

Land Use Application

City of Aspen Historic Preservation Commission

27 March 2023 Application

12 April 2023 HPC Meeting

Location: 312 W. Hyman Avenue, Aspen, CO (PID# 273512464006)

Prepared by: Jeffrey H. Woodruff, AIA, for POWDERDAYSKIING, LLC

An application for Major Development and Historic Preservation Benefits to remodel an AspenModern designated residence and provide a detached garage.

PROJECT OVERVIEW

This application is submitted on behalf of POWDERDAYSKIING LLC (the “Applicant”) for the property located at 312 W. Hyman Avenue, Aspen, Colorado, Parcel ID# 273512464006 (the “Property”). The Applicant seeks Major Development approval to remodel the existing AspenModern historically designated single-family residence, provide a detached garage, and make improvements to the landscape to enhance the visual characteristics of the historic resource.

This application is submitted in conformance with the Pre-application Conference Summary dated 23 August 2021. An initial conceptual design review was held on 26 January 2022, presented by the applicant and a representative for the applicant. The application was publicly noticed.

Final conceptual review was presented on 27 April 2022, continuing the conceptual design, with direction from the HPO and HPC on restudying the fenestration, elevations, landscaping, grading and lighting with respect to historic context and the promotion of the chalet style in Aspen. The application was publicly noticed.

Final HPC review was presented on 27 July 2022. The applicant’s response and presentation on the 27th July 2022 are in accordance with City of Aspen Historic Preservation Design Guidelines per section 26.415.070.D.3.b2 and 3 of the Municipal Code and other applicable Code Sections. The applicant’s response and presentation on the 27th July 2022 are in accordance with the adoption of HPC Resolution #6, Series of 2022 and representations made by the applicant, the applicants representatives and staff at the 27th day of April, 2022 HPC regular meeting.

The final HPC was publicly noticed on Friday, 10 June 2022. Images and notarized documentation are available for the posting and 300’ mailing. The application was presented to Council by City of Aspen staff in October 2022.

The applicant appreciates the work by the city in assessing fees appropriate to the application (trees and permit), the duration between review cycles and multiple hearings.

An updated final HPC review is set for 12 April 2023. The meeting will be publicly noticed by the applicant (300’ mailing) and the City of Aspen (newspaper).

Property Background

The Property survey for Lots P + Q Block 46 is located in the Medium-Density Residential (R-6), as per Sec. 26.710.040. Per the R-6, maximum allowable floor area is 3,240 SF for single-family residence (Allowable Floor Area for Single-Family Residence, applies to conforming and nonconforming lots of record).

The existing residence contains approximately 1,669 SF of floor area. Based on this, approximately 1,571 SF of additional floor area could potentially be added.

The existing single-family residence construction was completed in 1956 and is a representation of the “Chalet” style of architecture in Aspen. The house was constructed by Genevieve Birlauf Leininger and Julius Herman Birlauf. The Birlauf’s would arrive by rail to Aspen, their arrival noticed in the The Aspen Times and the Aspen Daily Times and the Rocky Mountain Sun in the 1950’s and 1960’s. The Aspen Times chronicled their travels to Aspen, Arkansas, Massachusetts and California. JH Birlauf on one trip traveled 5000 miles and visited 16 cities. Genevieve married Joseph Leininger, who served with the Department of Defense in Vienna through 1955.

The single family house has seen several rounds of exterior modifications by the Birlauf family, primarily consisting of fenestration modifications, new drainage additions and irrigation and water punctures to the envelope and slab.

The Property has had three owners. Genevieve sold the Property in 1986 to Jordan “Jordie” Gerberg. Jordie sold the Property to the City of Aspen at which time the Property was historically designated.

