



Aspen
Citizens
Academy

Preserving, Regulating, and Building in Aspen



City of Aspen Community Development Department

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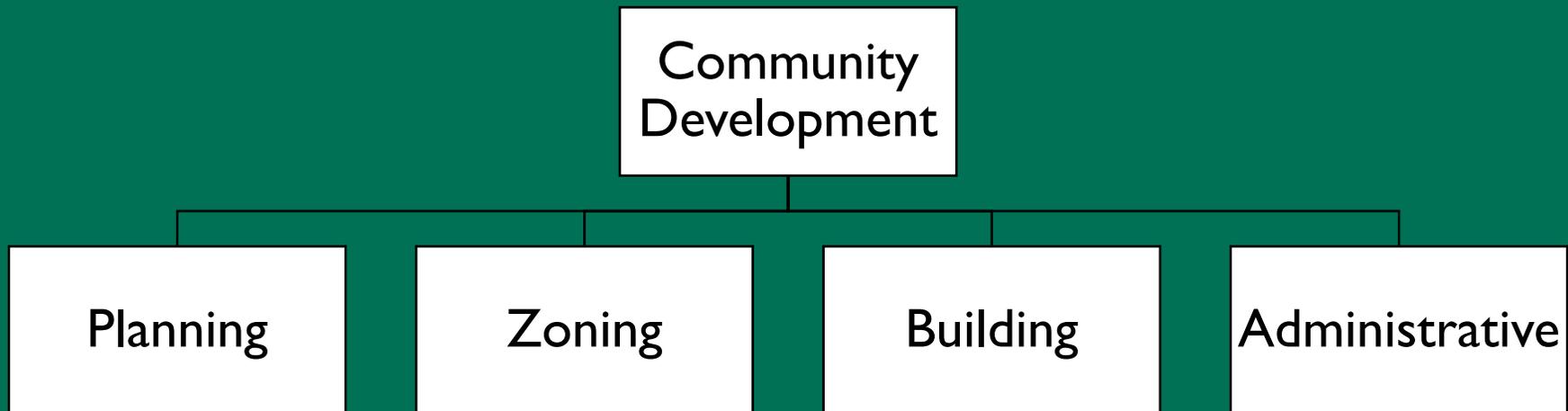


Agenda

- Role of Community Development Department
- History of Zoning
- Land Use Review Process
- Building Review Process
- Historic Preservation Process
- Q&A



Roles of Department





Roles of Department

- ❖ Enforce land use, zoning, historic preservation, building regulations
- ❖ Implement the Aspen Area Community Plan, Council goals
- ❖ Recommend approval, continuation, restudy, or denial of land use applications to P&Z, HPC & City Council

Department Expertise

- ❖ Professional Certifications
- ❖ Professional Organizations





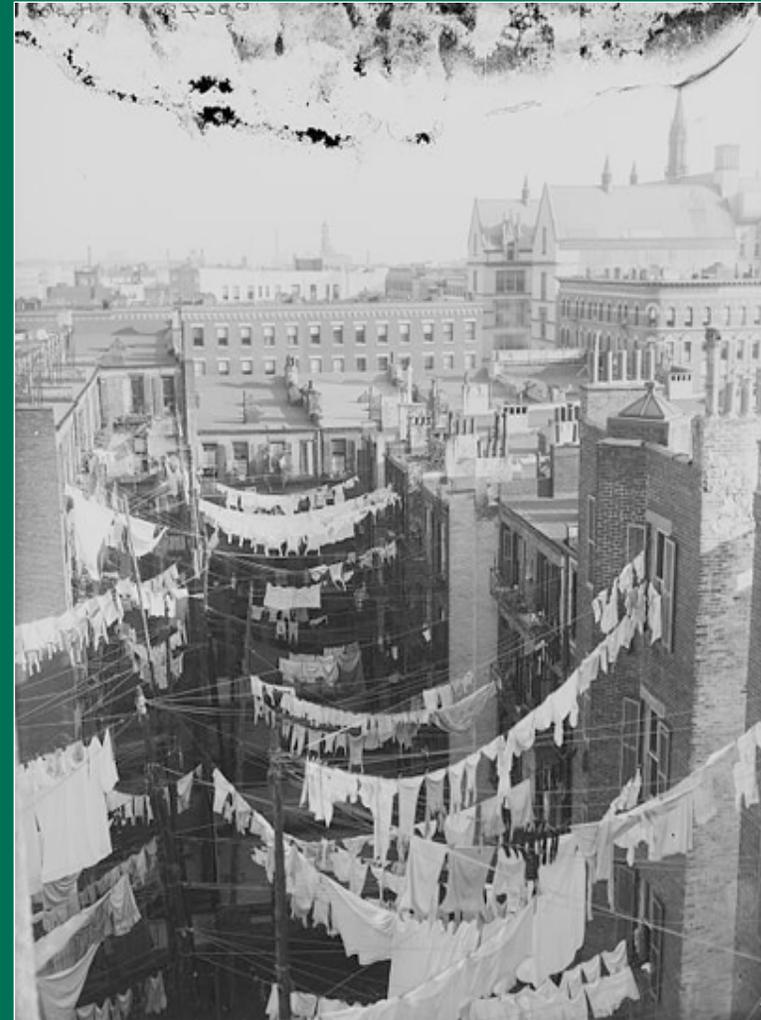
General History of Zoning



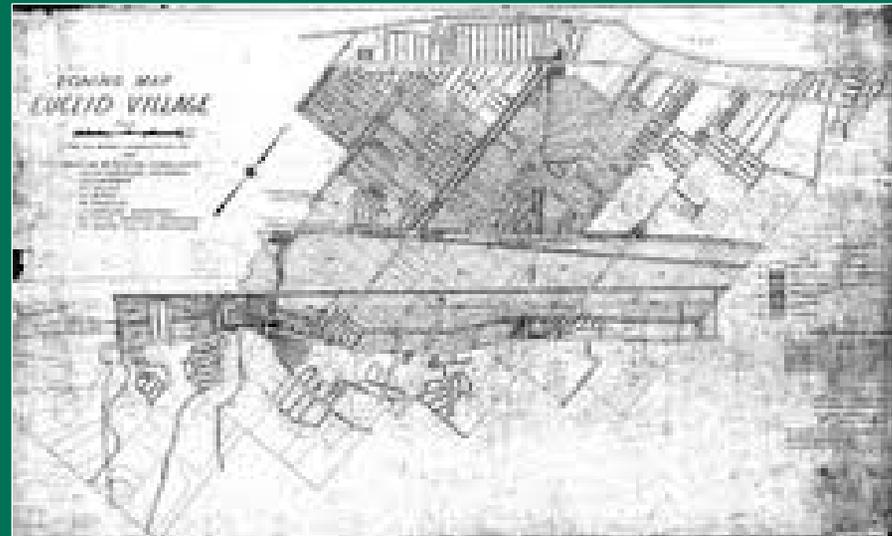
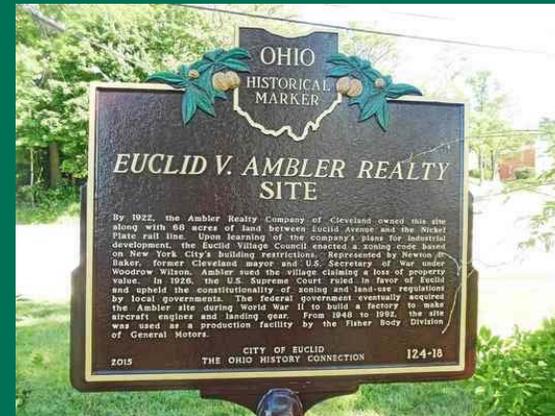
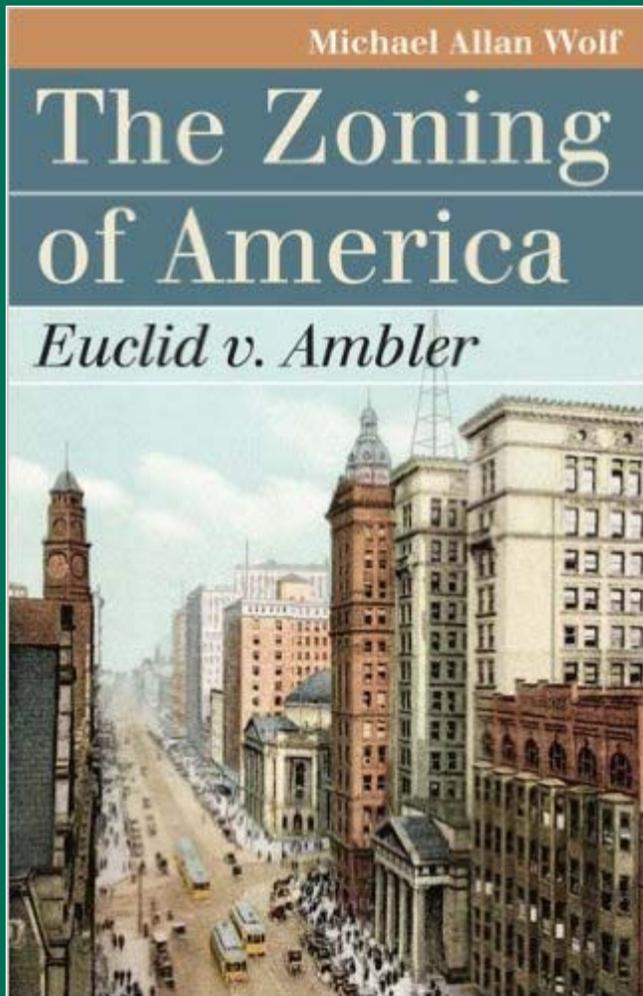
Jacob Riis

