

To: The Historic Preservation Officer, City of Aspen, Colorado
From: Cloud Hill Design, LLC, Snowmass Colorado
Subject: Historic Preservation Plan for 312 West Hyman
Prepared 9 June 2022, revised 7 July 2022

This preservation plan for 312 West Hyman draws from the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Standards

Standard I. Documentation Shall Adequately Explicate and Illustrate What is Significant or Valuable About the Historic Building, Site, Structure or Object Being Documented.

The historic significance of the building, site, structure or object identified in the evaluation process should be conveyed by the drawings, photographs and other materials that comprise documentation. The historical, architectural, engineering or cultural values of the property together with the purpose of the documentation activity determine the level and methods of documentation.

a. Documentation Level I;

(1) Drawings: a full set of measured drawings depicting existing or historic conditions.

The application contains existing (as-built drawings) as well as proposed North and East Additions. The South and West Facades are largely maintained and unchanged. The architectural drawings full depict existing conditions. The drawings are on 24" x 36", available digitally and can be reproduced on mylar. The existing conditions depict the building, the relationship to the site, the significant site features (natural- blue spruce and man made- askew building and driveway and real and faux garage and south facing deck).

(2) Photographs: photographs with large-format negatives of exterior and interior views; photocopies with large-format negatives of select existing drawings or historic views where available.

The application contains large format photographs taken of the existing conditions, both interior and exterior views. In addition to large format digital photographs, the application contains drone images taken of the site and neighborhood context. Given the buildings skewed position to the site and the considerations of the historical significance of the driveway and garage relationship, the historical curb cut, the non-orthogonal siting of the chalet, the relationship with Shadow Mountain and the relationship to the neighboring St Moritz, the application includes high-resolution exterior photographs and drone images. Existing and historical photographs were submitted with the original application to HPC and the City Council.

(3) Written data: History and description.

b. Documentation Level II;

The historic significance of the structure was told to the HPO. Construction of the house at 312 W. Hyman began in 1954 and was completed in 1956. A history of how the house came to be built, according to the original owner/builder, Genevieve Birlauf Leininger was submitted by letter to the Aspen Community Development Department, October 2006. Further, The Aspen Times and The Aspen Daily Times chronicles the travels of the Birlauf's and their personal engagements in the mid-1950's. A valise in the attic

demonstrates the voyage of the Birlauf's from Europe to Colorado. The ephemera (boat voyage tag) was submitted to History Colorado.

Standard II. Quality/Documentation Shall be Prepared Accurately From Reliable Sources With Limitations Clearly Stated to Permit Independent Verification of the Information.

The purpose of documentation is to preserve an accurate record of historic properties that can be used in research and other preservation activities. To serve these purposes, the documentation must include information that permits assessment of its reliability.

1. Documentation-measured drawings, photographs, histories, inventory cards or other media that depict historic buildings, sites, structures or objects.

The existing site survey was conducted in coordination with the purchase by the current chalet owner. It accurately depicts the building to site and driveway relationships along with the significant natural site features (blue spruce in the south yard and conifers on the rear property line). Reliable source: licensed surveyed and licensed civil engineer (existing and proposed site grading and drainage).

Field Photography-photography other than large-format photography, intended for the purpose of producing documentation, usually 35mm.

The applicant (current chalet owner) filmed existing conditions using high resolution digital photography and aerial photography.

Field Records-notes of measurements taken, field photographs and other recorded information intended for the purpose of producing documentation.

The applicant field measured all existing fenestration and operable openings. The purpose of recording all head, sill and jamb condition as well as operation of each opening is to, in the event of a full replacement of the fenestration- with the goal of bringing the chalet up to current energy codes and reducing the air exchangers per hour (ach).

2. Criteria: For all levels of documentation, the following quality standards shall be met:

b. Large format photographs: Large format photographs shall clearly depict the appearance of the property and areas of significance of the recorded building, site, structure or object. Each view shall be perspective-corrected and fully captioned.

The applicant will annotate the high resolution interior, exterior and aerial images in order to provide a visual image of the current state of the chalet.

c. Written history: Written history and description for Documentation Levels I and secondary sources may provide adequate information; if not, primary research will be necessary. A frank assessment of the reliability and limitations of sources shall be included. Within the written history, statements shall be footnoted as to their sources, where appropriate. The written data shall include a methodology section specifying name of researcher, date of research, sources searched, and limitations of the project.

As per above.

Standard III. Documentation Shall be Prepared on Materials That are Readily Reproducible, Durable and in Standard Sizes.

The size and quality of documentation materials are important factors in the preservation of information for future use. Selection of materials should be based on the length of time expected for storage, the anticipated frequency of use and a size convenient for storage

Measured Drawings:

a. Readily Reproducible: Ink on translucent material. Durable: Ink on archivally stable materials. Standard Sizes: Two sizes: 19 X 24" or 24 X 36".