312 W. Hyman, Ord. 45 - 2006

The Property was historically designated in 2006 and the City of Aspen considers the existing residence to be an excellent example of the Chalet style of architecture which was commonly associated with early ski areas in the United States. Ordinance No. 45, Series of 2006 Designated 312 West Hyman Avenue, Lots P and Q, Block 46 City and Townsite of Aspen, Colorado to the Landmark to the Aspen Inventory of Historic Landmark and Sites and Structures

During the City’s ownership, interior remodeling has occurred, including the addition of a new kitchen on the ground floor, replacement, or repair of exterior features such as decks and patios, and a new roof and gutters added.

The former owner contracted with GZO Sheet Metal (Permit 0003.2013.ARGR) to replace tar and gravel roof with torch applied asphalt (3 layer torch down) this replaced the 1991 roof that was a Mansville built up, spec 4GNG. The work does not comply with grading and drainage. As per the City of Aspen, changed existing trim and fascia profile and gutter, 01/11/13 tear off existing deck membrane and roof, add box gutter to front of deck 0112.2012.ARGR A 14" aspen was removed in 2014, in order to install patio with pavers (assuming west patio). From City of Aspen referral comments in 2021 for other historic properties: "Snow stops will be required at all roof pitches that shed onto walking and driving paths and into emergency escape and rescue opening window wells (Ordinance 40, 2016)."

The Applicant purchased 312 West Hyman Avenue, Lots P and Q, Block 46 (Property) from the City.

Proposed Remodel, consistent with Historic Preservation Design Guidelines

The Applicant wishes to update and provide improvements to the existing residence, in order to function more appropriately and comfortably for his family. The history as a family home and the story of the construction of the residence was an important factor in the purchase of the Property and the Applicant looks forward to ensuring this Aspen Modern resource is preserved and lived in for many years to come, while further respecting the historic character of the structure and its relationship to the site and landscape.

Following are the proposed modifications to be made to the residence:

- A small two-story addition on the north façade is proposed to provide additional seating, storage, and living space; inspired by Hotel Post, remaining in the building footprint, under the existing the North and East eaves. Hotel Post features in Friedel Pfeifer's autobiography and Pfeifer credits the Austrian Chalet's influence in Aspen building design. A two story addition was approved as per the contract with the seller, and further approved at conceptual and final with HPC.
- A new deck on the northeastern corner of the residence will allow additional outdoor access.
- A new entry on the west facade, using the existing rough opening, matching the historic divided light windows (a main entry door and sidelights).
- Removal of the dropped ceiling, exposing the cold roof and providing energy updates (batt insulation, removal of the cold attic), removal of the attic vents and replacement with operable fenestration (no change in visual appearance on the North or South Facades, as the Romeo and Juliet balcony is untouched). A structural shear wall (1/2" ply to applied/installed and reduce interior habitable space) and detail at the North facade will not be visible from the exterior of the form.
- New (aluminum clad) windows are proposed to be installed at the (north) addition which will enhance thermal performance and energy efficiency and allow more light into the interior of the residence; the existing attic vent will be replaced by a wood clad unit.
- Infrared photography demonstrates the current performance of the single-pane leaky sieves; leading both the poor thermal performance and excess moisture potentially speeding up decay of the sills and building envelope. Existing South and West facing windows will be replaced with double pane IGU's, meeting current I-codes and quarter round head, sill and jamb conditions will remain unchanged (visibly unchanged, but improved energy performance.). The new IGU's are depicted in the window schedule, the include dark spacer bars and an air space (as narrow as possible), while still meeting currently adopted I-codes.
- Two narrow (new) flush-mounted skylights (~12-28" x 34-36") with operable light monitored shades (Velux, with light filtering shades to prevent vertical light pollution (no uplighting is proposed, but in order to protect dark skies, shades will be installed in deference to higher elevation neighbors). The skylights provide provide light to the upper level living space, deep in the living and kitchen areas.
- The remaining garage space on the ground level will be converted to bedrooms; habitable spaces to capture the views of Shadow Mountain; people over automobiles. Today there is one garage space and one false garage door, both spaces will be converted to habitable spaces.
- A new detached garage with roof mounted solar, energy storage and ski storage and trash enclosure will be located immediately off of the (North) alley; a permeable surface to connect the alley and the new garage;
- The client has agreed to a 5' sidewalk on the south extent of the property and/or to sign a sidewalk agreement. The applicant will work with the HPO on the details required to traverse the historic driveway, maintaining the character of the angled approach and its relationship to the structure. The HPO and applicant, as well as the City Forester and Parks, remain concerned about the tree drip zone of the blue

spruce (South of the structure), the existing historic driveway alignment and the need for a hardscape/ sidewalk- when the neighboring parcels are head-in 90 degree parking hardscape.