How the Other Half Lives

Jacob Riis was a journalist whose books gave a vivid account of the life for ethnic groups of New York City living in this tenement slums



Euclid v. Ambler









Zoning in Aspen



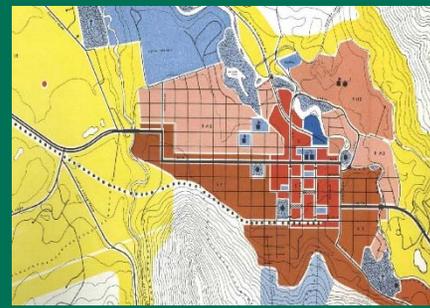


History of Zoning in Aspen

**Aspen/Pitkin County
Open Space
Master Plan**



Aspen Area Comprehensive Plan:
Parks / Recreation / Open Space / Trails Element



**ASPEN AREA
GENERAL PLAN**
FINAL REPORT
1966

**ASPEN AREA COMPREHENSIVE PLAN:
HISTORIC PRESERVATION ELEMENT**


THE CITY OF ASPEN
**Cemetery Lane
Neighborhood Plan**

**THE ASPEN/
PITKIN COUNTY
GROWTH MANAGEMENT
POLICY PLAN**

THIRD DRAFT - PREPARED BY THE ASPEN/PITKIN PLANNING OFFICE



Boards & Commissions

- ❖ City Council
- ❖ Planning & Zoning Commission (P&Z)
- ❖ Historic Preservation Commission (HPC)
- ❖ Board of Adjustment (BOA)



