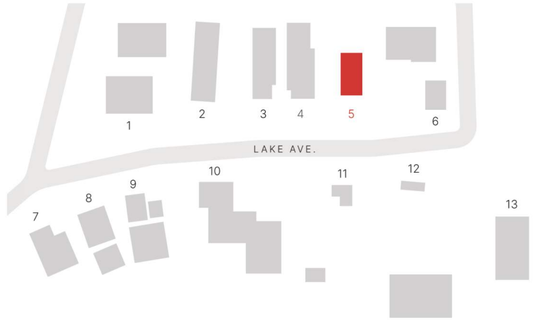
4 | 335 LAKE AVE.



5 | 337 LAKE AVE.



6 | 311 LAKE AVE.



7 | 280 LAKE AVE.



8 | 300 LAKE AVE.



9 | 320 LAKE AVE.



10 | 330 LAKE AVE.



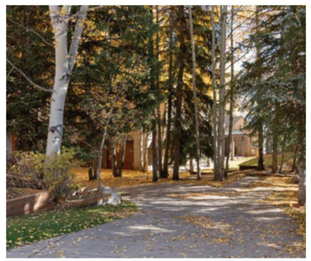
11 | 340 LAKE AVE.



12 | 350 LAKE AVE.



13 | 400 LAKE AVE.



Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect: TK
project manager: EW, EH
drawn by: KT, MK
checked by:
job no.: 23002

revisions:

no.: date: description:

NOT FOR CONSTRUCTION
HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET
08/16/2024

title:
NEIGHBORHOOD CONTEXT

sheet:
G0.01

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect: TK
project manager: EW, EH
drawn by: KT, MK
checked by:
job no.: 23002

revisions:

no.: date: description:

NOT FOR CONSTRUCTION
HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET
08/16/2024

title:

EXTERIOR MATERIALS

sheet:

G0.02



ROOF STEEL PLATE



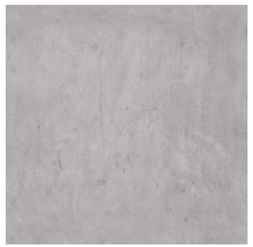
CEDAR SOFFIT WOOD



CEDAR SHAKE ROOF



STAINED WOOD SIDING (DARK)



CONCRETE BASE CLADDING



MESH SCREEN GUARDRAIL



STEEL WINDOW SYSTEM, FRAMES PAINTED BLACK

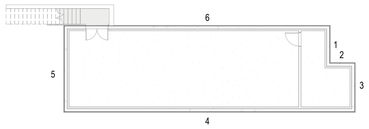
PROPOSED BUILDING MATERIALS

SUBGRADE LEGEND

BELOW GRADE

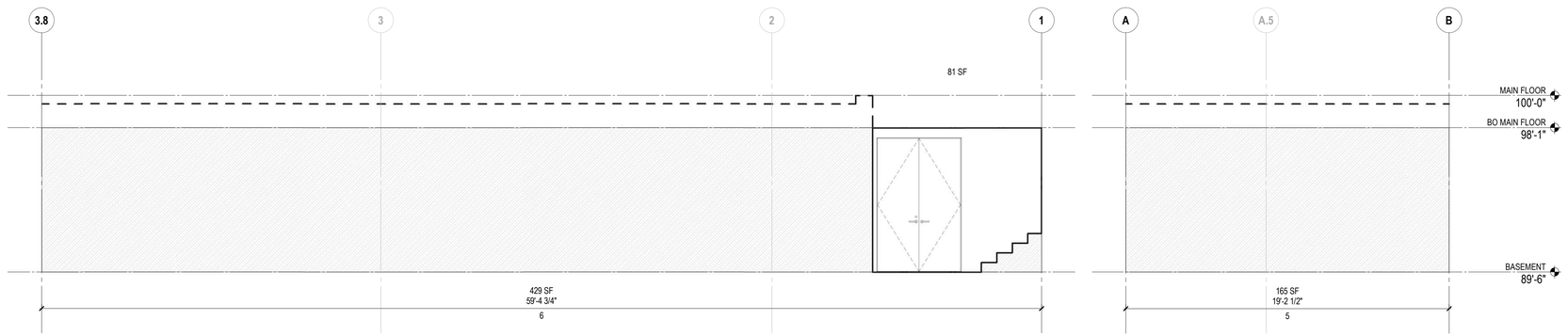
ABOVE GRADE

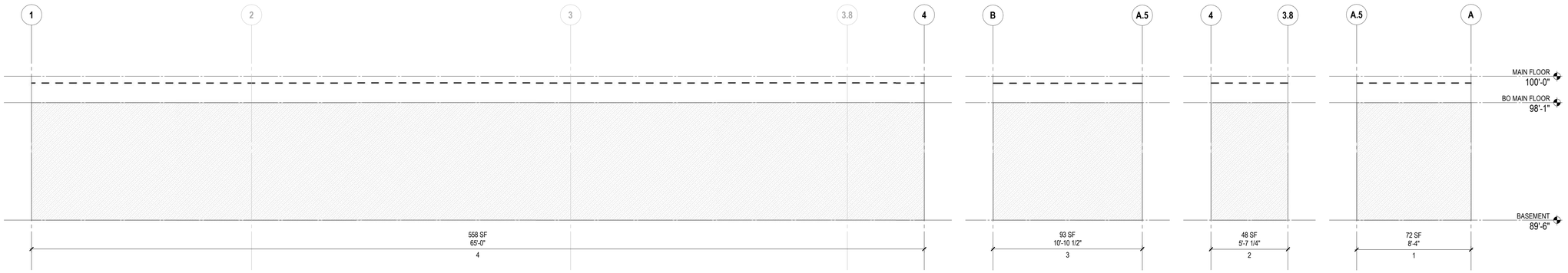
GRADE ABOVE STRUCTURAL CEILING



SUBGRADE CALCULATIONS

WALL ELEVATIONS	WALL AREA (SQ FT)	EXPOSED WALL AREA (SQ FT)	UNEXPOSED WALL AREA (SQ FT)
1	72	0	72
2	48	0	48
3	93	0	93
4	558	0	558
5	165	0	165
6	510	81	429
TOTAL WALL AREA	1,446		
EXPOSED WALL AREA		81	
% OF EXPOSED WALL AREA (EXPOSED/TOTAL)	6%		
UNEXPOSED WALL AREA			1,365
% OF UNEXPOSED WALL AREA (UNEXPOSED/TOTAL)	94%		





Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect: TK
project manager: EW, EH
drawn by: KT, MK
checked by:
job no.: 23002

revisions:

no.: date: description:

NOT FOR CONSTRUCTION

HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET

08/16/2024

title:

SUBGRADE CALCULATIONS

sheet:

G0.03

SITE COVERAGE

LOT AREA	= 6,001 SF	
MAIN LEVEL AREA	= 919 SF	
SITE COVERAGE PERCENTAGE	**= 15%**	**(919 SF / 6,001 SF)**

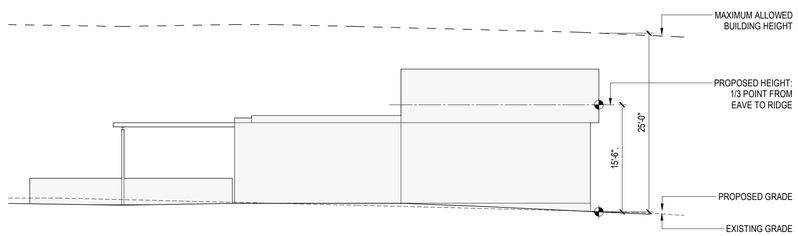
FLOOR AREA CALCULATIONS

TOTAL ALLOWABLE FLOOR AREA	= 1,700 SF	
DECK EXEMPTION	= 255 SF	(15% OF ALLOWABLE FLOOR AREA)
BASEMENT LEVEL	= 72 SF	(FLOOR AREA * EXPOSED WALL % (1,202 * 0.06))
MAIN LEVEL	= 919 SF	
TOTAL DECK	= 93 SF	((77 SF (EXT STAIR) + 253 (TRELLIS) - 255 SF) + 18 SF (GRILL))
TOTAL	**= 1,084 SF**	**(72 SF + 919 SF + 93 SF)**

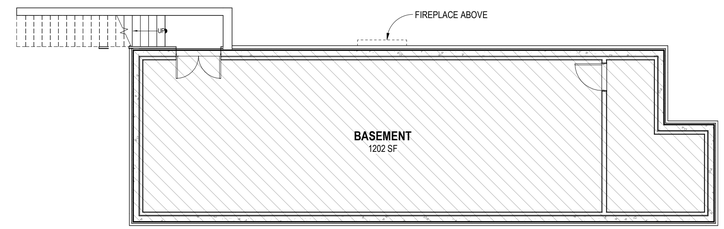
FLOOR AREA LEGEND

- FLOOR AREA
- EXEMPT FLOOR AREA
- DECK

2 **MAIN LEVEL**
SCALE: 1/8" = 1'-0"



3 **BUILDING HEIGHT DIAGRAM**
SCALE: 1" = 10'-0"



1 **BASEMENT**
SCALE: 1/8" = 1'-0"

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect:	TK
project manager:	EW, EH
drawn by:	KT, MK
checked by:	
job no.:	23002

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION
HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET
08/16/2024

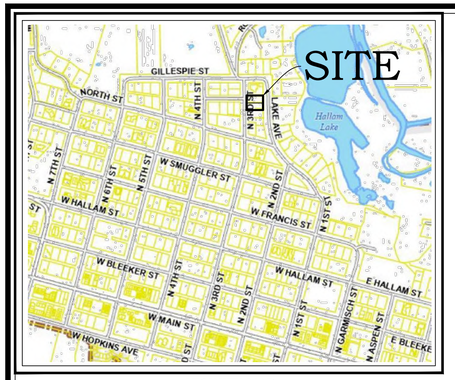
title:
FLOOR AREA CALCAULATIONS AND BUILDING HEIGHT DIAGRAM