- Air spading in order to protect the remaining conifers on the North property line in conjunction with the City Forester and City Parks. Removal of Tree #1 (good shape) and Tree #2 (fair shape, would be removed with Tree #2).
- We nominated the blue spruce, due South of the chalet, to the Colorado Tree Coalition Champion Tree Program.
- New landscaping and outdoor gathering areas will compliment the historic resource. The landscaping will not obscure the historic resource. A new landscape entry sequence is proposed to providing way finding to the West entry (no monuments, just a movement of the postal box and a new garden path to the West of the blue spruce).
- It is not anticipated that REMP fees will be due for the remodel. Heat tape will be used for health safety at the West entry. A circular hot tub less than 64 square feet will be installed in the North East backyard, 5' from the property line (outside of the setback).
- Roof mounted solar will offset the exterior energy use. Batteries in the garage will be charged and discharged as per terms set by Tesla. A car charger will be installed in the detached garage.

The ground level will contain two habitable spaces bedrooms and the upper level one habitable space (three bedrooms total). The new addition on the north (not visible from the South or orthogonal view from West Hyman) and east façades will “tuck” under the existing eaves, be minimally visible, and blend into the chalet-style architecture. The fenestration is designed to match the existing divided light patterns, and the rough openings are consistent with the fenestration pattern of the historic resource. A new interior staircase will replace the basement like stair approach today, with a code standard rise-run and landing.

With the relocation of the garage, the existing mechanical and garage space on the ground level of the residence will be converted to bedrooms. The existing garage doors, will be maintained visually and historically. They will be converted to allow outdoor access from the two of the bedrooms on the ground level and provide for code required egress from the new bedrooms. Sliding glass doors will be placed behind the two garage doors. Therefore, the historic use pattern of vehicular access directly off of Hyman Avenue will still be recognized and appreciated by passing pedestrians.

The new detached garage located in the North East corner of the with entry off of the alley, meeting City of Aspen Residential Design Standards, will provide parking for a single vehicle. (The same as the existing use pattern). The garage will contain storage and incorporate a trash enclosure. A second off-street space will be provided via the existing south driveway (remaining permeable). The applicant will use permeable materials, such as gravel, connecting the alley to the single car garage, and in accordance with the site requirements of the City Forester.

The landscape will feature a rustic, mountain aesthetic evocative of an alpine setting. A “two-track” driveway (permeable) will be maintained and employed to recall the historic vehicular use of the front yard while also minimizing the impacts of vehicles parked in front of the historic resource. Vehicles will still be able to use the two-track for parking. A rustic steppingstone path will provide access to the front door, to the West of the current driveway and blue spruce, connecting the askew residence to the street. Garden areas employing a native alpine plant palette will provide visual interest and help ground the historic resource. A private exterior patio space will be provided in the northeastern corner of the rear yard, hidden from view from the street, to take advantage of the southern exposure and views to Shadow Mountain.

The landscaping will observe Fire Wise construction techniques, creating a defensible space to the residence, avoiding wood chips and keeping branches (working with the City Forester and City Parks) away from the residence.

Variance for side yard setback was granted at Conceptual as per Resolution #6, Series of 2022

A side yard setback variance has been granted for the detached garage as per Resolution #6, Series of 2022. The City of Aspen, Zoning in the R-6 zone district is for a combined fifteen foot setback (is the code today). The existing askew primary residence is 2.4' from the property boundary and the deck overhang is even less compliant with the current land use code. The proposed detached garage is five feet from the North, residential design standard -five foot rear setback (is met), and five feet from the West property lines (five foot side setback, but not compliant with today's land use code in the R-6 zone district). We are proposing locating the garage and trash enclosure at 3'' from the West property line. This updated variance would be also likely be supported by City of Aspen Parka and Forestry- leaving more space to the existing conifers and their drip lines.