City Council





Planning & Zoning Commission



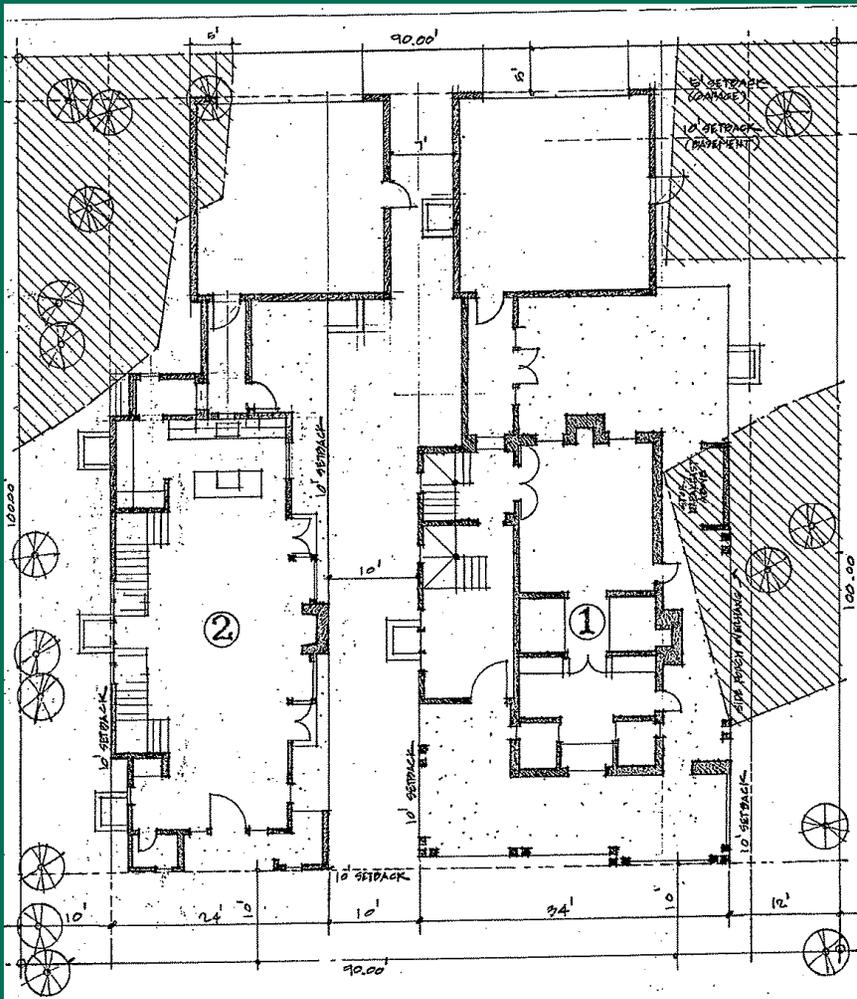


Historic Preservation Commission



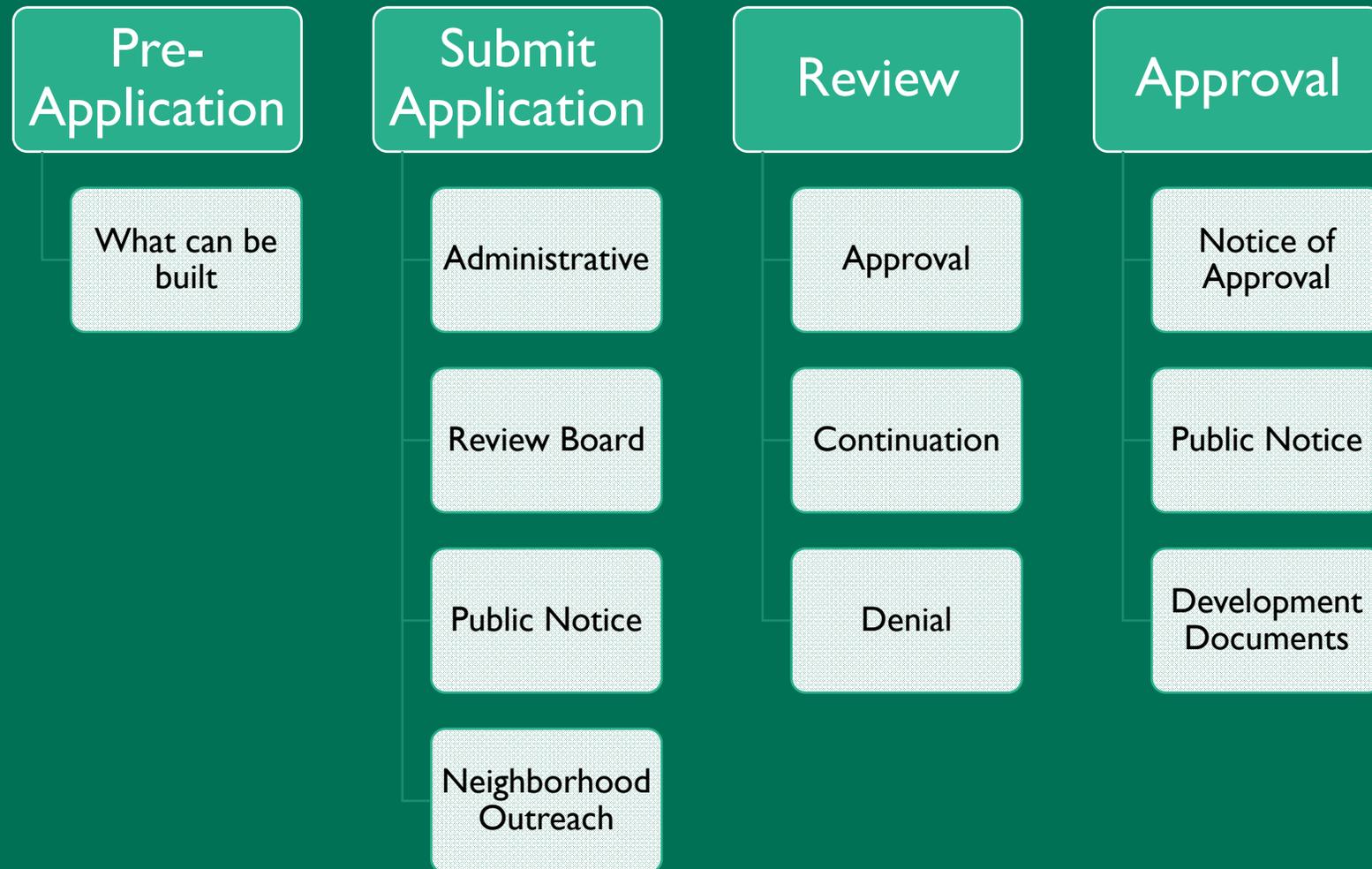


Board of Adjustment





Land Use Review





Public Hearing

Open Public Hearing

Staff Presentation

Applicant Presentation

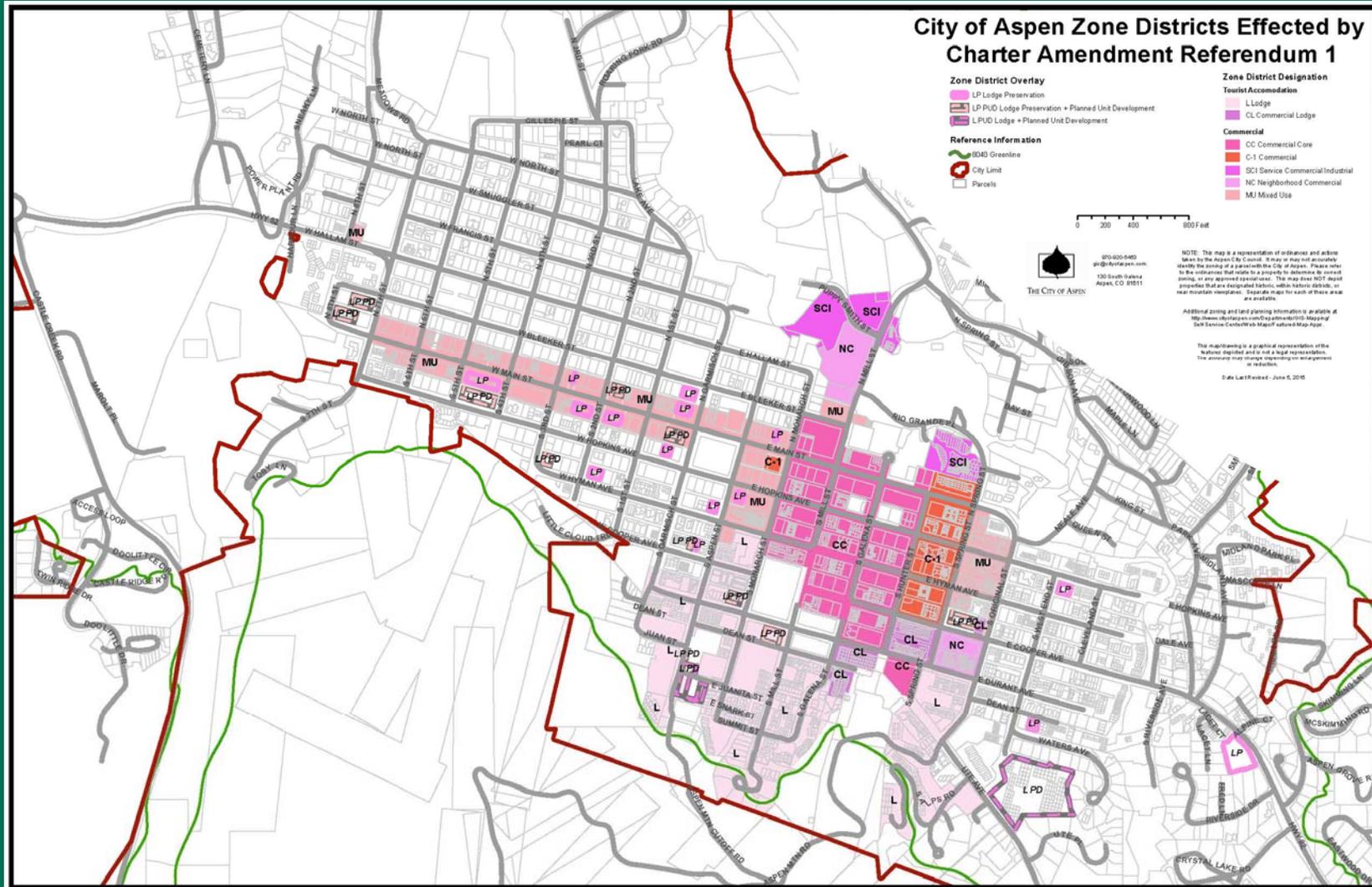
Public Comment

Board Comment

Decision



Referendum I





Aspen Area Community Plan

- ❖ Broader than just land use
 - Aspirational
 - Outlines Long-Term Community Vision

Aspen Area Community Plan



City of Aspen
and
Pitkin County

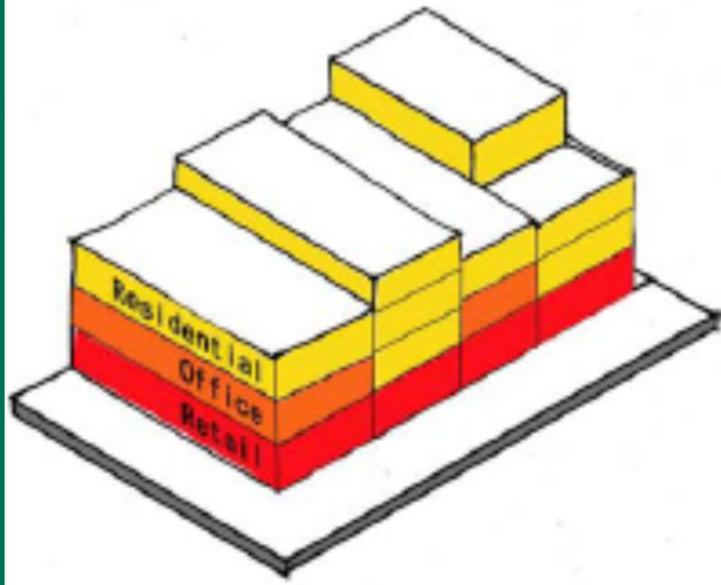
February 27, 2012



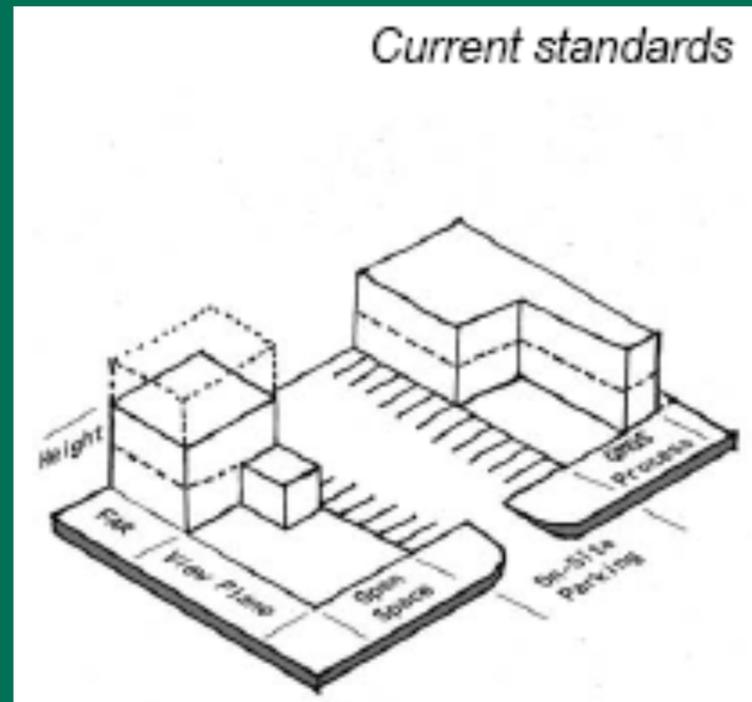


Code Changes Over Time

Historic development pattern



Current standards





Planning Innovations

❖ Historic Transferable Development Rights

- Removes development pressure from historic properties
- Landed as floor area or unit size





Planning Innovations

- ❖ Certificates of Affordable Housing Credits
 - Encourages private sector development in affordable housing
 - Tradeable between private developers





Planning Innovations

- ❖ Transportation Mitigation Requirements
 - Requires mitigation for all net new trips
 - TDM & MMLOS





Council Goals

- ❖ “Reconcile the land use code to the Aspen Area Community Plan so the land use code delivers what the AACCP promises.”
- ❖ Design, Parking, Mobility, Views, Uses, Mitigation