sheet:
G0.04

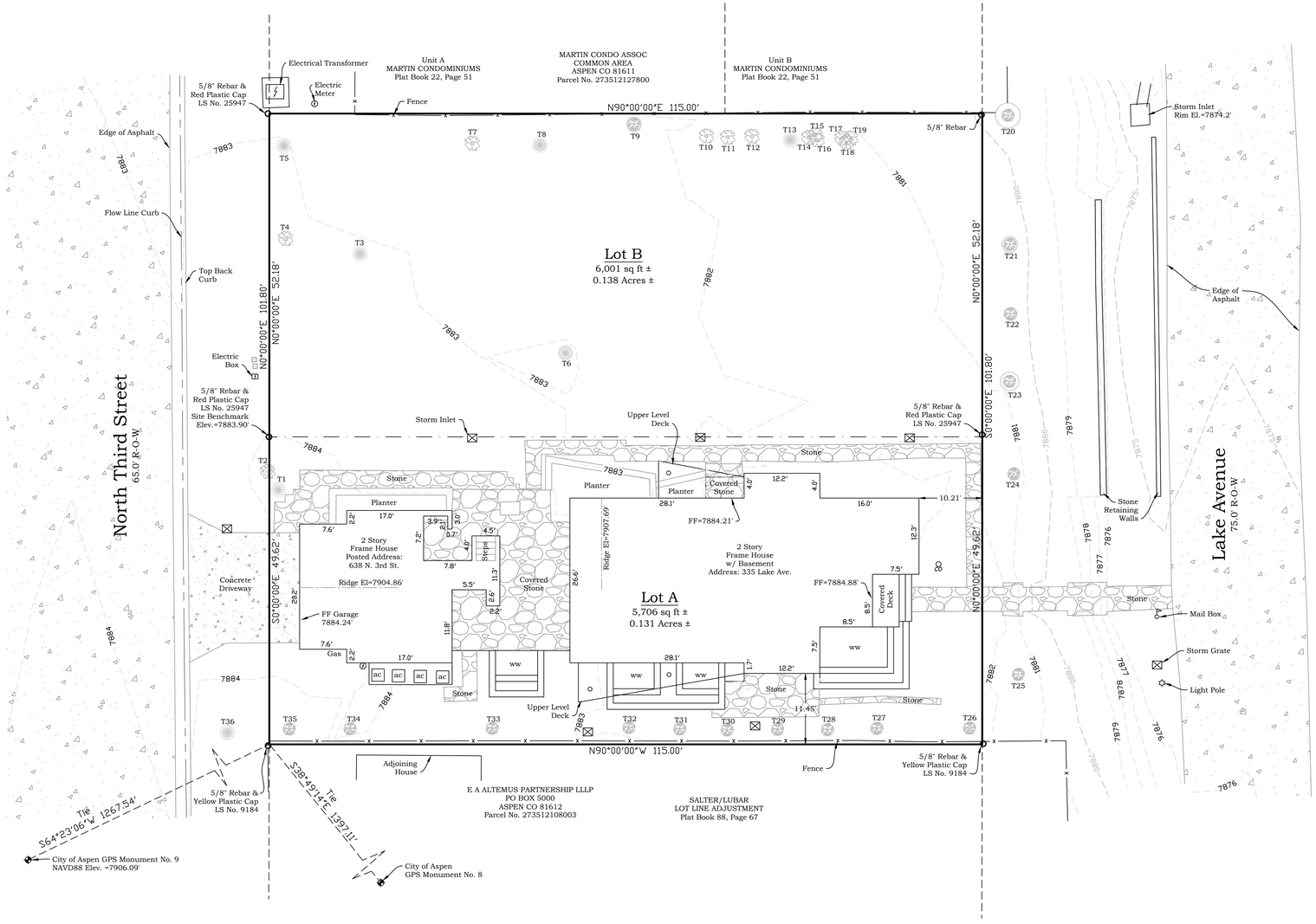
IMPROVEMENT SURVEY

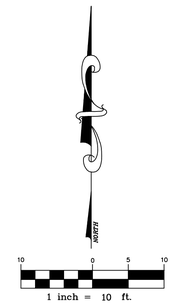
LOT A & B DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION

COUNTY OF PITKIN, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'





LEGEND

- *Found Monument*
- *Electric Meter*
- *Telephone Pedestal*
- *Cable Pedestal*
- *Electrical Transformer*
- ww *Window Well*
- *Sewer Clean-out*
- *Storm Inlet*
- *Light Pole*
- *Fir Tree*
- *Aspen Tree*
- *Deciduous Tree*

TREE TABLE

TREE #	TREE TYPE	TRUNK DIA.	DRIP LINE
T1	FIR	6"	7'
T2	ASPEN	16"	22'
T3	FIR	16"	15'
T4	ASPEN	10"	13'
T5	FIR	14"	10'
T6	FIR	24"	18'
T7	APSEN	8"	12'
T8	FIR	20"	15'
T9	DECIDUOUS	28"	28'
T10	ASPEN(DEAD)	6"	10'
T11	ASPEN	6"	17'
T12	ASPEN	8"	17'
T13	FIR	16"	14'
T14	ASPEN	8"	11'
T15	ASPEN	4"	9'
T16	ASPEN	4"	16'
T17	ASPEN	5"	16'
T18	ASPEN	7"	21'
T19	ASPEN	6"	8'
T20	DECIDUOUS	48"	35'
T21	DECIDUOUS	30"	31'
T22	DECIDUOUS	24"	22'
T23	DECIDUOUS	36"	35'
T24	DECIDUOUS	14"	19'
T25	DECIDUOUS	18"	19'
T26	DECIDUOUS	8"	12'
T27	DECIDUOUS	4"	7'
T28	DECIDUOUS	4"	6'
T29	DECIDUOUS	4"	8'
T30	DECIDUOUS	3"	7'
T31	DECIDUOUS	4"	6'
T32	DECIDUOUS	6"	7'
T33	DECIDUOUS	6"	9'
T34	DECIDUOUS	6"	7'
T35	DECIDUOUS	6"	12'
T36	FIR	16"	8'

PROPERTY DESCRIPTION

LOT A & B
DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION RECORDED AT PLAT BOOK 80, PAGE 97.

CITY OF ASPEN
COUNTY OF PITKIN
STATE OF COLORADO

NOTES

1.) DATE OF THE FIELD SURVEY WAS MAY 30, 2023.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RIGHTS OF WAY AND/ OR REQUIREMENTS AS NOTED OR SHOWN IN THE RECORDS OF THE PITKIN COUNTY CLERK & RECORDER.

3.) ELEVATIONS ARE BASED UPON CITY OF ASPEN BENCHMARK GPS 9 (NAVD 88).

4.) NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

5.) CONTOUR INTERVAL IS ONE FOOT.

6.) THIS SURVEY IS BASED ON DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION RECORDED AT PLAT BOOK 80, PAGE 97.

SURVEYOR'S CERTIFICATE:

I, SCOTT R. BLACKARD, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO *SEE BELOW* THAT THIS IMPROVEMENT SURVEY WAS PREPARED FROM AN ACTUAL MONUMENTED LAND SURVEY OF THE PROPERTY CORNER MONUMENTS, BOTH FOUND AND SET, UNDER MY DIRECT SUPERVISION AND CHECKING; THAT IT IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT ALL DIMENSIONS, BOTH LINEAR AND ANGULAR WERE DETERMINED BY AN ACCURATE CONTROL SURVEY IN THE FIELD WHICH BALANCED AND CLOSED WITHIN A LIMIT OF 1 IN 15,000 (WHICH COMPLIES WITH COLORADO PROFESSIONAL STANDARDS FOR A LAND SURVEY PLAT AND THE CURRENT ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS); I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MAY 30, 2023, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

*HANSEN CONSTRUCTION INC.

SCOTT R. BLACKARD L.S. 38342
sblackard11@gmail.com

COLORADO LICENSED SCOTT R. BLACKARD 38342 PROFESSIONAL LAND SURVEYOR

6/12/24
DATE

THE SEXTON SURVEY COMPANY
PO BOX 912
SILT, CO 81652
970-456-3081

JOB NO: 23030
IMP
DATE: 6/28/23
DWG BY: SRB
REV: 6/12/24

1 of 1

IMPROVEMENT SURVEY
LOT A & B DAGGS HISTORIC LANDMARK LOT SPLIT SUBDIVISION EXEMPTION
COUNTY OF PITKIN, STATE OF COLORADO

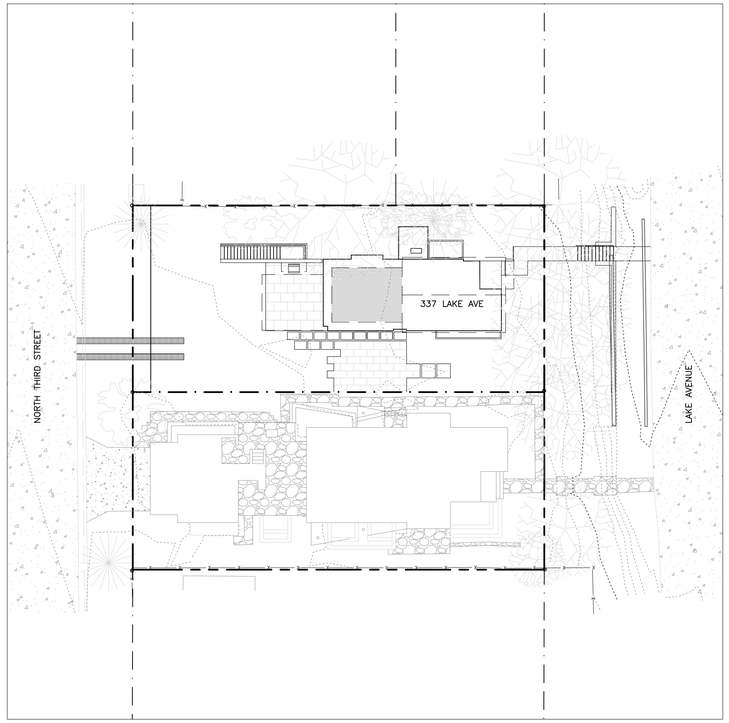
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN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

WEST END RESIDENCE

337 LAKE AVENUE | ASPEN, CO



VICINITY MAP
1" = 2000'



SITE MAP
1" = 150'

PROPERTY DESCRIPTION

LOCATION:	337 LAKE AVENUE
OWNER:	STEVEN L BLACK
PARCEL NUMBER:	273512135002
AREA:	6,001 SQUARE FEET
LEGAL DESCRIPTION:	SUBDIVISION: DAGGS HISTORIC LANDMARK LOT SPLIT Lot: B
ZONING:	MEDIUM DENSITY RESIDENTIAL (R-6)

PROJECT CONTACTS

ARCHITECT	EKRAM HASSEN OLSON KUNDIG (206) 624-5670
CIVIL ENGINEER	JORDAN A. KEHOE, P.E. ROARING FORK ENGINEERING (970) 340-4130
LANDSCAPE ARCHITECT	EMILY PIXBERG DESIGN WORKSHOP (970) 399-1438
CITY OF ASPEN ELECTRIC	RON CHRISTIAN (970) 920-5148
BLACK HILLS ENERGY	PAUL FICKLIN (888) 890-5554
COMCAST	PAUL BURKE (970) 945-7292
CENTURYLINK	JASON SHARPE (970) 328-8290
ASPEN FIRE DISTRICT	JAN LEGERSKY (970)-925-5532

