

Land Use Application

City of Aspen Historic Preservation Commission

23 March 2022

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

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. A hearing is scheduled for 23 March 2022, continuing the conceptual design, with direction from the HPO and HPC on restudying the fenestration and elevations, with respect to historic context and the promotion of the chalet style in Aspen.

Property Background

The Property survey for Lots P + Q Block 46 at 5,976+- SF and 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. 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. 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.

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.

Ord 45- 2006 Designated Landmark for 312 West Hyman.

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 Applicant purchased the historic resource (Property) from the City.

Proposed Remodel

The Applicant wishes to update and provide improvements to the existing residence so that the space will 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 particular AspenModern resource is preserved and lived in for many years to come.

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 eave. Hotel Post features in Friedel Pfeifer’s autobiography and the Austrian Chalet’s influence in Aspen).
- A new wrap-around 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 hoppers (no change in visual appearance on the North or South Facades, as the Romeo and Juliet balcony is untouched).
- New windows are proposed to be installed throughout the residence which will enhance thermal performance and energy efficiency and allow more light into the interior of the residence; Infrared photography demonstrates the current performance of the single-pane sieves

- New flush-mounted skylights will be added to the roof to provide light to the upper level living space;
- 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.
- 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; and
- New landscaping and outdoor gathering areas will be provided to compliment the historic resource.
- The client has agreed to a 5' sidewalk on the south extent of the property. The applicant will work with the HPO on the details required to traverse the historic driveway and railroad ties. Working with the City Forester, a sidewalk or floating sidewalk will be weighed against the needs of the blue spruce. (The applicant prefers to install a sidewalk at the same time as the remodel to the historic chalet, rather than accept a sidewalk agreement. (It is the strong preference and advice from Engineering to construct the sidewalk as part of the chalet remodel).

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 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, but their size is scale is of today. 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. Therefore, the historic use pattern of vehicular access directly off of Hyman Avenue will still be recognized and appreciated by passing pedestrians. Sliding doors will be placed behind the garage doors, concealing modernity and thermal comfort.

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 garage will contain storage and incorporate a trash enclosure. The applicant has committed to zero exterior energy use for snow melting driveways. 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 applicant and their representatives are continuing to speak with the Parks Department and the City Forester with respect to the garage entry off of the alley and protecting the city’s forest assets, drainage patterns and groundwater.

A side yard setback variance has been requested for the detached garage. (With City of Aspen, Zoning) In the R-6 zone district, a combined fifteen foot setback is 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 applicant is looking to locate the detached garage five feet from the North (five foot rear setback) and five feet from the West property lines (five foot side setback, but not compliant with today’s land use code for R-6). 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 retaining wall on the Western property line, so a single story garage with a 12.5' ridge line would marginally impact the sight lines from the hotel).

So variances requested:

Variance for 5' West side yard setback where 10' setback is required for the purpose of constructing a garage.

Variance for 10' combined side yard setback where 15' is required for the for the purpose of constructing a garage.

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 landscape will feature a rustic, mountain aesthetic evocative of an alpine setting. “Tire tracks” will be 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 tire tracks for parking. A rustic steppingstone path will provide access to the front door, 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 Aspen Mountain.

The landscaping will observe Fire Wise construction techniques, creating a defensible space to the residence, avoiding wood chips and keeping branches away from the residence.

Floor Area and Potential for Transferable Development Right Creation

The proposed additions represent a very small amount of additional floor area. The garage contains a total of 308 SF. Utilizing garage exemptions for garages located off of alleys, 29 SF of the garage will contribute to floor area. The two additions to the north and east façades will add square footage as per the Zoning Sheets, 48 square feet to the north on the main floor and 64 feet on the second level, and 39 to the east on the main floor.

The new proposed decks, with the existing deck space included, represent 311 + 52 (new deck to the North East) for a total of 363 SF which is less than the 15% of maximum floor area allowed exempt from floor area (486 SF = 3,240 * .15).

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