Aspen Area Community Plan



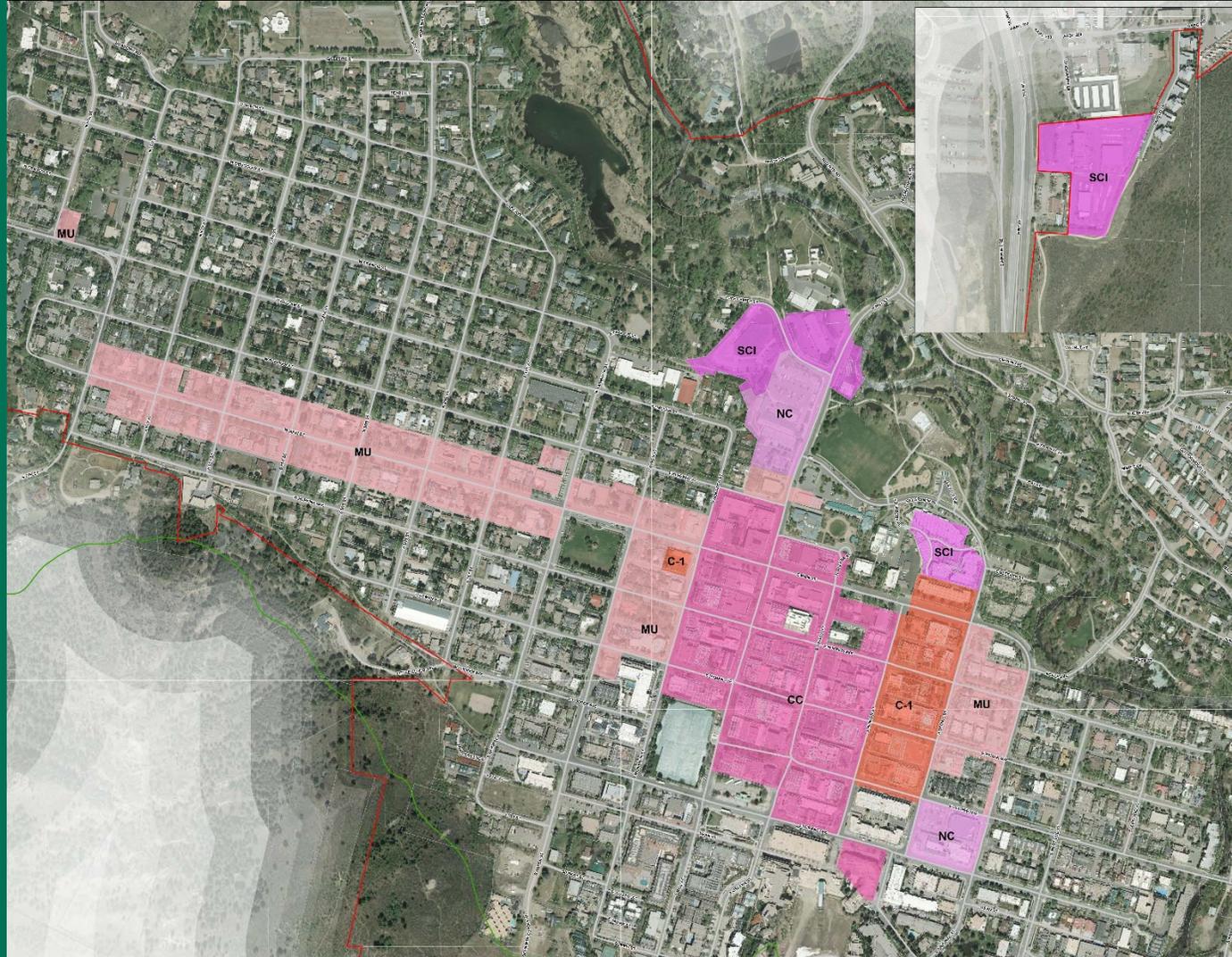
City of Aspen
and
Pitkin County

February 27, 2012





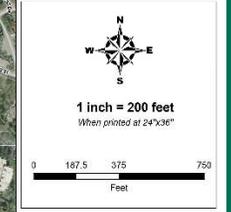
Land Use Moratorium



Lands Subject to City of Aspen Temporary Moratorium (2016 Ordinance 7)

This map is a representation of ordinances and actions taken by the Aspen City Council. It may or may not accurately identify the zoning of a parcel with the City of Aspen. Please refer to the ordinances that relate to a property to determine its correct zoning, or any approved special uses. This map does NOT depict properties that are designated historic, within historic districts, or near mountain viewplains. Separate maps for each of these areas are available.

- Legend**
- 2012 Orthophoto
 - Roads
 - Greenline 8040
 - City of Aspen
- Zone District Designation**
- CC Commercial Core
 - C-1 Commercial
 - SCI Service Commercial
 - NC Neighborhood Commercial
 - MU Mixed Use



Date: 3/16/2016
 City of Aspen 
 Planning and Zoning
 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.
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It's your Aspen.
Have Your Say!



❖ Aspen Community Voice Website

❖ www.AspenCommunityVoice.com

- Moratorium
- Commercial Design Standards
- Off-Street parking
- Use Mix
- View Planes
- Free-Market Residential

❖ #OurAspen Instagram: @AspenCommunityVoice



Moratorium Policy Direction





Moratorium Policy Direction

1. Implement the City's sustainability and mobility priorities in the off-street parking regulations;
2. Provide a mix of uses in the City's commercial districts that supports locally serving and unique businesses;
3. Update the Commercial Design Guidelines to reflect development that is compatible with Aspen's historic development pattern;
4. Update the Mountain View Plan regulations to simplify and clarify their administration; and
5. Ensure development mitigates its reasonably related impacts.



Moratorium Next Steps

DATE	MEETING	TOPIC
10/24	Council meeting	Policy Resolution
11/2	Council work session	View Plane site visit
11/9	Public outreach event	Policy & process update
11/14	Council meeting	Ordinances first reading
11/15	P&Z	Commercial design
11/16	HPC	Commercial design
11/28	Council meeting	Ordinances second reading
12/5	Council meeting	Ordinances second reading
12/12	Council meeting	Ordinances second reading

The
City of
Aspen





Building Regulation Review

January 21,
1895

- License Plumbers & Inspectors



December 4,
1945

- Creates Electrical Inspector and Regulations



September
1947

- Zone Districts and Building Inspector created



April 1955

- Setback review and inspection



June 1957

- 1955 UBC adopted and Building Department Created



May 1959

- Fee Schedule Established

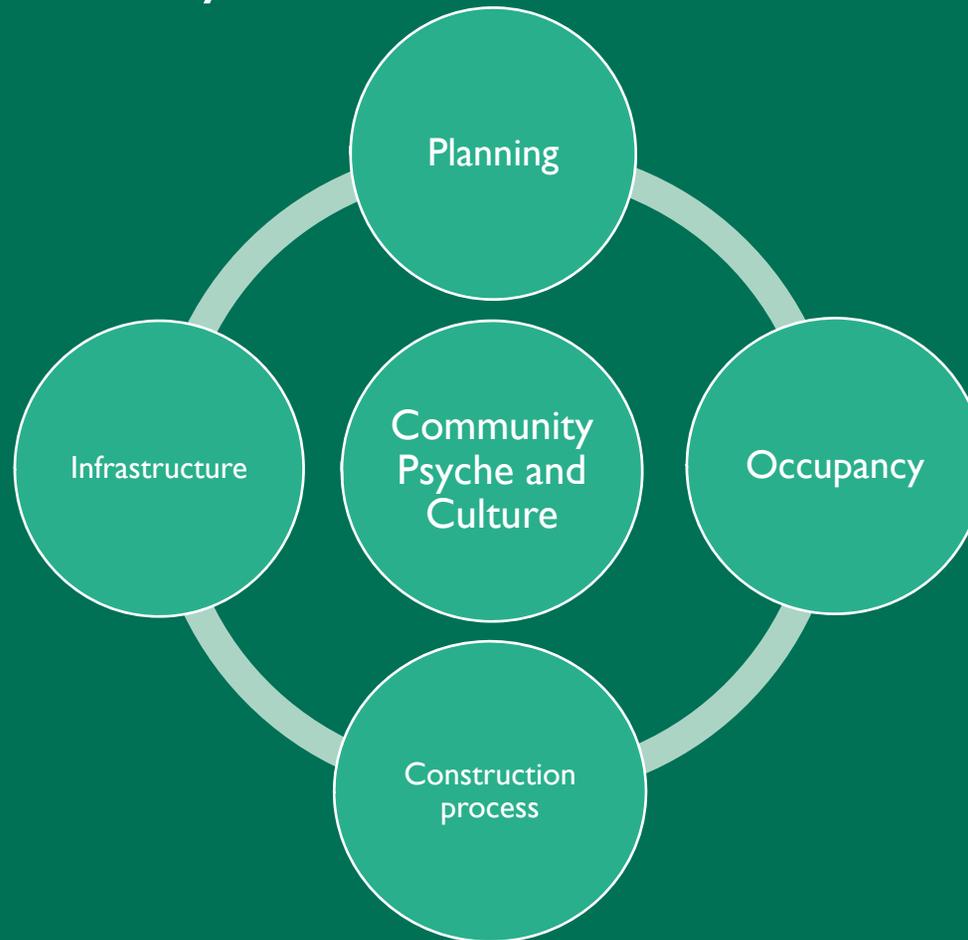
The
City of
Aspen





Coordination with other departments

Building Code aims to create the most favorable outcome for the community.