SHEET INDEX

C1	COVER SHEET
C2	SITE LAYOUT
C3	UTILITIES PLAN
C4	CONCEPTUAL GRADING & DRAINAGE PLAN

HPC SUBMITTAL

JULY 2024

811 Know what's below. Call before you dig.

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

CHECKED BY: AWA
DRAWN BY: JAK

DRAWN BY
JAK

DATE
07.30.24

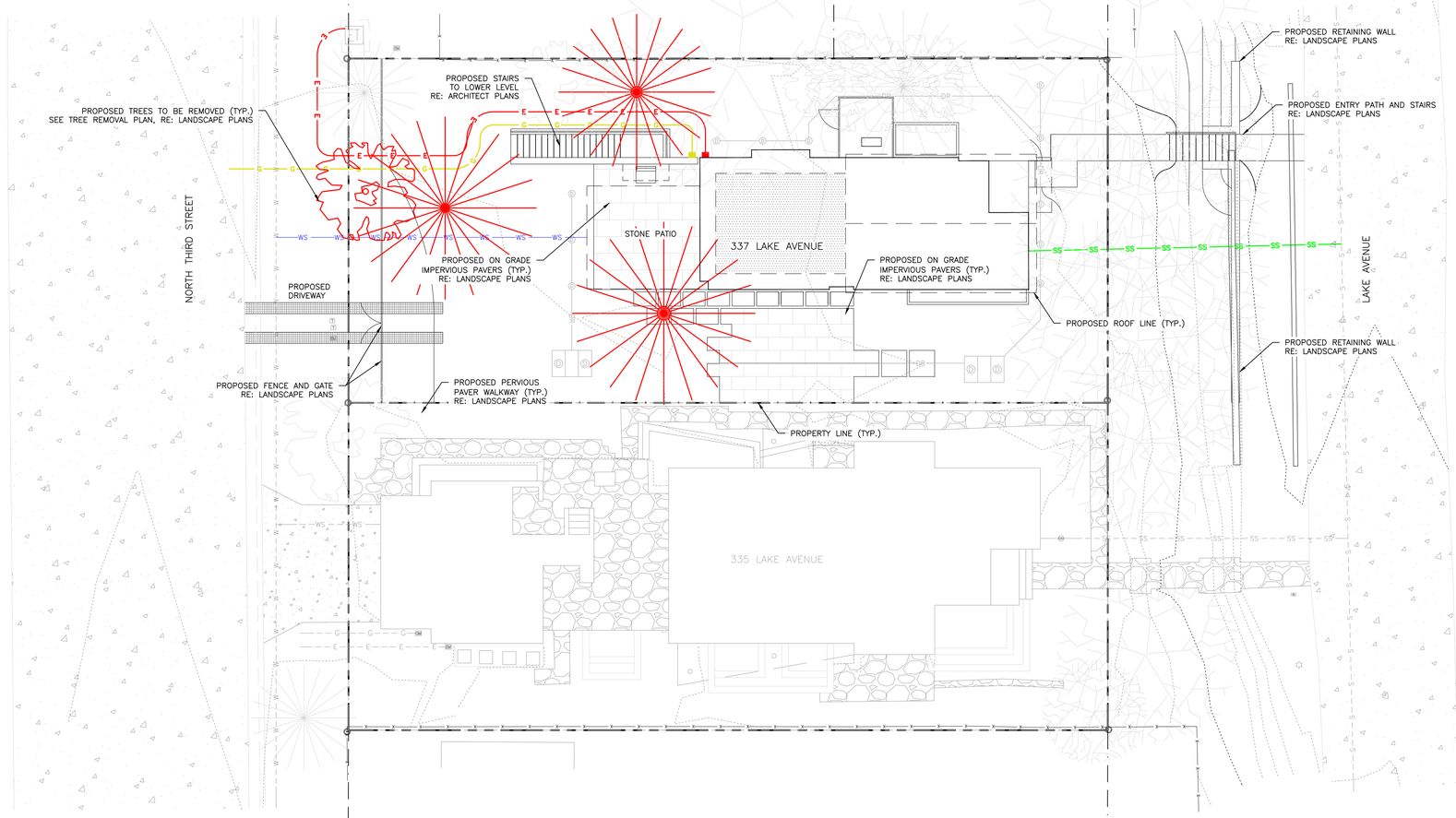
#	DESCRIPTION
1	HPC SUBMITTAL

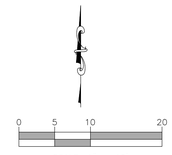
JOB #: 2023-53
NOT FOR CONSTRUCTION

WEST END RESIDENCE
GARDEN HOUSE
337 LAKE AVENUE
ASPEN, CO

Cover Sheet

C1
Of 4





ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

CHECKED BY: AWA
DRAWN BY: JAK

DRAWN BY
JAK

DATE
07.30.24

#	DESCRIPTION
1	HPC SUBMITTAL

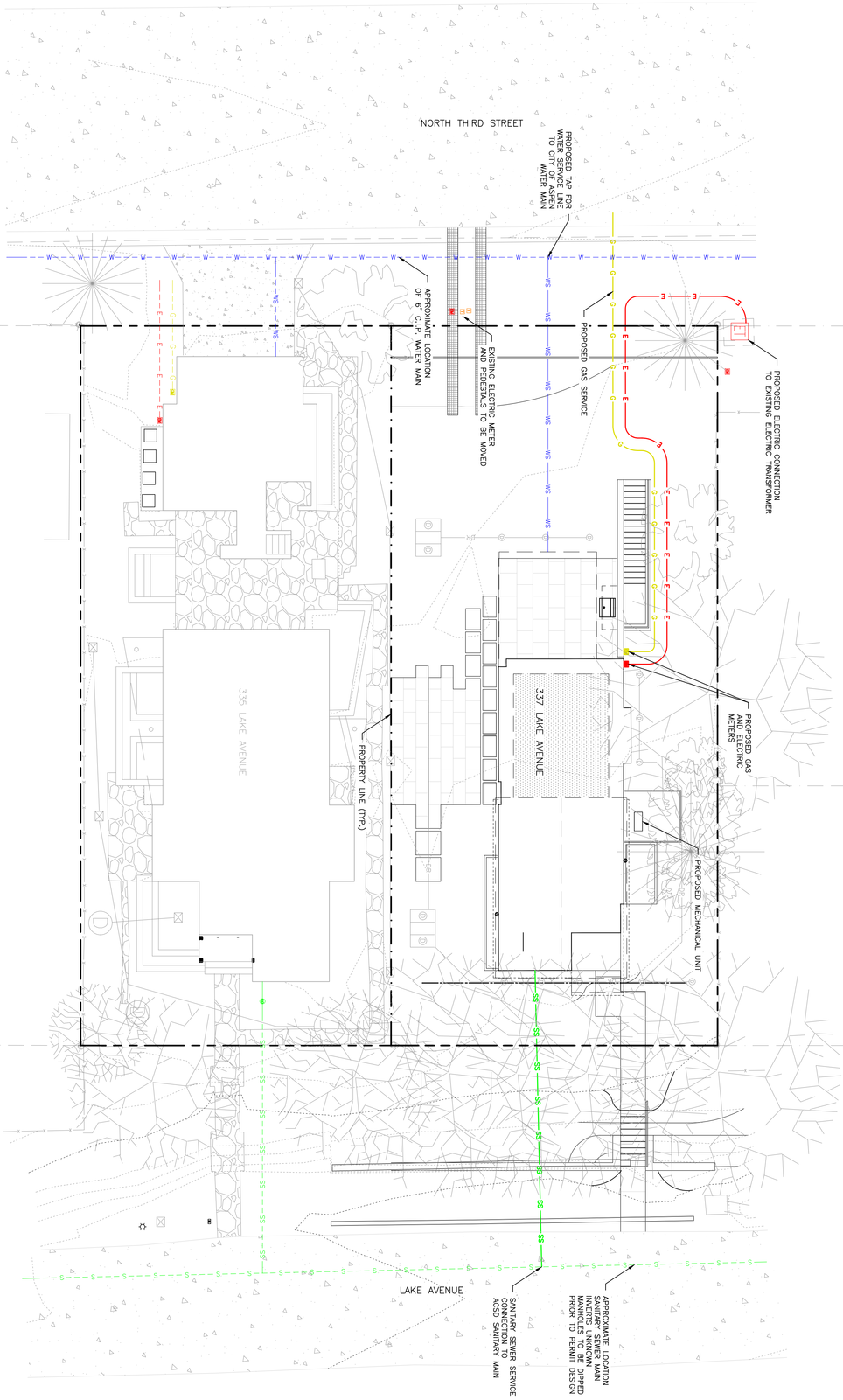
JOB #: 2023-53

NOT FOR CONSTRUCTION

WEST END RESIDENCE
GARDEN HOUSE
337 LAKE AVENUE
ASPEN, CO

Site Layout

C2
Of 4



SCALE: 1" = 10'

0 5 10 20

C3
OF 4

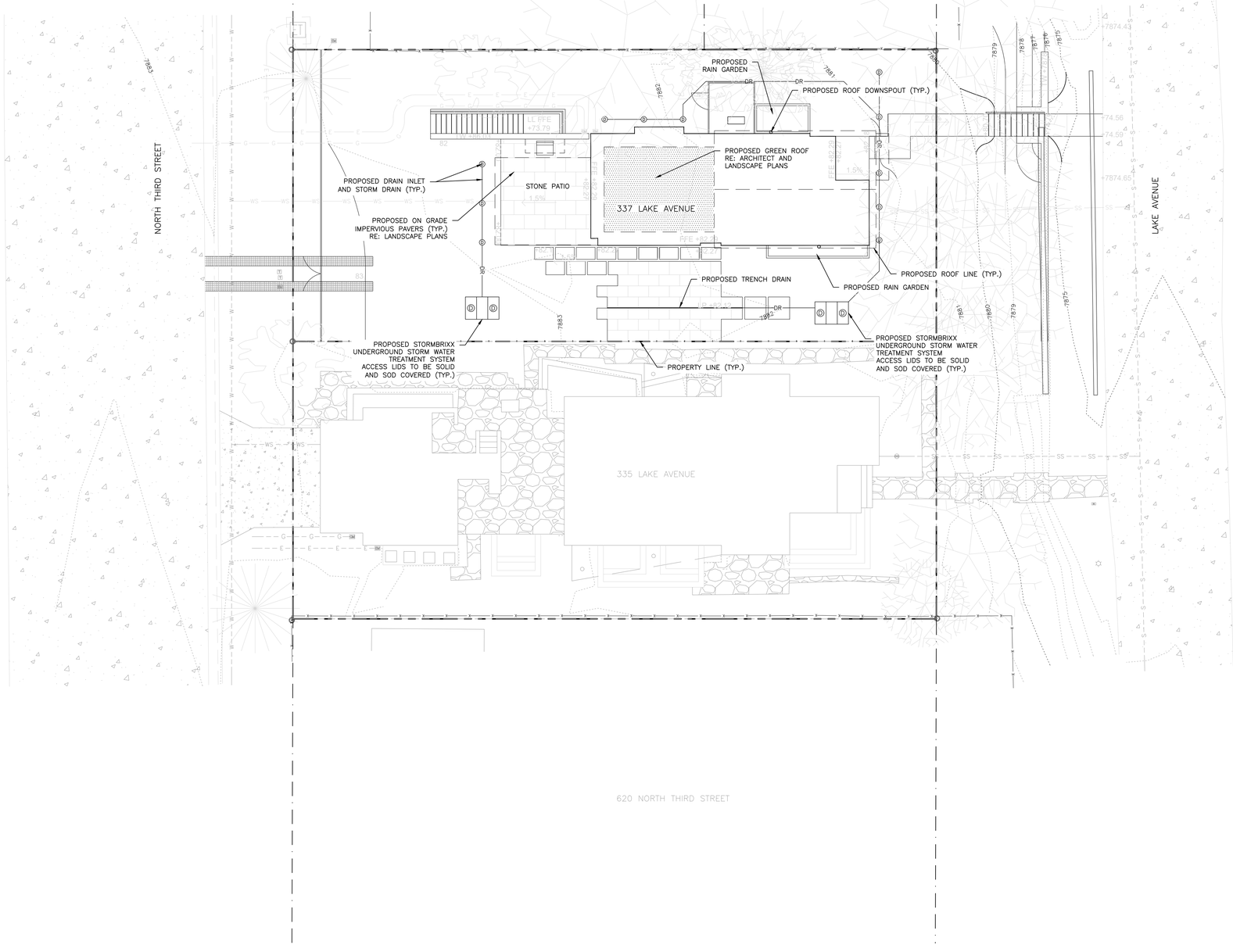
Utilities Plan

WEST END RESIDENCE
GARDEN HOUSE
337 LAKE AVENUE
ASPEN, CO

JOB #: 2023-53
NOT FOR CONSTRUCTION

#	DESCRIPTION	DATE	DRAWN BY	CHECKED BY: AMA
1	HPC SUBMITTAL	07.30.24	JAK	DRAWN BY: JAK

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130



0 5 10 20

SCALE: 1" = 10'