The applicant will make available both digitally (images and other digitally accepted formats) and on mylar (if required/requested) 24 x 36" drawings

b. Large Format Photographs:

Readily Reproducible: Prints shall accompany all negatives.

Durable: Photography must be archivally processed and stored. Negatives are required on safety film only. Resin-coated paper is not accepted. Color photography is not acceptable.

Standard Sizes: Three sizes: 4 X 5", 5 X 7", 8 X 10".

The existing conditions of the chalet and site were captured digitally via large format digital (~15-20 megapixel) images and drone (high resolution aerial photography). The appliance will catalogue and submit the images to the Historic Preservation Officer in digital file formats.

c. Written History and Description:

Readily Reproducible: Clean copy for xeroxing. Durable: Archival bond required.

Standard Sizes: 8 1/2 X 11".

As above. The historic significance of the structure was told to the HPO

Construction of the house at 312 W. Hyman began in 1954 and was completed in 1956. A history of how the house came to be built, according to the original owner/builder, Genevieve Birlauf Leininger was submitted by letter to the Aspen Community Development Department, October 2006. Further, The Aspen Times and The Aspen Daily Times chronicles the travels of the Birlauf's and their personal engagements in the mid-1950's. A valise in the attic demonstrates the voyage of the Birlauf's from Europe to Colorado. The ephemera (boat voyage tag) was submitted to History Colorado. Further written documentation is available from Aspen Modern and will not be duplicated in this document.

d. Field Records:

Readily Reproducible: Field notebooks may be xeroxed. Photo identification sheet will accompany 35 mm negatives and contact sheets.

Durable: No requirement

Standard Sizes: Only requirement is that they can be made to fit into a 9 1/2 X 12" archival folding file.

Does not apply, there is no evidence that the chalet was built using field notebooks or plans.

The historic record of the design and construction is available from Aspen Modern.

Standard IV. Documentation Shall be Clearly and Concisely Produced.

In order for documentation to be useful for future research, written materials must be legible and understandable, and graphic materials must contain scale information and location references.

Where a preservation planning process is in use, architectural and engineering documentation, like other treatment activities, are undertaken to achieve the goals identified by the preservation planning process. Documentation is deliberately selected as a treatment for

properties evaluated as a significant, and the development of the documentation program for a property follows from the planning objectives.

The applicants property, 312 W Hyman, is typical of the Chalet Style found in Aspen. The following is a list of significant architectural features identified in the historic preservation review and how they will be maintained

1. *Site plan significant features*
 1. *Primary Structure at an angle to the site (not orthogonal to the lot)*
 2. *Vehicular approach to the structure is orthogonal to the structure*
 3. *A significant blue spruce in the West Hyman front yard*
2. *Significant building features*
 1. *A building canted to the site, in order to capture Shadow Mountain views*
 2. *One garage door for vehicular access*
 3. *One garage door that is faux*
 4. *A second floor deck and cantilevered overhang*
3. *Secondary significant architectural features*
 1. *Decorative trim, fascia and bargeboard (with missing drops/filial relief)*
 2. *Decorative porch rail*
 3. *Decorative Shutters (negative relief similar to the porch rail)*
 4. *Small fenestration, horizontal in nature. Oversized single pane openings with no divided light for views.*
 5. *Planter/Window boxes, both affixed (West and South) and imbedded (South)*
 6. *False balcony at ridge (South) covering the attic vent*
4. *Significant material features*
 1. *The building features a black asphalt rolled roof*
 2. *The building features plastic/wood/synthetic decking and exterior treads and risers*
 3. *The building is stucco clad CMU*
 4. *The building is lapped wood siding*
 5. *None of the colors appear original*
 6. *There are solid cores with decorative relief*
 7. *The existing hearth has a family crest embedded*
5. *Significant engineering features*
 1. *A cold roof*
 2. *Stucco clad CMU 1st level*
 3. *Wood clad, stick frame construction 2nd level*
 4. *There are holes in the slab from installation of water/irrigation service. There is radon present and holes in the slab.*
 5. *The drop ceiling is creatively hung from second floor to roof framing*
 6. *There are deep overhangs on all sides of the roof, with exposed rafters and ridge beams*
 7. *The addition will not expand the existing roof, but work under the existing eave and extend to the North and East, keeping the original bargeboard.*
 8. *There is a drywall South of the chalet, in the driveway, approximately 4' x 12-16' deep. There is site water collected in the South from the East gable (gutters and downspouts).*
6. *Preservation plan*
 1. *Replace missing design elements. Missing drops/filial relief (on the South Elevation)*
 2. *Choose the porch elements and reproduce consistently (there appears a few designs for the positive/negative railings on the same elevation)*