Community Driven Programs

Energy efficient codes – APECC

Energy mitigation codes – RREMP and CREMP

Resource efficient codes



212

Apex
SECURITY

WHEAT
PAINT

CAUTION

CAUTION CAUTION CAUTION



1990

Non-profit
formed to
monitor
stringent energy
code regulations

**Feb. 20,
1996**
APECC formed

The Road to APECC



1991

Energy 2000
Committee formed



1995

The regulation of
energy on the
entire parcel



1994

C.O.R.E. –
Community Office
for Resource
Efficiency formed



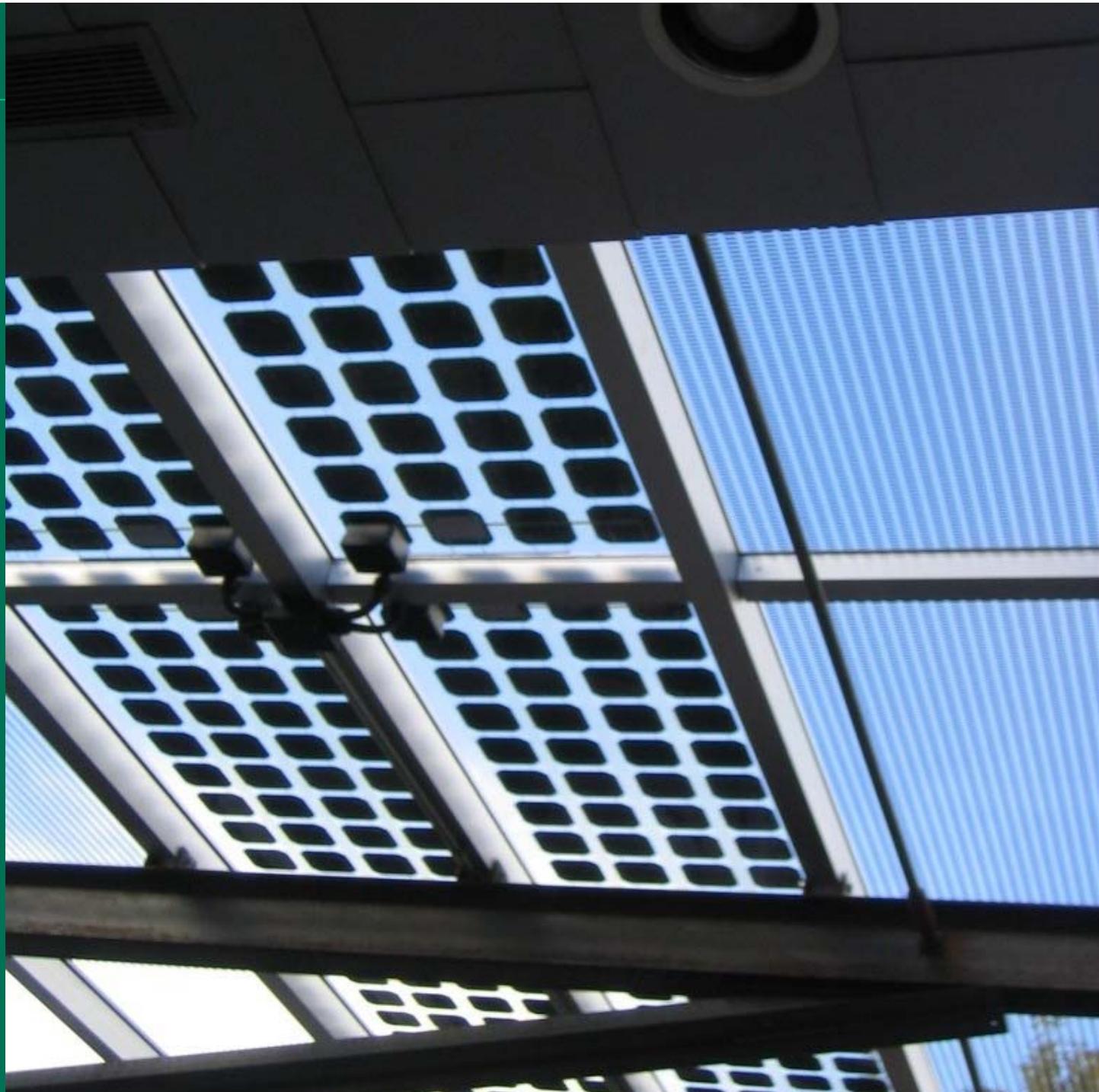
Before APECC



After Round #1









Recognition for Energy and Environmental Programs

Harvard award

Pollution prevention – CODPHE

DOE and energy code development



Buildings and Building Regulation

Aspen Muni Code Title 8

Chief Building Official appointed by
the City Manager



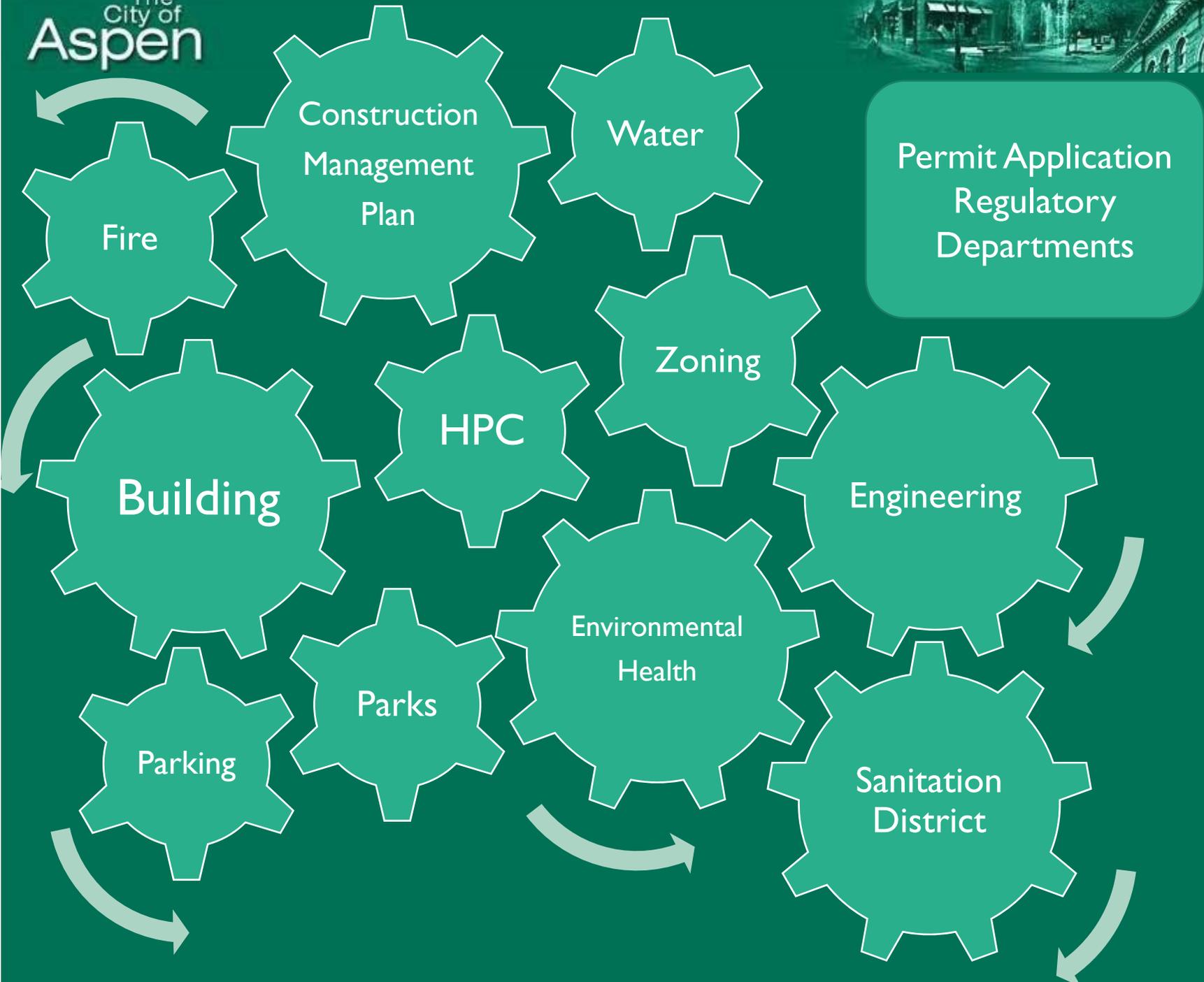