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

CHECKED BY: AWA
DRAWN BY: JAK

DRAWN BY
JAK

DATE
07.30.24

#	DESCRIPTION
1	HPC SUBMITTAL

JOB #: 2023-53

NOT FOR CONSTRUCTION

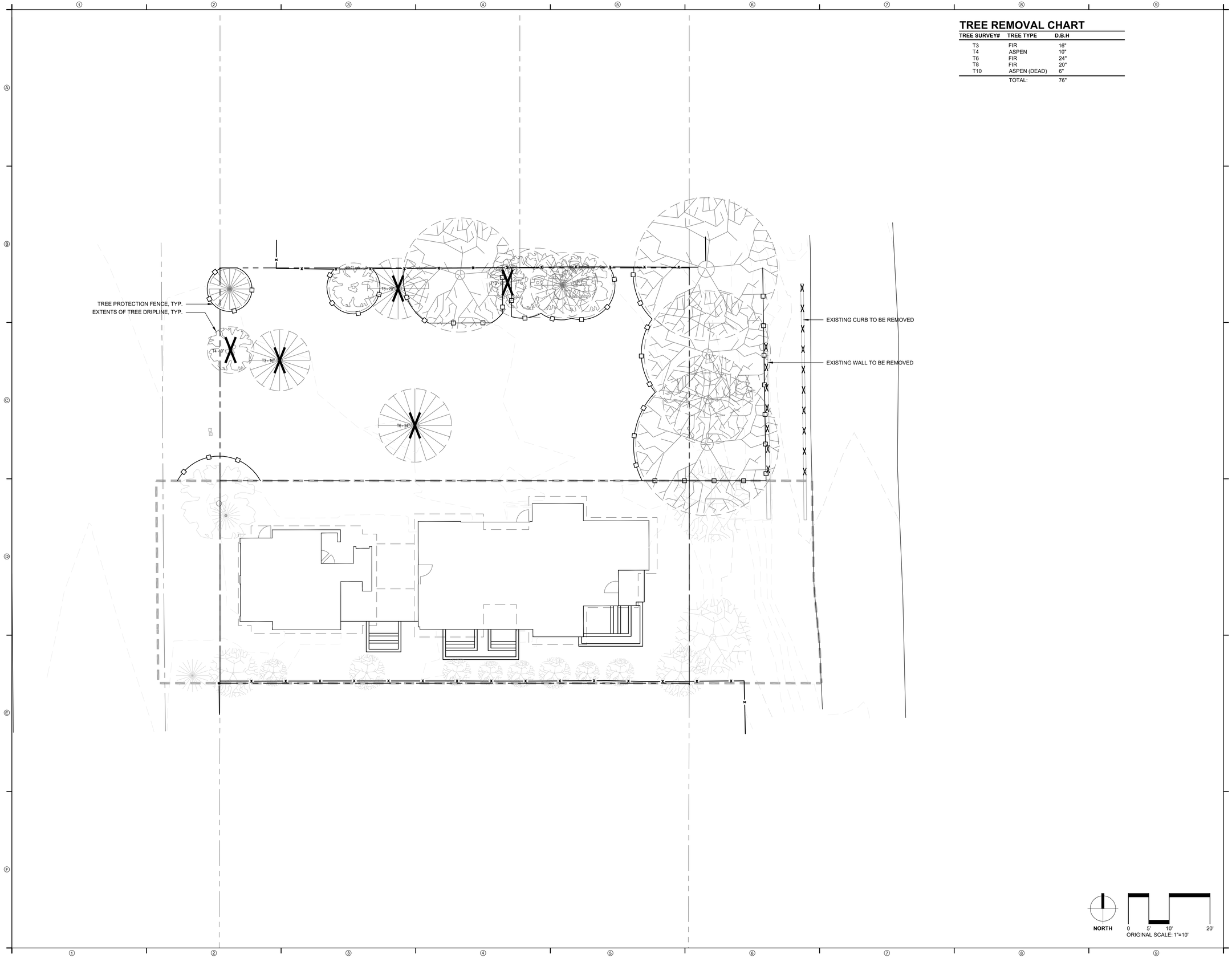
WEST END RESIDENCE
GARDEN HOUSE
337 LAKE AVENUE
ASPEN, CO

Conceptual Grading & Drainage Plan

C4
Of 4

TREE REMOVAL CHART

TREE SURVEY#	TREE TYPE	D.B.H
T3	FIR	16"
T4	ASPEN	10"
T6	FIR	24"
T8	FIR	20"
T10	ASPEN (DEAD)	6"
	TOTAL:	76"



DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Chicago • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

22860 Two Rivers Road #1
Basalt, CO 81621
(970) 925-8354

WWW.DESIGNWORKSHOP.COM

337 LAKE AVENUE

ASPEN, CO

FOR REVIEW ONLY-
NOT FOR
CONSTRUCTION

ISSUE DATE: 08/16/2024

REVISIONS

DRAWN: EP, XL REVIEWED: MA

HPC
SUBMISSION

PROJECT NUMBER: 7302

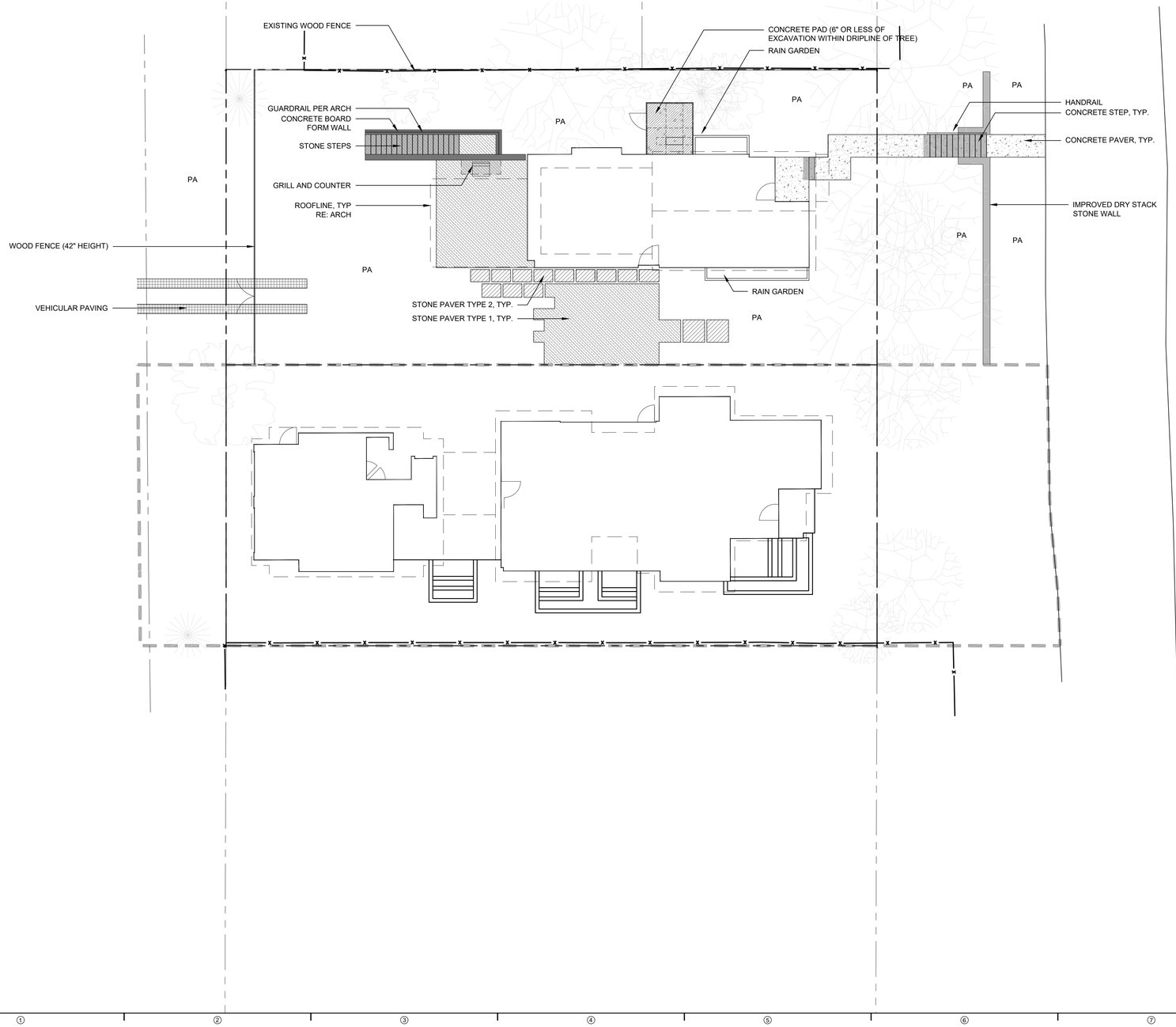
TREE PROTECTION AND REMOVAL PLAN

SHEET NUMBER

LX-01

©COPYRIGHT DESIGNWORKSHOP, INC.

Aug 16, 2024 - 3:11pm
I:\PROJECTS_ALL\302-335.337 Lake Avenue\04-CAD\02 Sheets\DWK-7302-HPC Submission_337.dwg



LEGEND

MATERIAL

- VEHICULAR PAVING - COBBLE STONE
- STONE PAVER TYPE 1 - MORTAR SET
- STONE PAVER TYPE 2 - SAND SET
- CONCRETE PAVER
- STONE STEP
- CONCRETE STEP
- CONCRETE PAD
- DRY STACK STONE WALL
- CONCRETE BOARD FORM WALL
- WOOD FENCE
- HANDRAIL

NORTH

0 5' 10' 20'

ORIGINAL SCALE: 1"=10'

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Chicago • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