312 West Hyman was granted a variance for the 15' combined side yard setback for the for the purpose of constructing a garage. The combined side yard set back today is 7.4'. We are requesting 5.4' (3' West, 2.4' East-existing condition for the askew chalet, as measured from the building not the overhanging deck)- for the health of the remaining conifers.

This 3'' West setback would also have the least impact on the mature conifers (#3, 4, and 5) and the utility service in the neighborhood (North Eastern part of the lot contains multiple utility connections). As per Resolution #6, Series of 2022 the proposed combined side yard setback of 7.4' was granted) for the property (for the non-conforming historic asset).

The garage location would improve sight lines for the property owner to the North and minimize any impact on the St Moritz. The St Moritz has an approximately six foot high retaining wall on the Western property line, so a single story garage with a 12.5' ridge line would minimally impact the sight lines from the hotel to the alley.

There are no changes/impact to the structure where it projects further into the East side yard (any structural work to this part of the deck etc). The East side of the deck is moving North, not East, so no further encroachment into the East setback.

The variance request is consistent with 26.415.110 - Benefits: (2)

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

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

Amendment to the Variance for side yard setback granted Conceptual as per Resolution #6, Series of 2022

We have been granted in Resolutions 6 and 11 of 2022 a side yard set back variance. The house is at 2.4' from the East Property line. The garage was proposed to be 5' from the West property line. For a combined side yard set back of 7.4'.

Given the new, plumb concrete retaining wall (at the St Moritz) is 2' from the West property line, is there room to move the garage 2' West, leaving the Chalet detached garage at 3' from the property line? Thus increasing the distance between the house and detached garage, improving the light and air to the back yard. (This still leaves 5' between the St Moritz wall and the Chalet garage).

Our variance would then be for 5.4' combined, rather than 7.4' combined as granted in Resolution #6, Series of 2022. The current resolutions recorded two separate values for the combined side yard set back, but our assumption was for the current layout to support the garage 5' from the West property line. The amendment to the variance would then be for a combined 5.4' combined side yard setback.

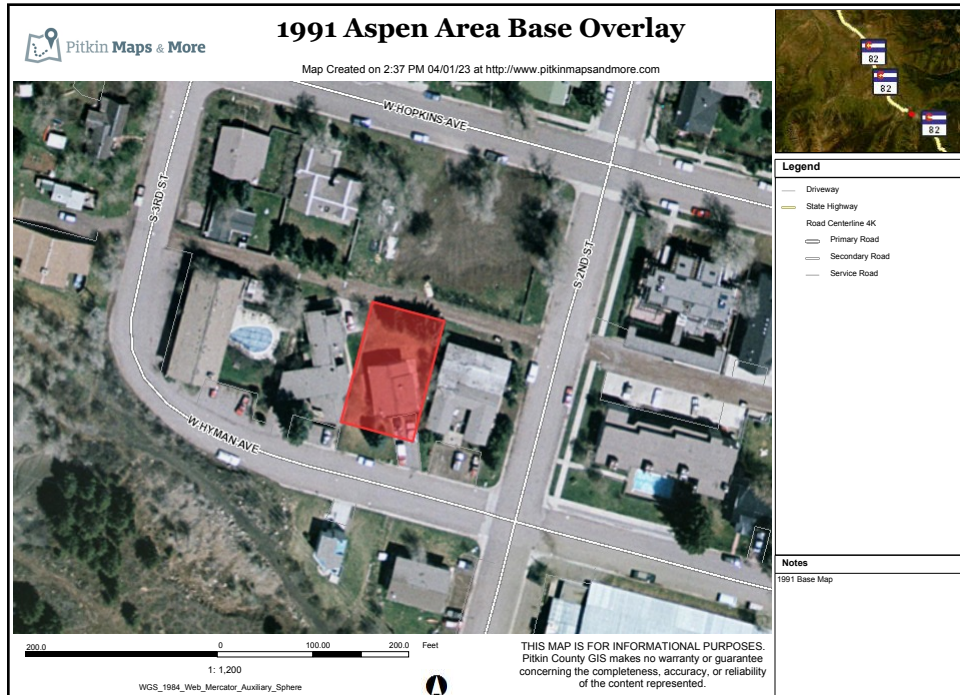
Difference to the St Mortitz? The single story gabled garage, whether at 5' from the property line or 3' from the property line would have limited impact on the St Moritz, given the grade change between the Chalet plumb concrete rationing wall (@2' from the West property boundary) and the St Moritz property.