Aspen Muni Code Title 8

Building Code Board of Appeals

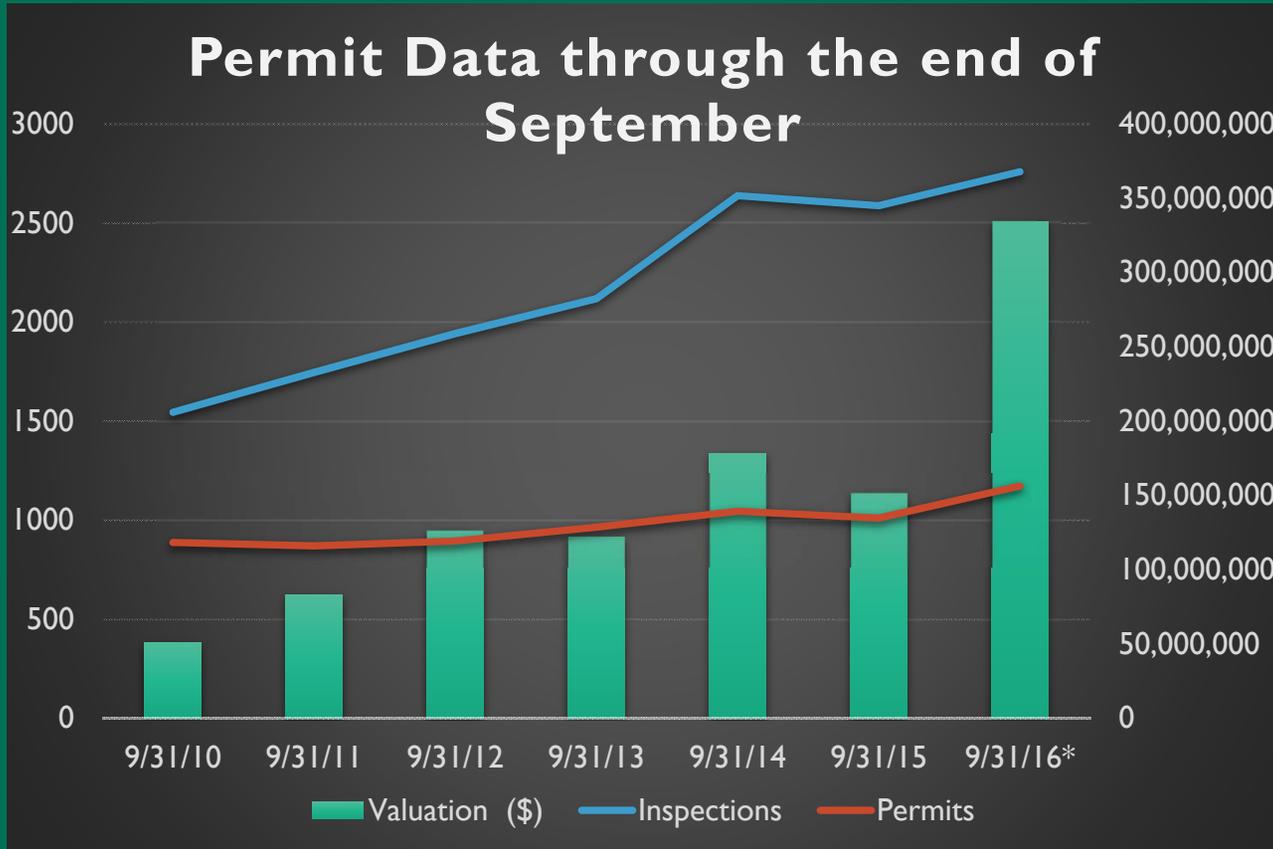
Contractor licensing

Local conditions trigger adoptions of codes specific to Aspen

Building codes



Permit Data through the end of September



Do I need a Building Permit?

Yes!

If

Construct or
Enlarge a
Building

Alter or
Repair

Move or
Demolish

Change
Occupancy

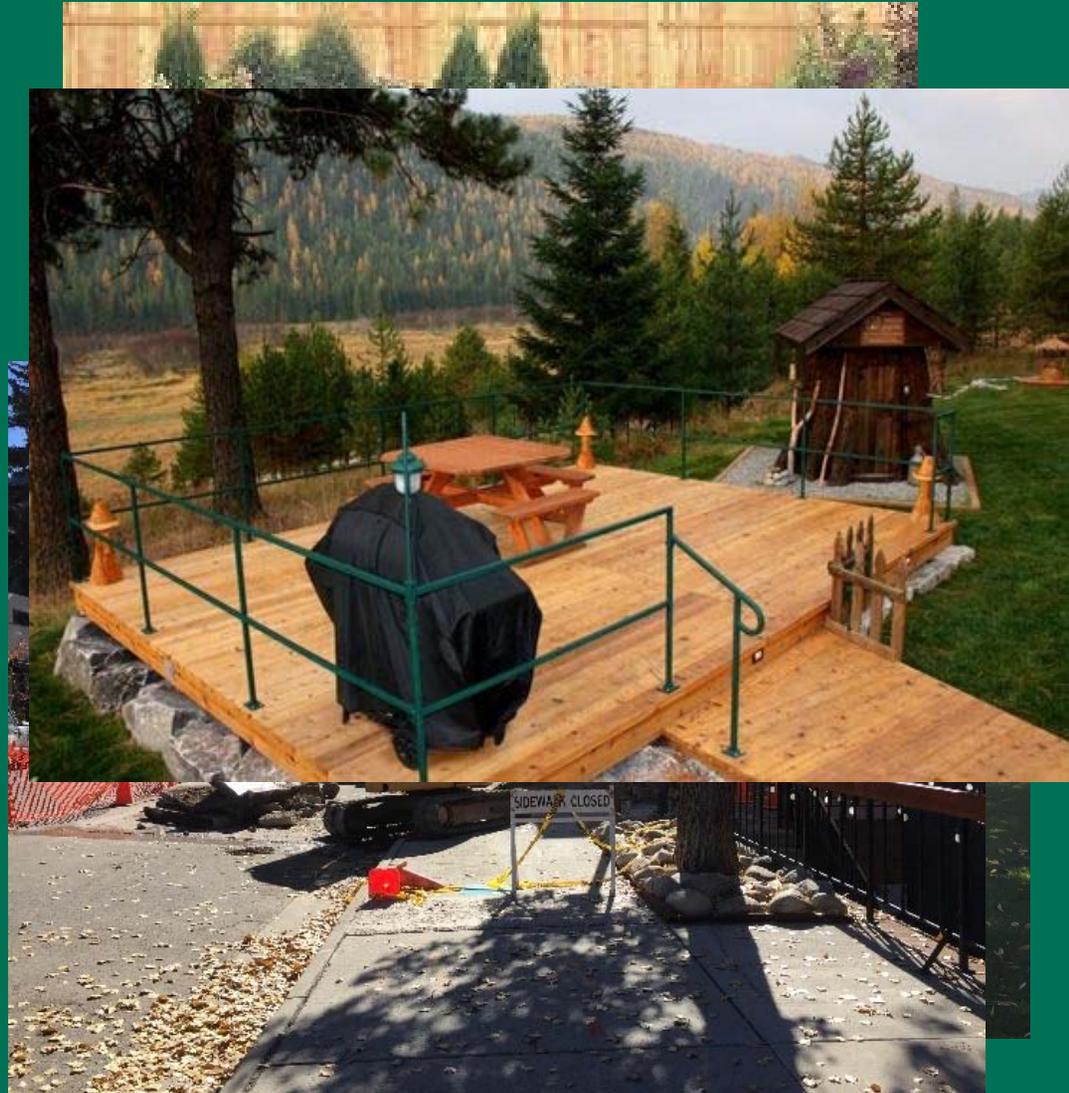
Do I need a Building Permit?

Not for Sheds or
Playhouses

Retaining walls or
sidewalks

Finish work

Un-attached decks
less than 30 inches
above grade.



But.



Be
to

- Is
- Is
- d
- w

- Is the work being
don
of a

• Always come talk with us to determine if a permit is Required!





How detailed are permits?

Most construction documents are prepared by licensed architects and licensed engineers