3. *Utilize existing shutters on the North and East elevation additions (store and reattach to new fenestration).*
 4. *Save the wood from the expansion of the North and East facades to replace rotten boards. (Construction and demolition waste management plan to consider preservation and reuse plan).*
 5. *Update the upper and lower paint colors to match original tone. Consult with Aspen HPO to update the historic palette.*
 6. *The existing boards in many areas show significant layering of paint coats, bubbling (either a moisture exterior or interior issue with the envelope, as the paint is acting as a weather barrier). An envelope specialist can be utilized to understand the deterioration of the boards. Alternatively, when painting the boards can be sanded to the wood, spot primed and then painted. The current paint layering has rendered many of the operable windows fixed.*
 7. *Remove the garage (real and faux) and affix as per elevations. Garage doors to operate as shutters, rather than real and fake garage doors, the shutters must be operable and non-locking from the interior (habitable space) with new glass doors to operate as bedroom egress.*
 8. *The multitude of wall and roof penetrations will be simplified*
 1. *There are roughly one dozen wall penetrations in the existing hot water and irrigation room. they will be rationalized. The stucco will be repaired on this historic elevation*
 2. *Bathrooms will utilize code required wall and or roof penetration, using existing where possible.*
 3. *The outmoded boiler flu will be removed.*
 4. *The outmoded chimney will be repaired. The outmoded chimney will be structurally and architecturally examined for health and safety and code concerns.*
 9. *Fabricate new window/flower boxes, matching the West boxes for installation on the South deck*
 10. *Repair and replace attic vent (South) with operable fenestration*
 11. *interior*
 1. *Remove the dropped ceiling. Insulate between the rafters, cover with T+G.*
 2. *Decommission existing casework (solid wood) and donate to MotherLode.*
 3. *Donate all gas appliances to MotherLode*
 4. *CDW (Construction and Demolition Waste) calculations to favor diversion and reuse over donations to the Pitkin County Landfill.*
 12. *Landmark blue spruce, Colorado State tree, in the South/front yard*
 13. *Send interior ephemera to History Colorado*
 1. *Design team is working with Director of Curatorial Services and Senior Curator at History Colorado*
 2. *Initial package of ephemera sent to History Colorado, Denver (doors, name plates, branding, hardware, historical ship tags, etc.)*
7. *Energy plan*
1. *Energy assessment of current envelope concluded.*
 2. *Existing building is a leaky sieve, with an ACH > 1.2. This would not get a building permit with the currently adopted energy codes.*
 3. *Blower door test pre-construction*
 4. *Blower door test post-construction*
 5. *Receive financial incentives from CORE, City of Aspen Electric and Federal ITC*
 6. *Manual J calculations to confirm electrical assumptions made during final review*

7. *Unclear if Building IQ is ready for chalet style remodels.*
8. *See electrical needs assessment for projected use and production (and storage)*
8. *Addition requirements*
 1. *Choosing similarly styled and sized windows allows for rhythm and continuity to play out across facades of the buildings. The new windows employ divided light, are generally smaller (square footage) than the existing view windows (South and East facades). The new windows are double pane, low-e meeting or exceeding current IECC U-Values for Zone Area-7.*
 2. *Additions to historic buildings should be compatible with yet differentiated from the existing historic structure. This helps protect the historic integrity of the existing structure, but will not confuse users as to which building is historic and which is new*
 3. *Mimicking the facade proportions of existing buildings creates continuity between old and new.*
9. *Health and safety considerations: The City of Aspen Land Use Code requires gutters and dry-wells for capturing and storage and dispersion of water on site.*
 1. *Currently the water off to the West gable is not handled as per civil engineering. A new gutter is required at the West entry. Additional blocking will be installed to carry the dead load of the gutter and the snow/water load.*
 2. *The East gutter is not properly installed, with all fasteners visible. Additional blocked should be added. The West gutter will be properly installed and the water held in a new North sided drywall.*
 3. *Snow-guards will be placed above the West entry for the health and safety of building occupants and in accordance with City of Aspen Land Use Code.*
 4. *The “garages” (real and faux) will be occupiable spaces and meet habitable requirements.*
 5. *The gas service to the home will be discontinued. The house will be all electric. Cleaner indoor air. Less pollutants in the home.*
 6. *The house will be all electric and produce energy on-site (non-historic garage structure)*
10. *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.*
 2. *Installation of new gutters on West gables. Installation of snow guards at entries. Addition of blocking at fascia.*
 3. *Excavation and installation of dry well (new) to capture and release West gable run-off and garage run-off.*
 4. *Seal and repair slab at garage and boiler room. Removal of outmoded boiler flu. Repair and or reuse roof penetrations.*
 5. *Repair and replace (flu) chimney flue, masonry, waterproofing, cap and code compliant exhaust.*
 6. *Insect proofing of existing attic vents, temporary.*
 7. *Repair stucco at South West corner for multiple penetrations by existing boiler room.*
 8. *Care and maintenance and fire wise treatment of South blue spruce.*
 9. *Work with utilities on health safety issues with North alley pad for neighborhood electrical service.*