Second encroachment not identified on the conditions of the sale, but on the survey

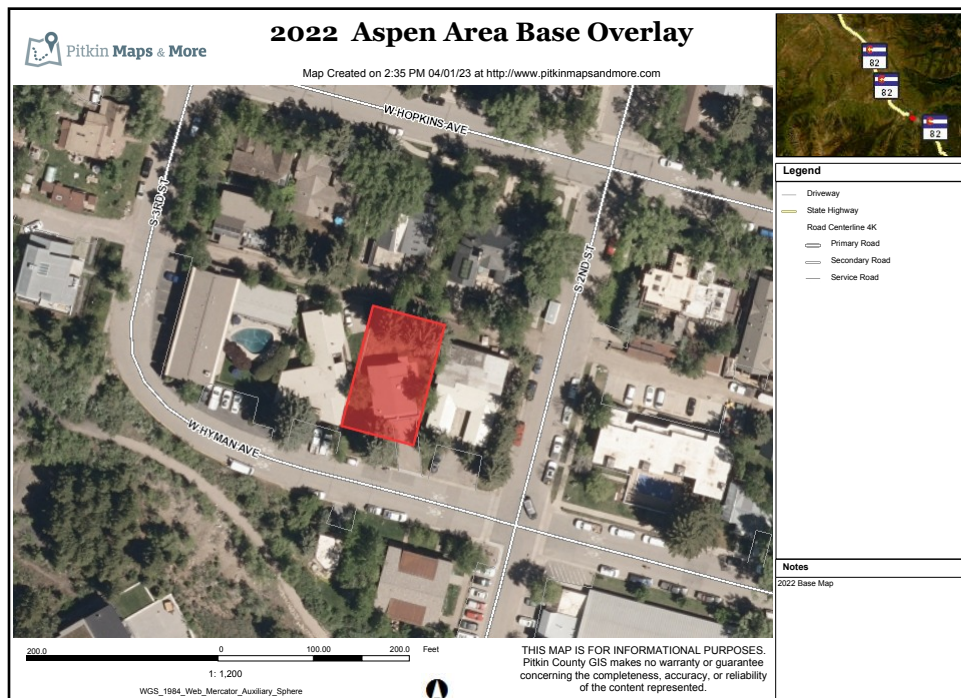
The encroachment of the retaining wall to the West was identified in the sellers real estate contract and it has been rectified by the owner of the St Moritz.

There is another encroachment by 312 West Hyman to 300 West Hyman. A "triangle" in the South West corner of the Swiss Chalet/Kitzbuhel Partnership. The encroachment into 300 West Hyman has existed prior to 1991 as per Pitkin Maps and the Aspen Base map. The owner and owner's representative of 312 West Hyman have reached out

to the owners of 300 West Hyman to identify and reach a mutually agreeable solution. The encroachment onto 300 West Hyman is 29.75 sq ft. (The area including the ROW is 172 sq ft - 29.75, so 142.25 is in the right of way)



1991 Encroachment to the East, > 18 Years.



2022 Existing Conditions

Referral Comments and working with city departments

The applicant and their representatives have worked with the City of Aspen departments and addressed referral comments through the application. The applicant appreciates the calls and site visits and cooperation with the city departments.