Colorado state law allows any homeowner to design and build their own house



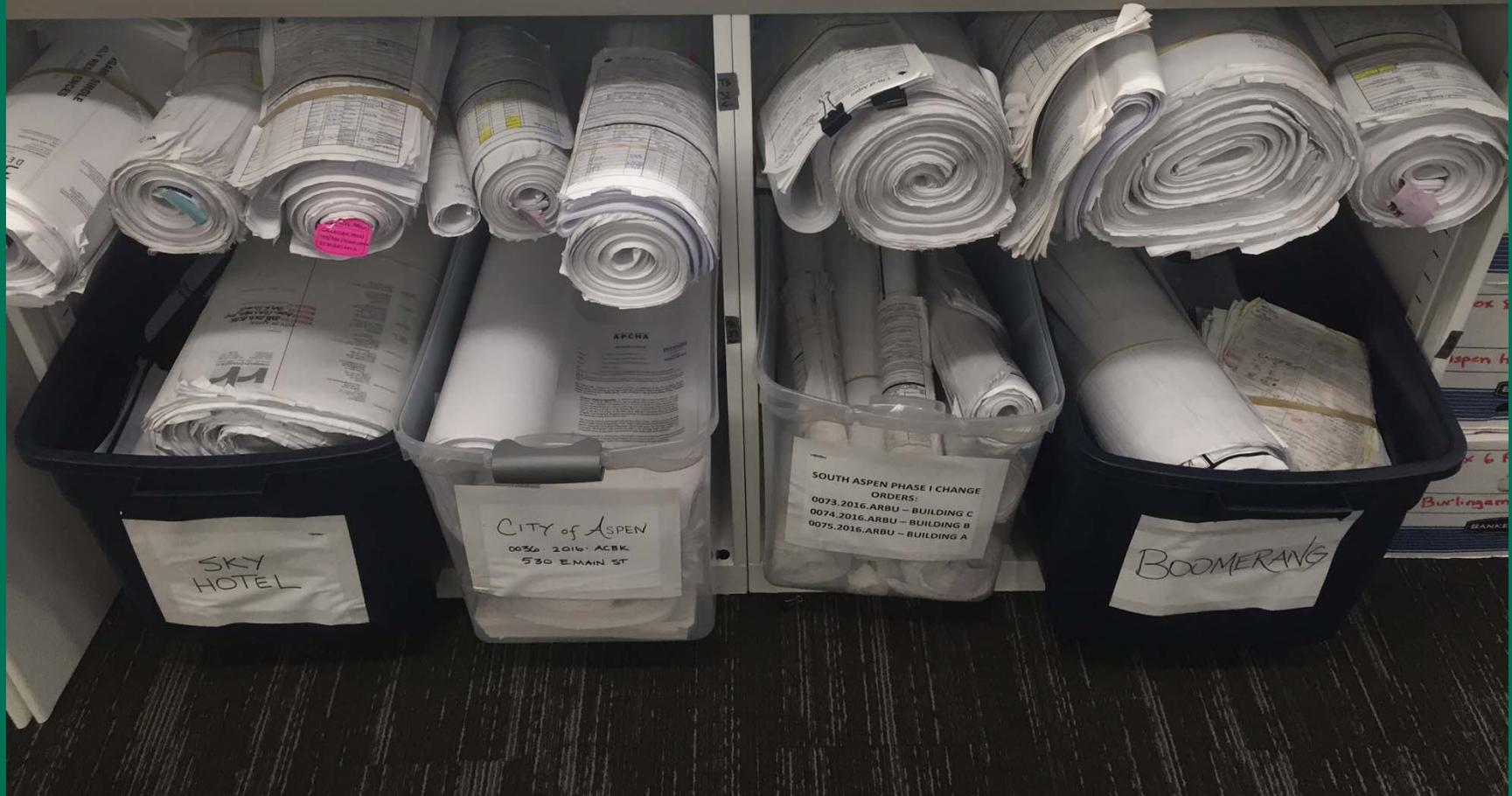
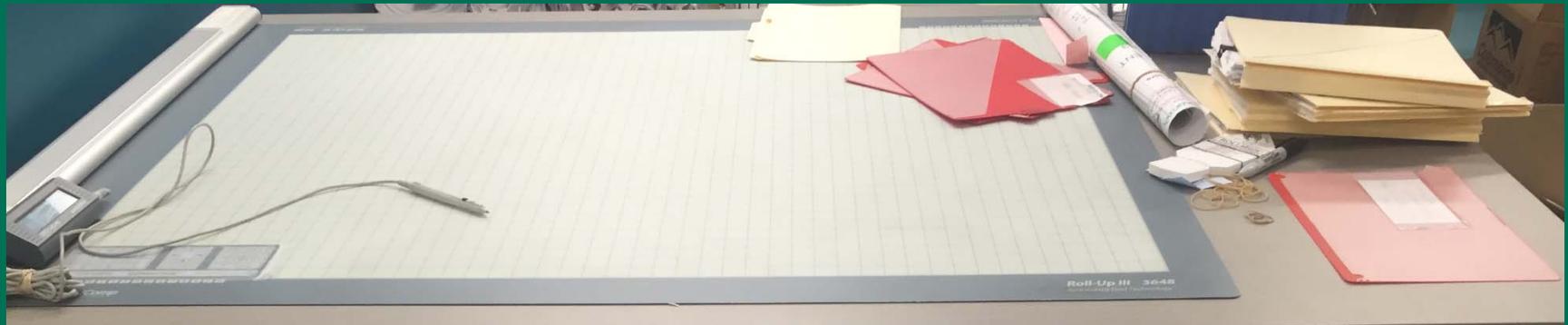


How detailed?

Enough to clearly describe the project.

Why?

To confirm the work complies with the code.