22860 Two Rivers Road #1
Basalt, CO 81621
(970) 925-8354

WWW.DESIGNWORKSHOP.COM

337 LAKE AVENUE

ASPEN, CO

FOR REVIEW ONLY- NOT FOR CONSTRUCTION

ISSUE DATE: 08/16/2024

REVISIONS

DRAWN: EP, XL REVIEWED: MA

HPC SUBMISSION

PROJECT NUMBER: 7302

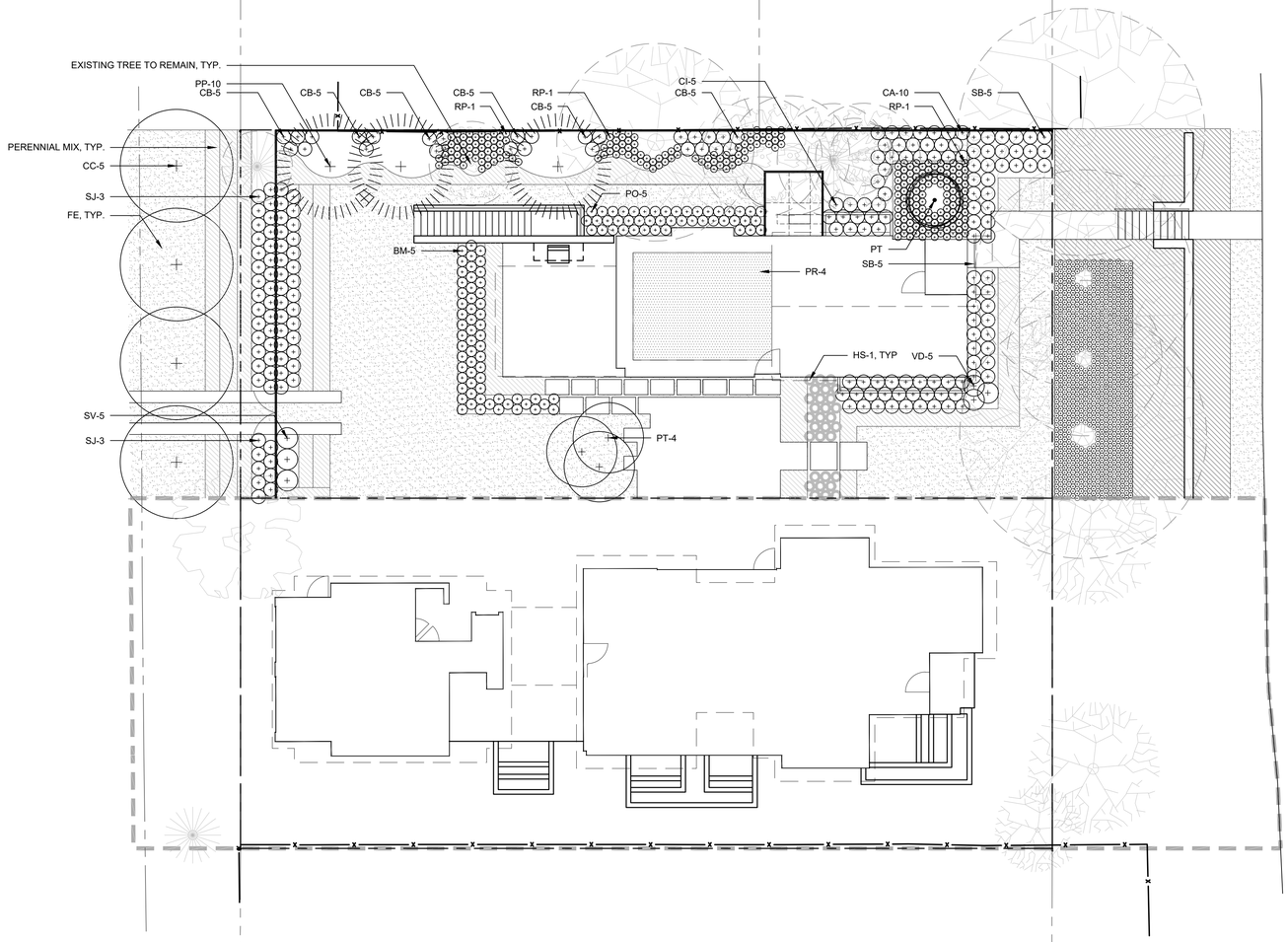
MATERIALS PLAN

SHEET NUMBER

LX-02

©COPYRIGHT DESIGNWORKSHOP, INC.

Aug 16, 2024 - 3:17pm
I:\PROJECTS_ALL\7302\7302.335 337 Lake Avenue\GIS-CAD\02. Sheets\DW-7302-HPC Submission_337.dwg



LEGEND

PLANT

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED ORNAMENTAL GRASS
- PERENNIALS MIX (HATCH)
- GREEN ROOF (HATCH)
- TURF (HATCH)

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
TREES		
CC-5	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
PP-10	Picea pungens	Colorado Spruce
PT	Pinus thunbergii	Japanese Black Pine
PT-4	Populus tremuloides	Quaking Aspen
SHRUBS		
BM-5	Buxus microphylla japonica 'Winter Gem'	Winter Gem Japanese Boxwood
CB-5	Cornus sericea 'Bailey'	Bayley's Red Twig Dogwood
CI-5	Cornus sericea `Isanti`	Isanti Red Twig Dogwood
CA-10	Cotoneaster acutifolius	Peking Cotoneaster
PO-5	Physocarpus opulifolius	Ninebark
RP-1	Rubus parviflorus	Thimbleberry
SB-5	Spiraea betulifolia	Birchleaf Spirea
SJ-3	Spiraea japonica 'Froebelii'	Froebelii Japanese Spirea
SV-5	Syringa vulgaris	Common Purple Lilac
VD-5	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
ORNAMENTAL GRASSES		
HS-1	Helictotrichon sempervirens	Blue Oat Grass
GROUND COVERS		
GO-1	Galium odoratum	Sweet Woodruff
PR-4	Petrosedum rupestre 'Blue Spruce'	Blue Spruce Stonecrop
PERENNIALS		
AP-1	Aegopodium podagraria 'Variegatum'	Variegated Bishop Weed
AXM-1	Allium x `Millenium`	Millenium Ornamental Onion
HD	Hosta x `Big Daddy`	Big Daddy Hosta
LA-1	Leucanthemum x superbum `Alaska`	Alaska Shasta Daisy
NF-1	Nepeta x faassenii	Catmint
SP-1	Salvia nemorosa	Meadow Sage
SOD/SEED		
FE	Festuca x 'Eco-Lawn'	Eco-Lawn Fescue

NORTH

0 5' 10' 20'

ORIGINAL SCALE: 1"=10'

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Chicago • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

22860 Two Rivers Road #1
Basalt, CO 81621
(970) 925-8354

WWW.DESIGNWORKSHOP.COM

337 LAKE AVENUE

ASPEN, CO

FOR REVIEW ONLY-
NOT FOR
CONSTRUCTION

ISSUE DATE: 08/16/2024

REVISIONS

DRAWN: EP, XL REVIEWED: MA

HPC
SUBMISSION

PROJECT NUMBER: 7302

LANDSCAPE
PLAN

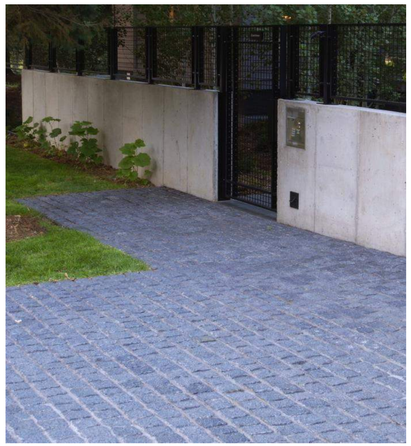
SHEET NUMBER

LX-03

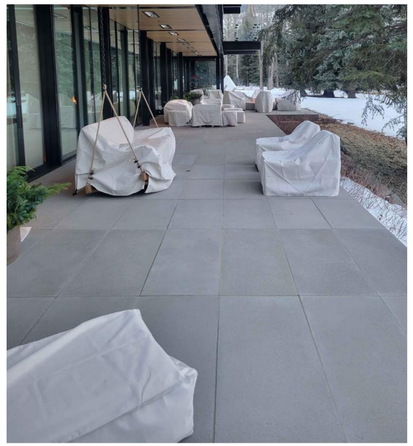
©COPYRIGHT DESIGNWORKSHOP, INC.

Aug 16, 2024 - 3:11pm
P:\PROJECTS_ALL\7302\335 337 Lake Avenue\5-CAD\02 Sheets\DW-7302-HPC Submission_337.dwg

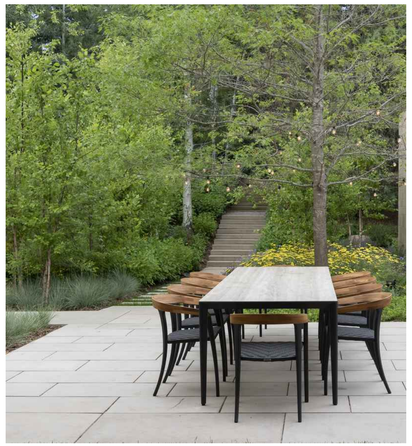
MATERIALS



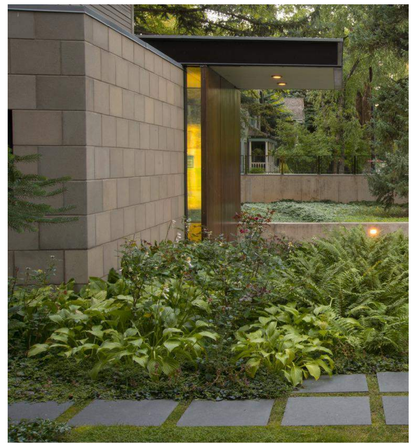
GRANITE COBBLE:
- VEHICULAR PAVING



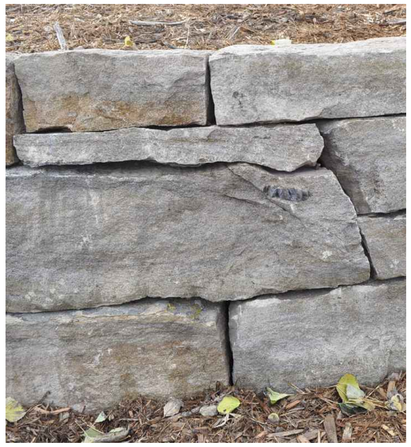
CONCRETE PAVER:
- CONCRETE PAVER
- CONCRETE STEPS



STONE PAVER
- STONE PAVER TYPE 1



STONE PAVER
- STONE PAVER TYPE 2



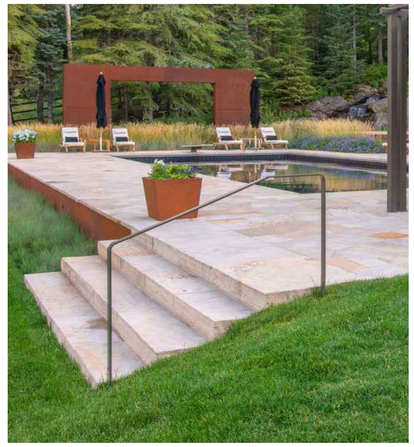
DRY STACK STONE WALL



CONCRETE BOARD FORM WALL



WOOD FENCE



HANDRAIL

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Chicago • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

22860 Two Rivers Road #1
Basalt, CO 81621
(970) 925-8354

WWW.DESIGNWORKSHOP.COM

337 LAKE AVENUE

ASPEN, CO

FOR REVIEW ONLY-
NOT FOR
CONSTRUCTION

ISSUE DATE: 08/16/2024

REVISIONS

DRAWN: EP, XL REVIEWED: MA

HPC
SUBMISSION

PROJECT NUMBER: 7302

MATERIAL
PALETTE

SHEET NUMBER

LX-04

©COPYRIGHT DESIGNWORKSHOP, INC.