Engineering (Wyatt Young)

Specifically, the applicant has agreed to install a floating sidewalk (city detail) if requested on West Hyman. Currently the neighboring parcels to the East and West feature head-in parking

The access to the chalet primary parking is off of the alley. A (second) guest spot is available in the existing historic (non conforming) driveway pattern.

Parks Department and Forestry (David Radeck and David Coon)

Tree protection zones will be established. Air spading will be conducted as required, pre-construction.

Limbing up and soil treatments for the health and preservation of the picea pungens.

Removal of Trees #1, and consequently #2, through extensive consultation and on site meetings with the landscape architect, City of Aspen Parks and Forestry.

Zoning Department (Sophie Varga)

With the HPC Final application the Z sheets (with square footage, demolition calculations and site coverage) have been updated to reflect the addition to the North of the existing structure and a detached garage in the North West corner of the 6000 SF property.

The setbacks and variances (non conforming historic structure) are shown on the architectural site plan.

The hot tub is in conformance with the side-yard setback on the main level.

The existing building and deck are non-conforming conditions and a variance has been granted for the historic property as per HPC Resolution #6 2022.

A single car garage off of the alley is proposed and a second head in space, similar to circulation on the parcels to the East and West is available to guests of the chalet.

Existing and proposed plans and existing and proposed elevations are in the HPC Final and Permit set.

Exterior lighting is proposed for health safety at all egress as per current I-codes. The cut sheets for the lamps and luminaires are in the architectural electric sheets and meet current and proposed exterior lighting requirements. All luminaires will be installed using current wall penetrations.

Building Department (Bonnie Muhigirwa)

A single wythe masonry wall is scheduled for the Western wall of the garage. The garage is adjacent to the St Moritz ~6' high concrete retaining wall (not an adjacent building, the St Moritz concrete retaining wall is 2' West of the property line). The Garage Exterior Wall assembly will meet or exceed current I-codes for 1-hour fire-resistance; Section 302 Fire Resistant Construction, R302.1 Exterior Walls. The detached garage is greater than ten (10) feet from the residence/chalet.

The hot tub is at grade and meets the COA spa safety railing requirements.

Deferred maintenance plan for 312 W Hyman

1. Installation of gutters on East gables. Remove and install with blocking at fascia, structurally sound installation. Drain to existing dry well.
 1. Today the (East) brown decorative fascia has a brown gutter in ~K style on the East decorative fascia and should be replaced by a simpler profile, not detracting from the decorative fascia.
 2. Existing conditions:” The decorative fascia is not covered by the current East gutters. The former owner installed gutters without accounting for the run off from the west side of the site and did not file a construction management plan; so the water is imperiling the fascia, the structure and not handled onsite as per City Engineering. The installed gutters on the east side of the building threaten the decorative fascia. The existing gutters should be removed, installed with Box Style A1 to match the decorative trim and blocking should be added, toe nailed to the rafters, painted to match and guarddog 2” (or sim.) screws should used to install the new gutters (piercing the decorative trim and the newly installed blocking)
2. Installation of new gutters on West gables. Installation of snow guards at entries. Addition of blocking at fascia. Code requirements are not currently met:
 1. Section R910 Snow shed design. Roofs shall be designed so that they do not shed ice and snow onto adjoining properties or potentially occupied areas such as a walkway, stairway, alley, deck, pedestrian and vehicular exit from buildings or areas where there is potential for personal injury or property damage and areas directly above or in front of gas utility or electric utility meters.
 2. Section 1513 Snow shed design. Roofs shall be designed so that they do not shed ice and snow onto adjacent properties and potentially occupied areas such as a walkway, stairway, alley, deck, pedestrian and vehicular exit from buildings or areas where there is potential for personal injury or property damage and areas directly above or in front of gas utility or electric utility meters.
 3. 1504.6.1 Gutter securement for low-slope roofs. Gutters that are used to secure the perimeter edge of the roof membrane on low-slope (less than 2:12 slope) built-up, modified bitumen, and single-ply roofs, shall be designed, constructed and installed to resist wind loads in accordance with Section 1609 and shall be tested in accordance with Test Methods G-1 and G-2 of SPRI GT-1.
 4. Style of Gutter: Box Style A1, 24 Gage Galvalume, Box Downspout, downspout straps and Elbow in 3” x 4” in 24 Gage Galvalume, color to match decorative trim. (As per Historic Guidelines: 7.10 *Design gutters so their visibility on the structure is minimized to the extent possible. Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building. The material used for the gutters should be in character with the style of the building.*)
 5. Gutters, Box Style A measure 3” deep/high and 4” wide (minimum as per mfr.) West: The interior measurement of the fascia on the West is 10 1/4” deep/high. East: The east gutters will not cover the decorative fascia, which appear narrower at ~8” deep. The east gutters, as currently installed do not cover the decorative fascia, but are a building and health and safety concern (all hardware daylight, shiners, typ).
 1. The above meets both City of Aspen Engineering requirements and Historic Preservation Guidelines-
Gutters, Downspouts, Snowstops, and Snow Fences
Gutters and downspouts are used to divert water away from a structure. Without this drainage system, water may splash off the roof onto exterior walls and run along the foundation of the building. Snowstops and snow fences are used to protect inhabitants and the building from the sudden snow avalanches that rip off architectural details and can cause serious injury. Gutters can be seen in some 19th century photos of historic buildings and are more common on AspenModern structures. Overall, the visual impact of these functional elements should be minimized.
3. Excavation and installation of dry well (new) to capture and release West gable run-off and garage run-off. As per updated civil grading and drainage.
4. Seal and repair slab at garage and boiler room. Removal of outmoded boiler flu. Repair and or reuse roof penetrations.
5. Radon is present, but slab penetrations remain today. Install new radon system over sealed slab. Integrate Radon system into building, rather than additive exterior solution.

6. Repair and replace (flu) chimney flue, masonry, waterproofing, cap and code compliant exhaust.
7. Insect proofing of existing attic vents, temporary. Remove.
8. Repair stucco at South West corner for multiple penetrations by existing boiler room.
9. Replace waster line and water line (assume deteriorated), when excavating for North addition.
10. Care and maintenance and fire wise treatment (limb up and water saving measures) of South blue spruce. Nominated *Picea pungens* for State Champion Tree.
11. Increase electrical service from City of Aspen commensurate with reduction in outmoded gas service and whole house electrification, on site energy production and storage.

Application meets the conditions of approval, as per Resolution #11 of 2022

Précis: All drawings have been updated as of 11 March 2023 to reflect the conditions of the resolution. All drawings are in a combined PDF:

1. To provide Drainage and Utility Plans with details and the final location of the proposed drain basins, to not conflict with any of the trees propose to maintain, that the drainage design is compliant, and other utilities for review and approval by staff and monitor prior to building permit submittal.
An updated civil grading and drainage plan stamped on 03.10.2023 has been provided.
See C.001 through C.013
2. To provide Roof Plan with detailed location of gutters, downspouts, snow clips, vents, mechanical, and all roof penetrations, etc. for review and approval by staff and monitor prior to building permit submittal.
An updated roof plan has been provided by the Structural Engineer as of 03.09.2023. See S1.2 Updated Structural Roof Plan, See A105 Roof Plan Proposed , See A108 Roof Plan Existing. The roof plan reflects the 02/21/2023 meeting with HPO/Staff. Two skylights are shown, as per the original conceptual meeting and feedback from the HPO/Planning Director.
3. To provide a detailed Preservation Plan including documentation of existing conditions and investigation of historic materials for review and approval by staff and monitor prior to building permit submittal.
In addition to the prior submitted historic preservation plan, modeled on HABS, we have provided side-by-side elevations and roof plans showing current and approved. See A220 Elevations Preservation Plan.
4. To provide drawings of the chimney for review and approval by staff and monitor prior to building permit submittal . Specify final location, height, and all other details related to the chimney, etc.
An updated roof plan has been provided. Updated structural has been provided. No change in “visibility” of chimney, just removing cracked, leaky existing chimney. New stucco to match existing building.
An updated roof plan has been provided. See S1.2 Updated Structural Roof Plan, See A105 Roof Plan Proposed , See A108 Roof Plan Existing.
5. To provide shading at all skylight locations.
Specified V-lux with shades. See A601 for Velux with Electric Shades. Included cut sheets for downlight/IC rated cans. No interior uplighting specified.
6. To provide details on the garage overhangs and window elements for review and approval by staff and monitor prior to building permit submittal .
See A105 for existing and proposed. As per preservation plan and elevations. Utilize existing shutters, typ. Existing windows- As per staff, installing double pane glass of the thinnest dimension, with a dark spacer; the applicant continues: to match existing RO, new windows to match head, sill and jamb thickness, as nearly as possible. We will use the current wood frames and replace the glass with double pane IGU’s (low-e coating and U-value to meet 2021 ICC).
New windows- New windows to meet currently adopted I-codes. Re: North addition, all windows are Loewen low-e double pane with dark frame to match existing quarter round frames.
See schedule, which outlines preservation plan for existing quarter round windows and North addition.

7. To provide information for all new window layouts and proportions to be reviewed for context and consistency with the existing windows on the main residence and approval by staff and monitor prior to building permit submittal.

As per HPC See A200 and A201. See sheets H1, H2 and H3 for consistency with existing, April 2022 proposed and April 2023 review for context and consistency.

New house all electric, so an improved envelope will be permitted for the walls, new insulated (not cold attic) roof and window assemblies. Our assemblies are in accordance with I-Codes (2021 as per this application), for the airtightness of the envelope and health of the occupants.

The envelope from the 1950's is not in accordance with currently adopted building code. In our work on historic remodels we perform a blower door test before construction, a manual-J calculation to size loads and a blower door test either post envelope work or post construction. Our emphasis in the remodel is to improve the ACH from a leaky 1950's envelope (interior back to the studs and ceiling cavity with new blown in insulation) and improve the thermal comfort for the occupants.

8. The proposed combined side yard setback variance of 7.5' is granted for the property for the non-conforming historic asset.

See above for a new variance request, given the new plumb concrete retaining wall 2' from the St Moritz (East) property line.

9. Final material selection will be approved via staff and monitor.

See A700 Exterior Materials. Client to repoint and repaint (colors to be determined during staff and monitor / construction administration. Full treatment detailed in presentation plan.

10. Add a 24" maintenance edge at the border of the resource.

We received a request from staff for a 12" maintenance edge, which was doubled to 24" at the July 2023 HPC Final review. We will comply with the more stringent of requirements in order to protect and preserve the historic resource as per Historic Guidelines.

11. Review and approval of the details for the final fence design by staff and monitor.

See L2.001 and L2.002

Floor Area

The proposed additions represent a very small amount of additional floor area. The garage contains a total of 308 SF, which is exempt as per the Sale to the current owner. In the contract of sale, an approval of 434 bonus square footage was awarded.. Utilizing the garage exemptions for a detached garage located off of alley, ZERO SF of the garage will contribute to floor area.

The additions to the north will add square footage as per the Zoning Sheets. 1070 SF remain unbuilt as per the R6 zone district.

The new proposed decks, with the existing deck space included, represent 311 + 32 (new deck to the North East) for a total of 344 SF which is less than the 15% of maximum floor area allowed exempt from floor area (486 SF = 3,240 * .15).

Planning a Preservation Project

The Applicant appreciates the efforts to date by the Historic Preservation Commission and the City of Aspen departments in connection with the proposed remodel and protection and preservation of this Aspen Historic resource.

Summary

The owner is responsible for both the benefits accrued to the historic character of the resource and its beautiful setting. The owner wishes to improve the artifacts in need of restoration and enhance the character and livability of the historic resource.