Aug 16, 2024 - 3:11pm
I:\PROJECTS_ALL\7302-335 337 Lake Avenue\0-CAD\02. Sheets\DW-7302-HPC Submission_337.dwg

TREES



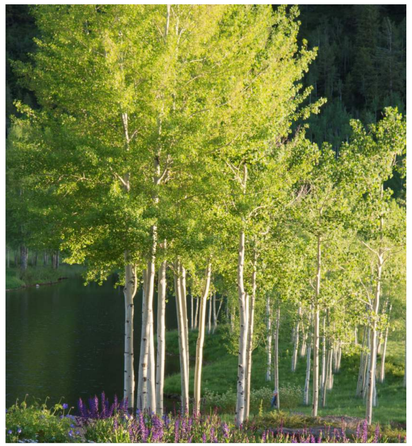
Crataegus crus-galli inermis
Thornless Cockspur Hawthorn



Picea pungens
Colorado Spruce



Pinus thunbergii
Japanese Black Pine



Populus tremuloides
Quaking Aspen

SHRUBS



Buxus microphylla japonica 'Winter Gem'
Winter Gem Japanese Boxwood



Cornus sericea 'Baileyi'
Bayley's Red Twig Dogwood



Cornus sericea 'Isanti'
Isanti Red Twig Dogwood



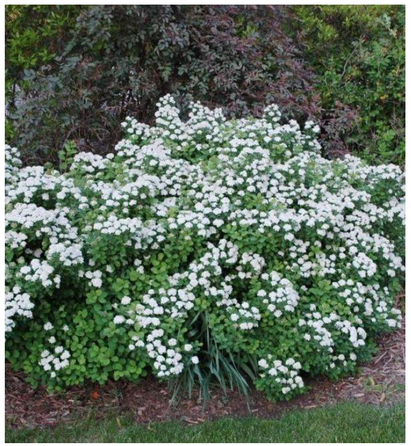
Cotoneaster acutifolius
Peking Cotoneaster



Physocarpus opulifolius
Ninebark



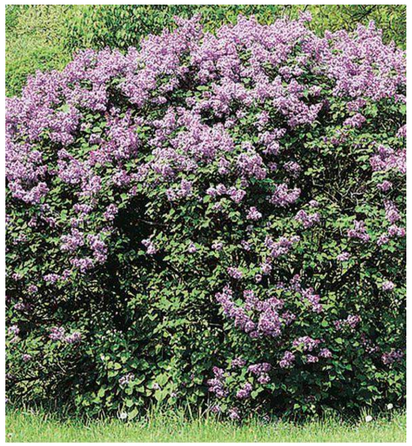
Rubus parviflorus
Thimbleberry



Spiraea betulifolia
Birchleaf Spirea



Spiraea japonica 'Froebelii'
Froebelii Japanese Spirea



Syringa vulgaris
Common Purple Lilac



Viburnum dentatum 'Blue Muffin'
Blue Muffin Arrowwood Viburnum

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Chicago • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

22860 Two Rivers Road #1
Basalt, CO 81621
(970) 925-8354

WWW.DESIGNWORKSHOP.COM

337 LAKE AVENUE
ASPEN, CO

FOR REVIEW ONLY-
NOT FOR
CONSTRUCTION

ISSUE DATE: 08/16/2024
REVISIONS

DRAWN: EP, XL REVIEWED: MA

HPC
SUBMISSION

PROJECT NUMBER: 7302

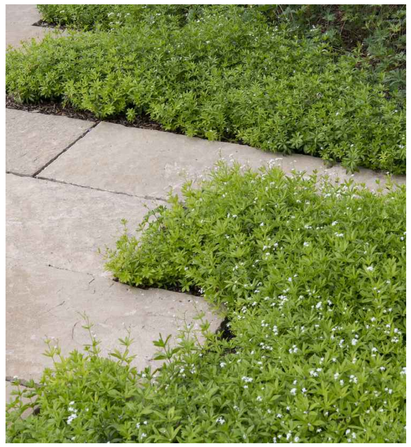
PLANTING
PALETTE

SHEET NUMBER
LX-05

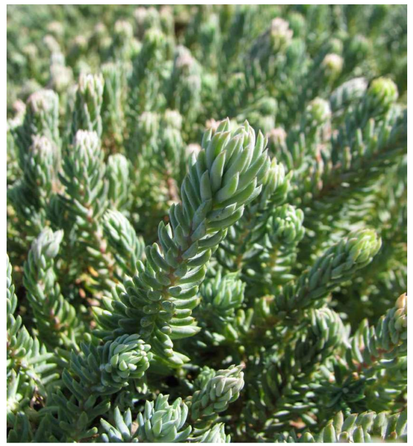
©COPYRIGHT DESIGNWORKSHOP, INC.

Aug 16, 2024 - 3:11pm
I:\PROJECTS_ALL\7302-335.337 Lake Avenue\D-CAD\02 Sheets\DW-7302-HPC Submission_337.dwg

GROUND COVERS



Galium odoratum
Sweet Woodruff



Petrosedum rupestre 'Blue Spruce'
Blue Spruce Stonecrop

ORNAMENTAL GRASSES



Helictotrichon sempervirens
Blue Oat Grass

PERENNIALS



Aegopodium podagraria 'Variegatum'
Variegated Bishop's Weed



Allium x 'Millenium'
Millenium Ornamental Onion



Hosta x 'Big Daddy'
Big Daddy Hosta



Leucanthemm x superbum 'Alaska'
Alaska Shasta Daisy



Nepeta x faassenii
Catmint



Salvia nemorosa
Midnight Sage

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Chicago • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

22860 Two Rivers Road #1
Basalt, CO 81621
(970) 925-8354

WWW.DESIGNWORKSHOP.COM

337 LAKE AVENUE
ASPEN, CO

FOR REVIEW ONLY-
NOT FOR
CONSTRUCTION

ISSUE DATE: 08/16/2024
REVISIONS

DRAWN: EP, XL REVIEWED: MA

HPC
SUBMISSION

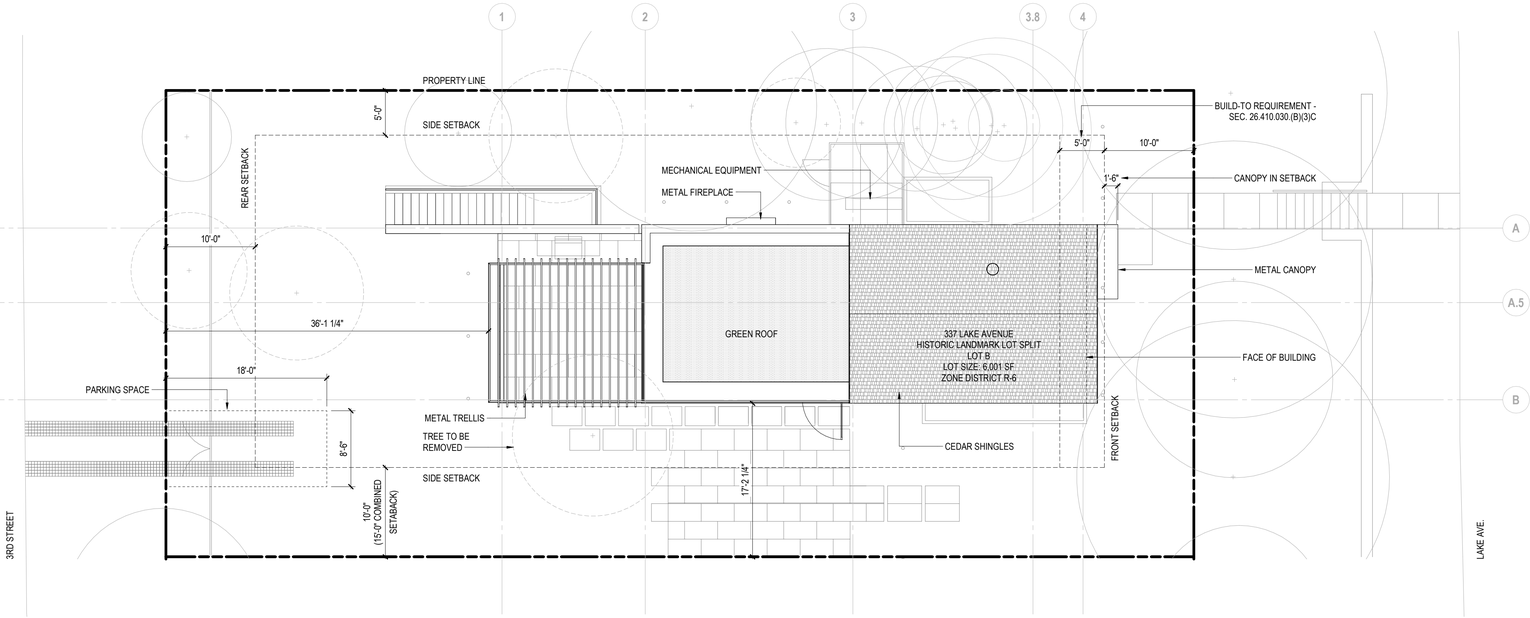
PROJECT NUMBER: 7302

PLANTING
PALETTE

SHEET NUMBER
LX-06

©COPYRIGHT DESIGNWORKSHOP, INC.

Aug 16, 2024 - 3:11pm
I:\PROJECTS_A-L\7302-335.337 Lake Avenue\D-CAD\02 Sheets\DW-7302-HPC Submission_337.dwg



1 **SITE PLAN**
SCALE: 1/8" = 1'-0"

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE RELATED INFORMATION.

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect:	TK
project manager:	EW, EH
drawn by:	KT, MK
checked by:	
job no.:	23002

revisions:

no.:	date:	description:

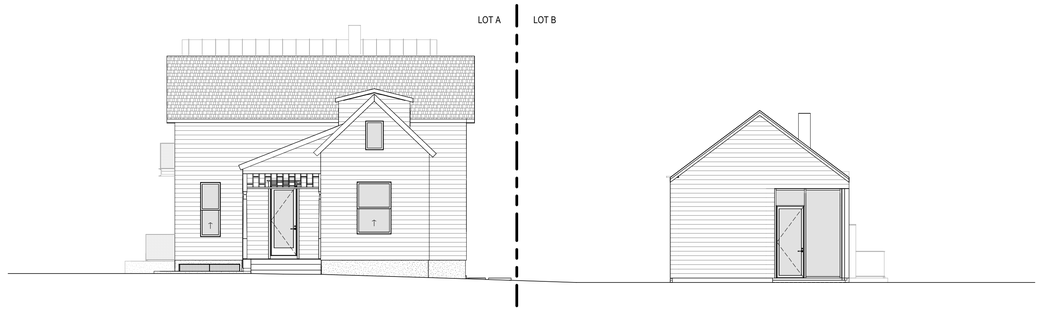
NOT FOR CONSTRUCTION
HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET
08/16/2024

title:

SITE PLAN

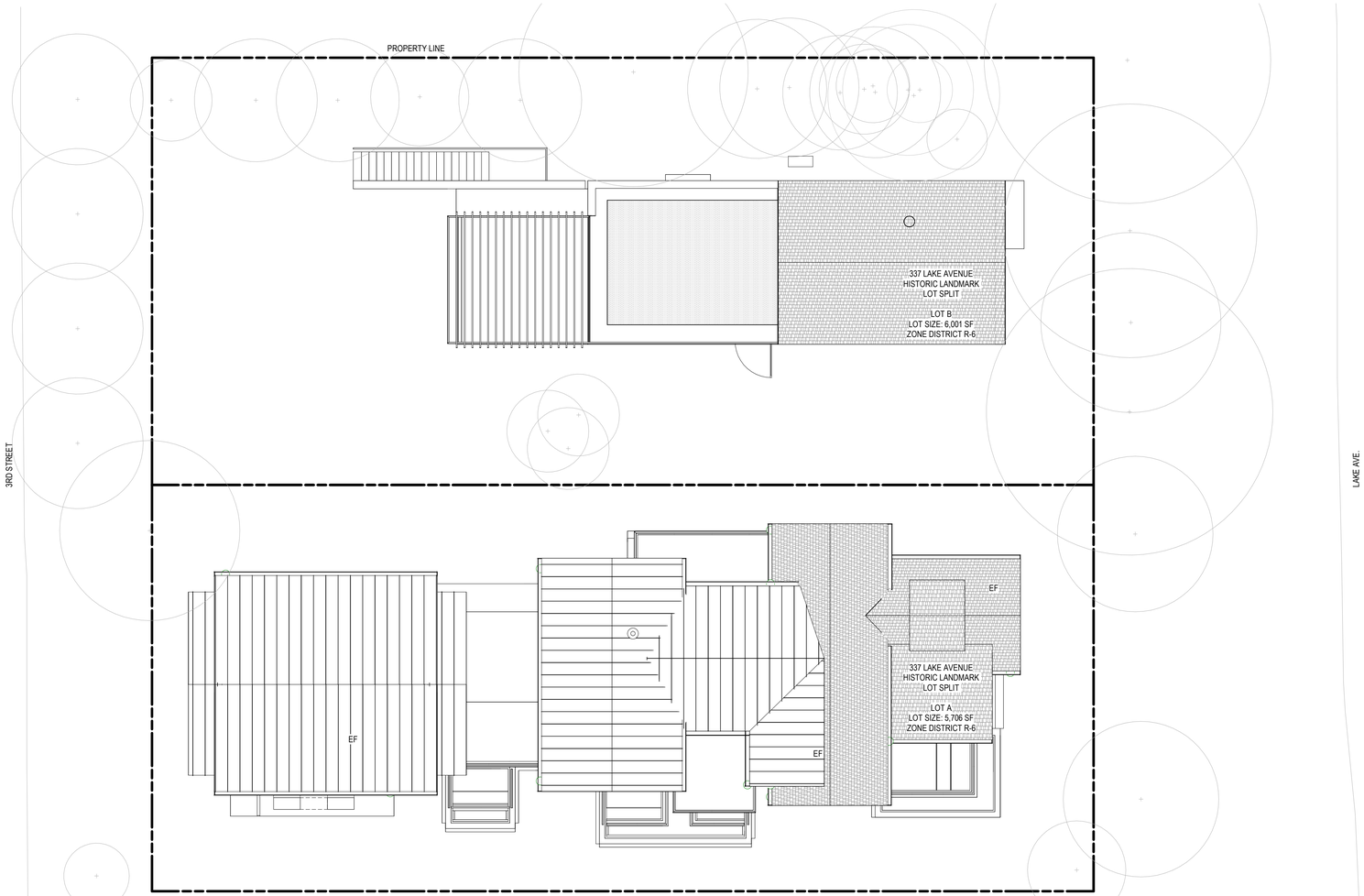
sheet:

A1.00



2 LOT A AND B ADJACENCY ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



1 LOT A AND B ADJACENCY PLAN

SCALE: 1/8" = 1'-0"

NOTE: REFER TO LANDSCAPE DRAWINGS
FOR LANDSCAPE RELATED INFORMATION.

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect: TK
project manager: EW, EH
drawn by: KT, MK
checked by:
job no.: 23002

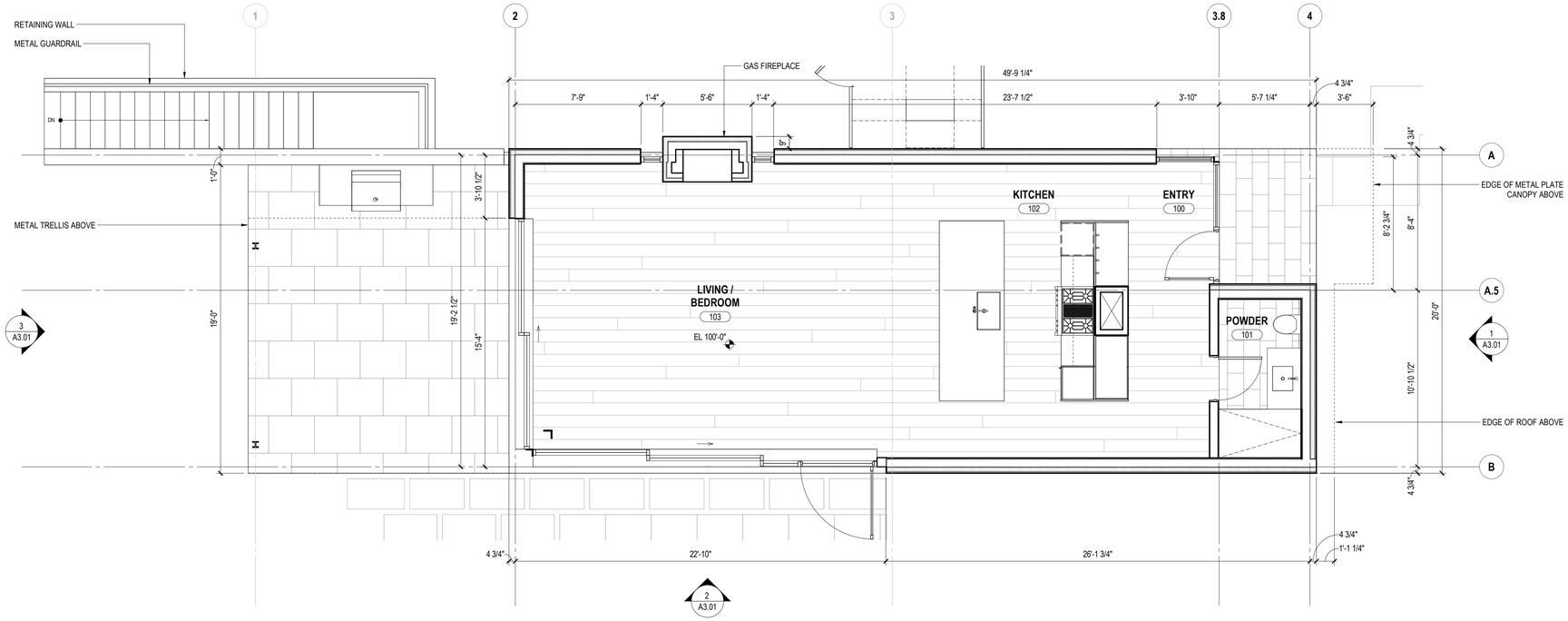
revisions:

no.: date: description:

NOT FOR CONSTRUCTION
HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET
08/16/2024

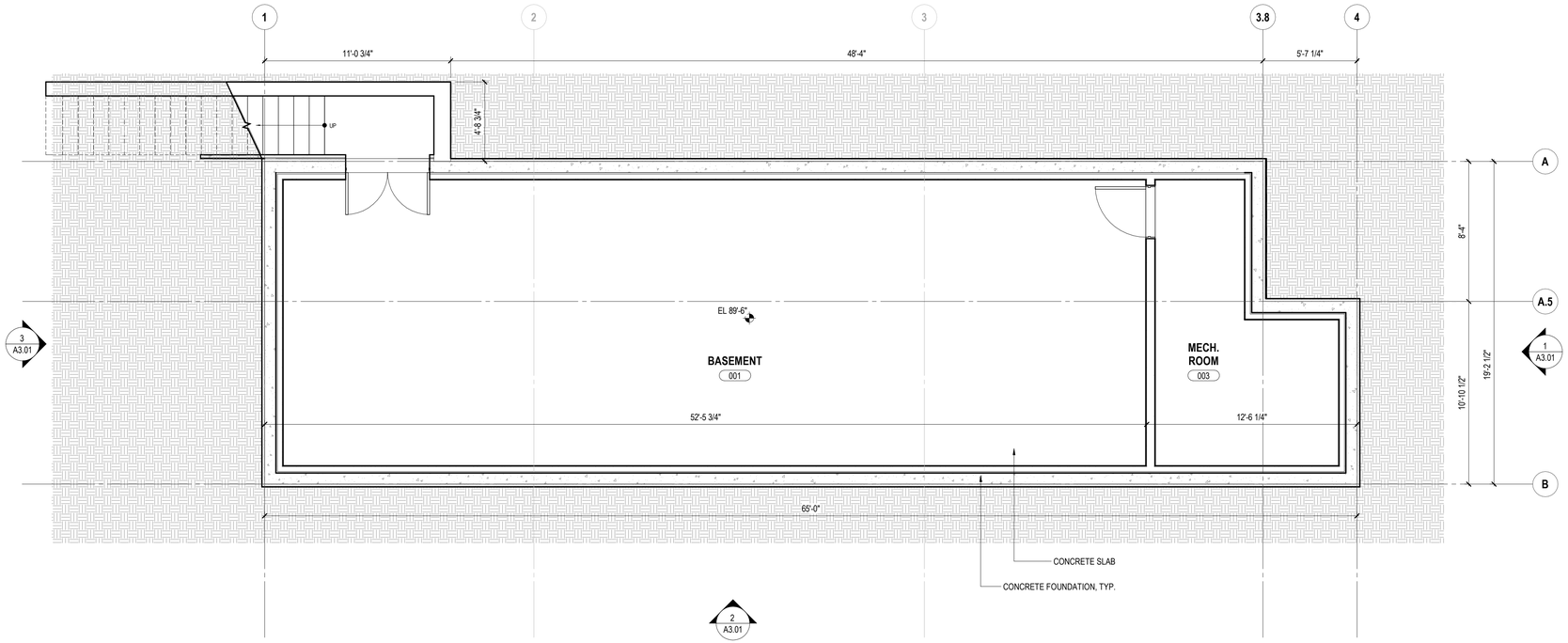
title:
LOT A AND B ADJACENCY PLAN AND ELEVATION

sheet:
A1.01



2 MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 BASEMENT PLAN

SCALE: 1/4" = 1'-0"

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect:	TK
project manager:	EW, EH
drawn by:	KT, MK
checked by:	
job no.:	23002

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION

HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET

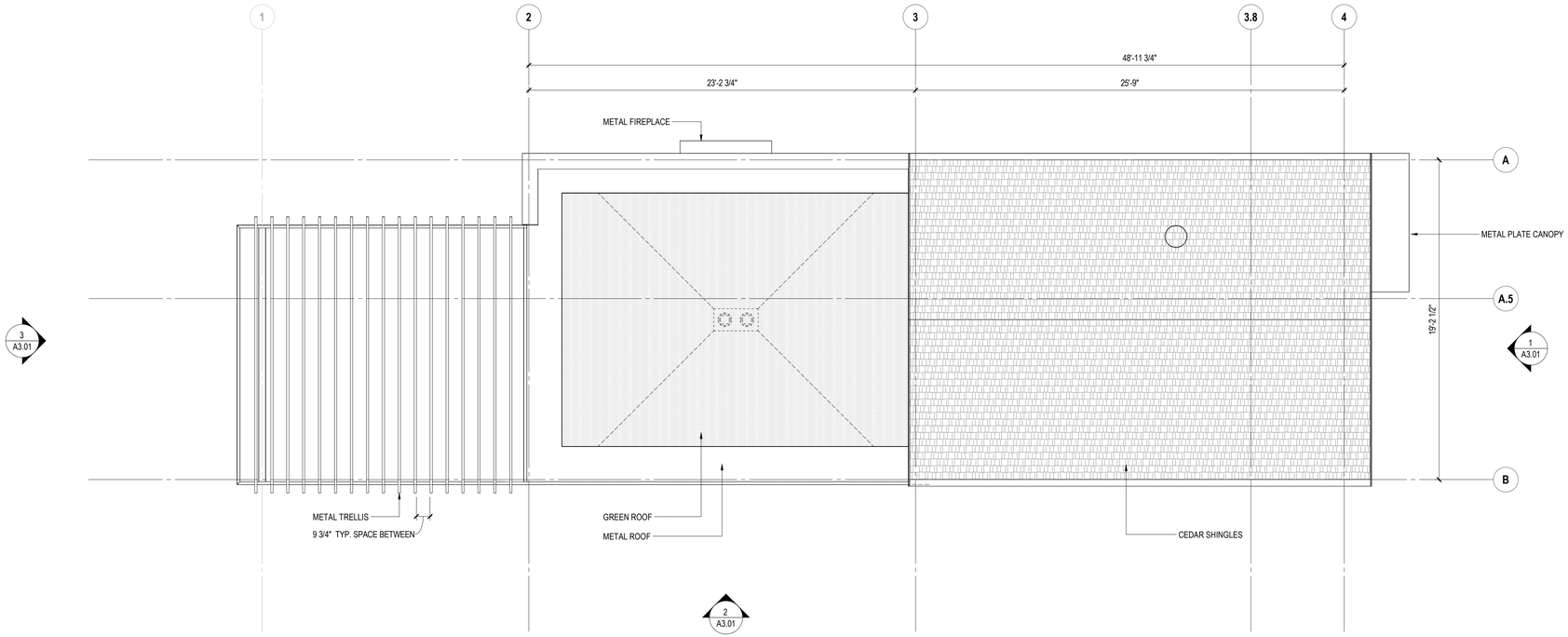
08/16/2024

title:

BASEMENT & MAIN LEVEL FLOOR PLANS

sheet:

A2.01



1 ROOF PLAN

SCALE: 1/4" = 1'-0"

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect: TK
project manager: EW, EH
drawn by: KT, MK
checked by:
job no.: 23002

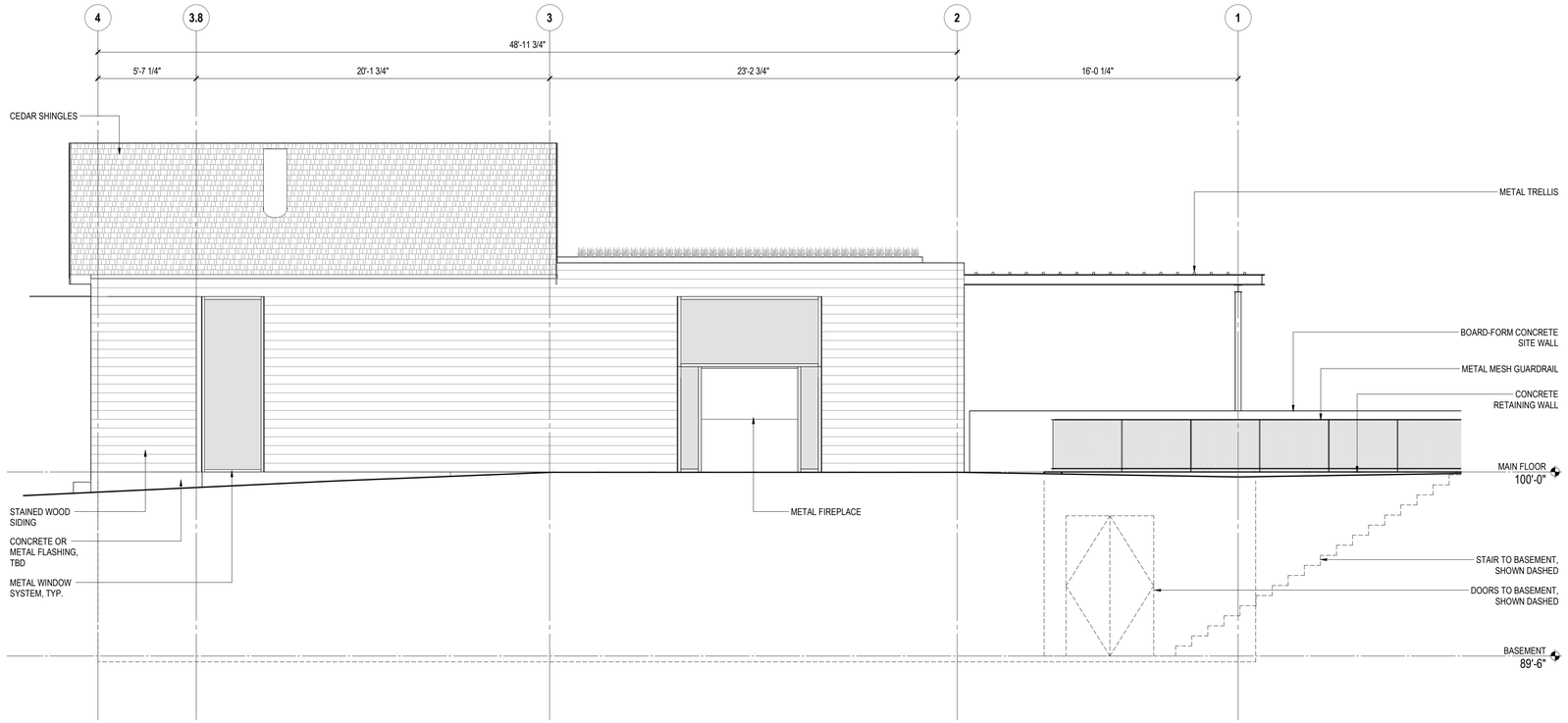
revisions:

no.: date: description:

NOT FOR CONSTRUCTION
HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET
08/16/2024

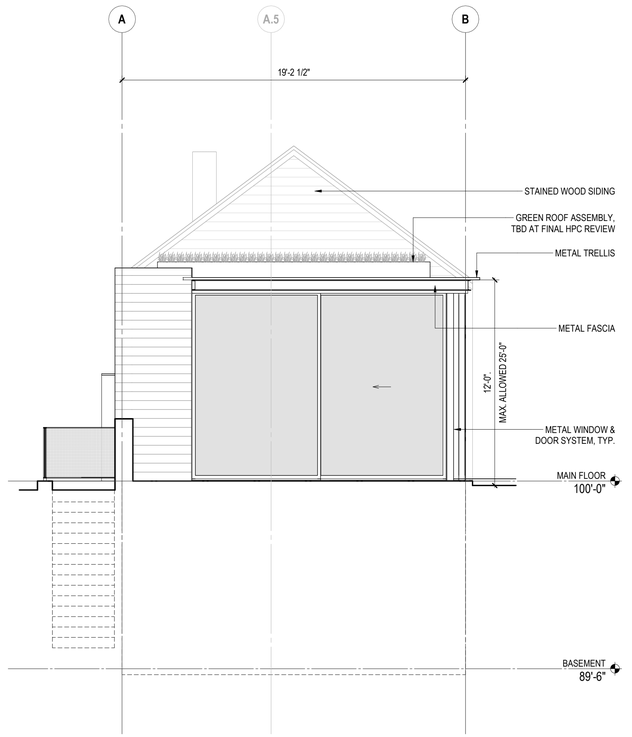
title:
ROOF PLAN

sheet:
A2.02



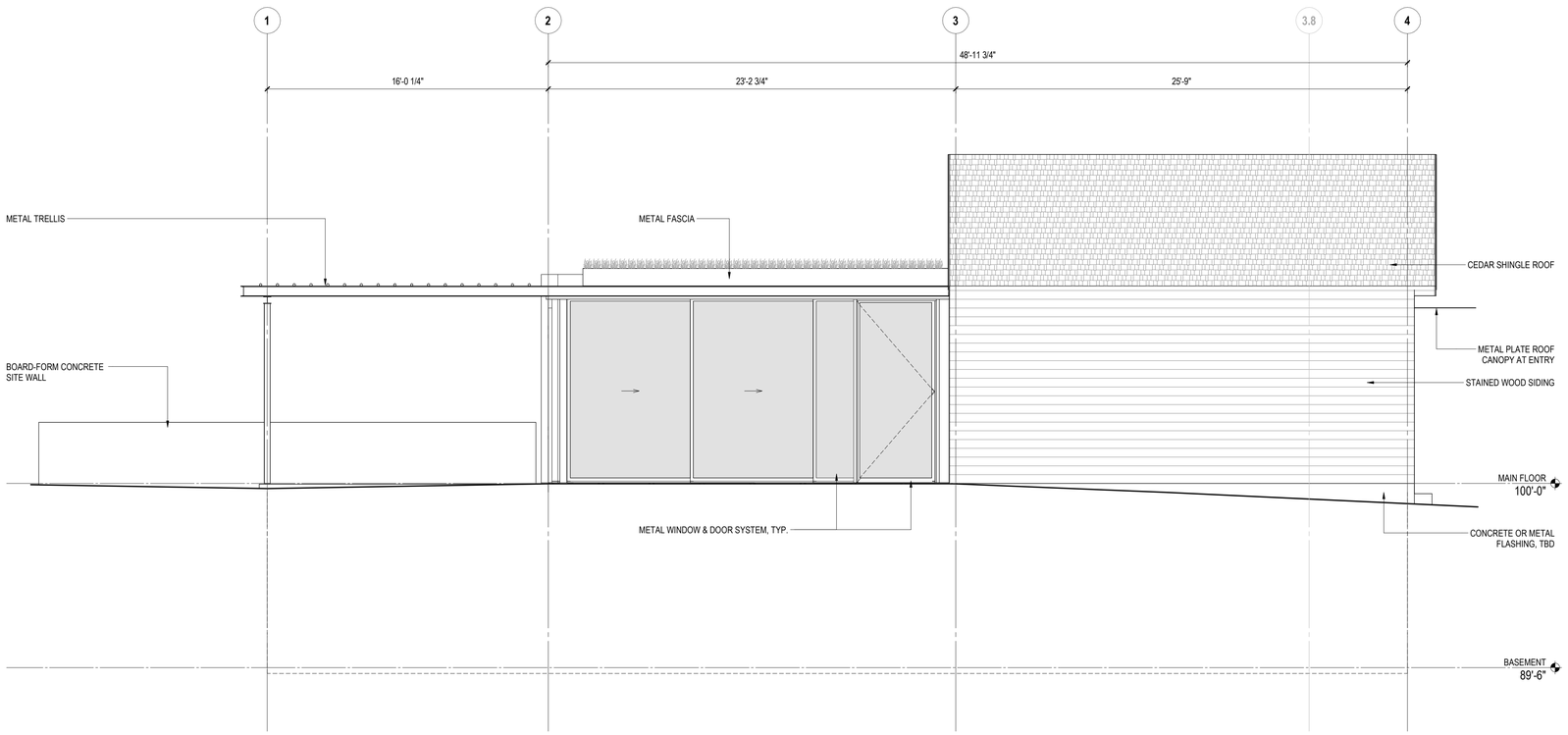
4 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



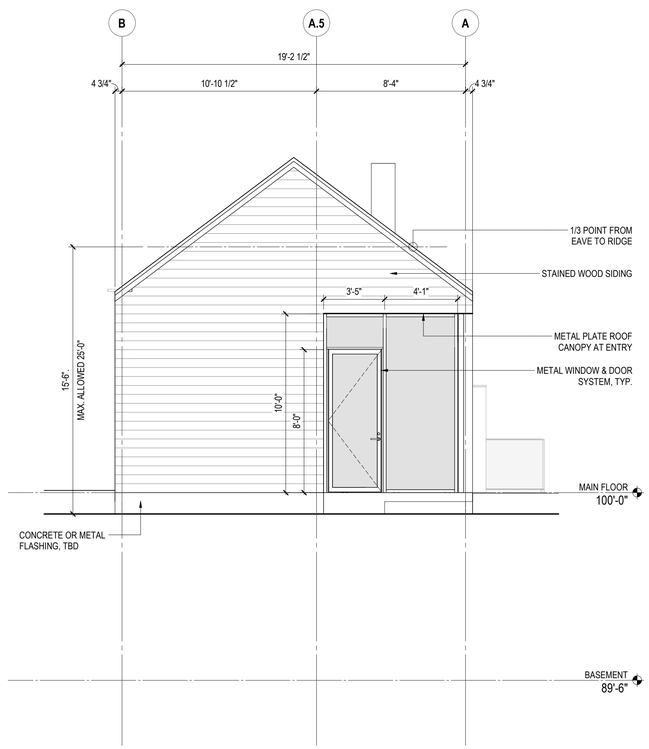
3 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
WEST END GARDEN HOUSE
337 Lake Avenue Aspen, CO 81611

stamp/seal:

principal architect:	TK
project manager:	EW, EH
drawn by:	KT, MK
checked by:	
job no.:	23002

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION

HISTORIC PRESERVATION COMMISSION CONCEPTUAL SET

08/16/2024

title:

EXTERIOR ELEVATIONS

sheet:

A3.01