Then the permit becomes a project





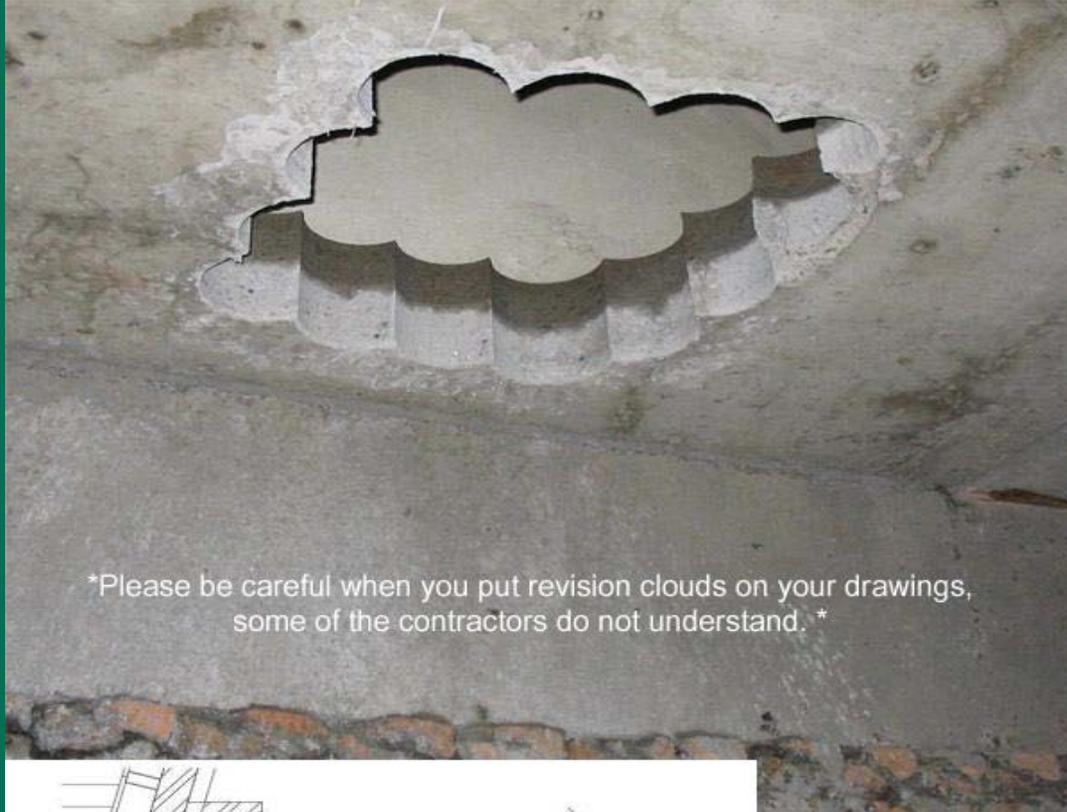
Then the field work begins



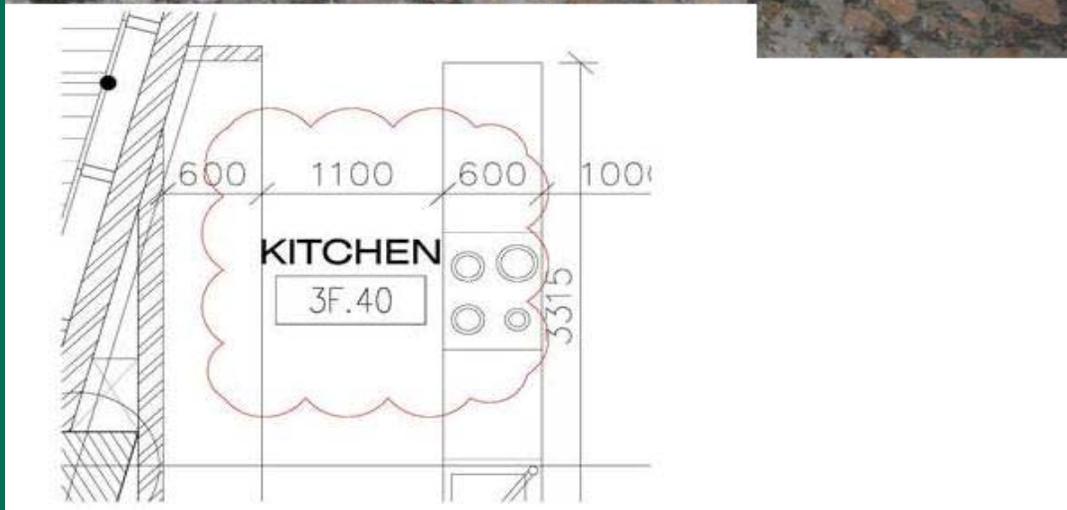






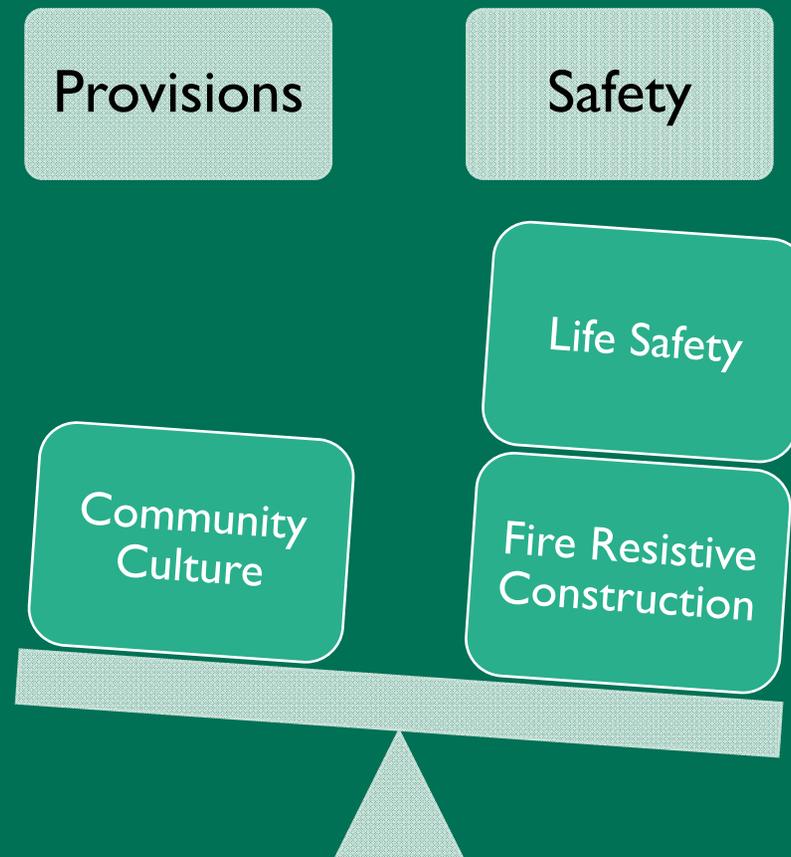


Please be careful when you put revision clouds on your drawings, some of the contractors do not understand.





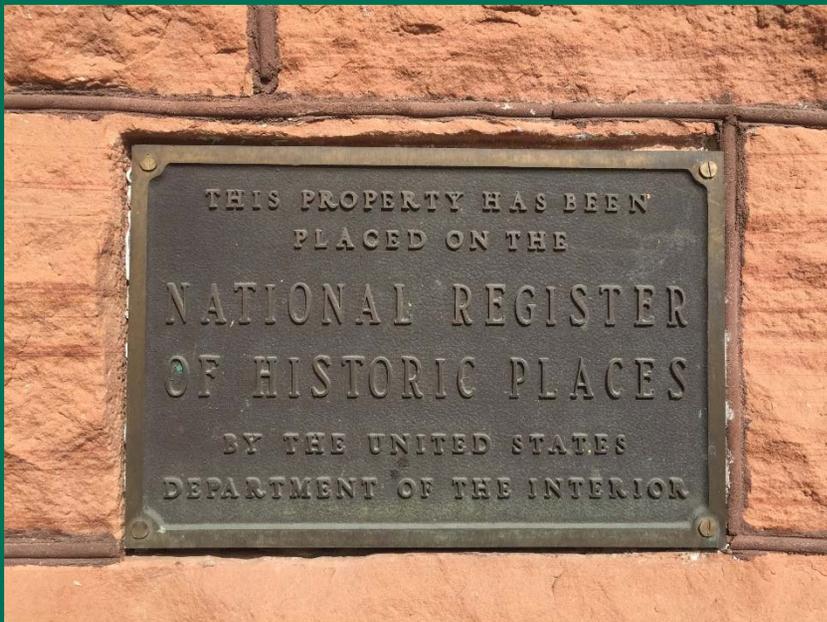
When considering code provision
intent safety is never compromised.



Application of intent



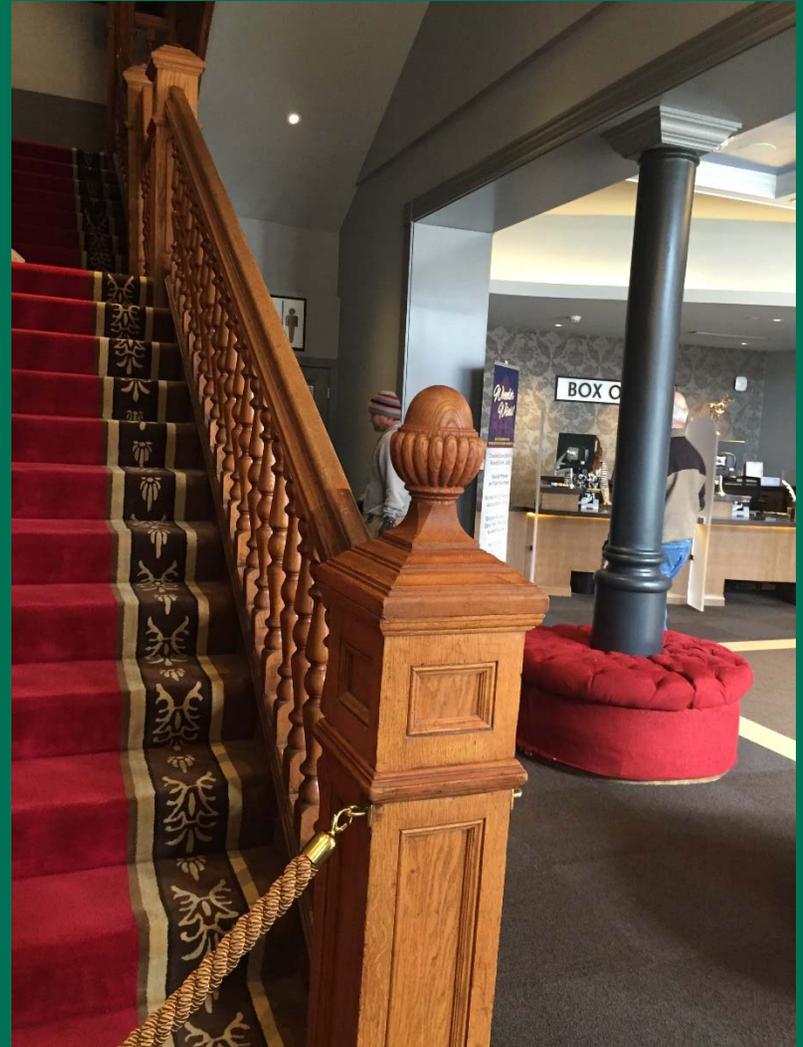
Wheeler
Opera House



Code Compliant since 1882

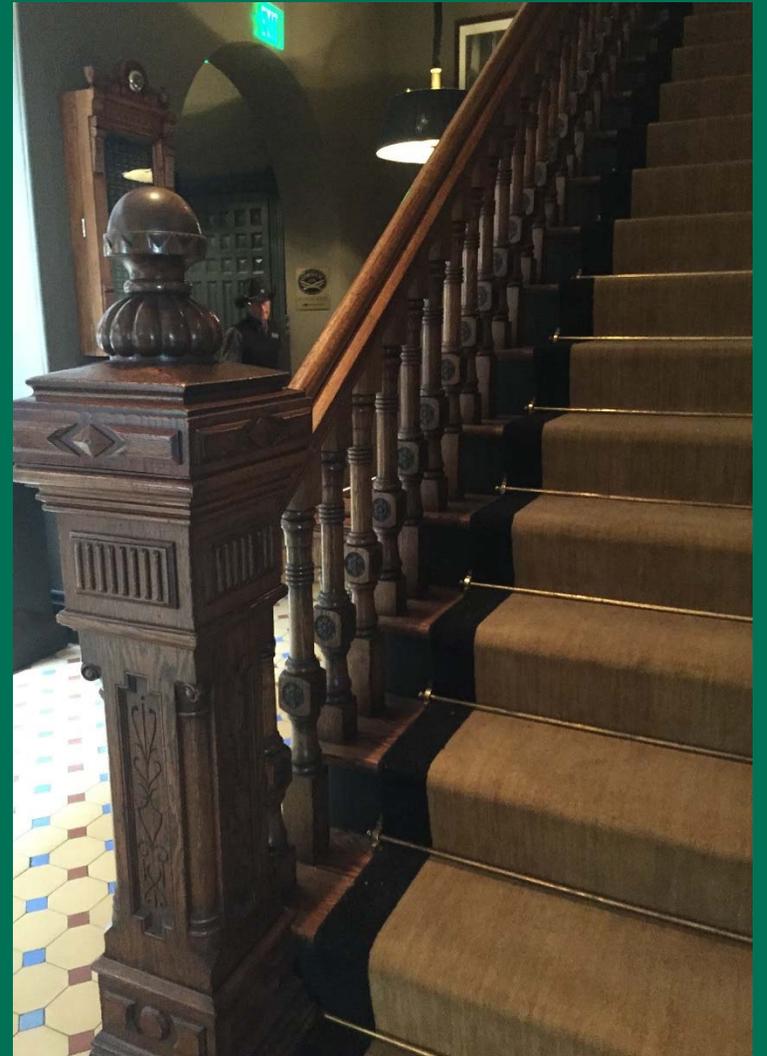


Wheeler
Opera House





Hotel Jerome





ASPEN

HISTORIC
PRESERVATION

The
City of
Aspen

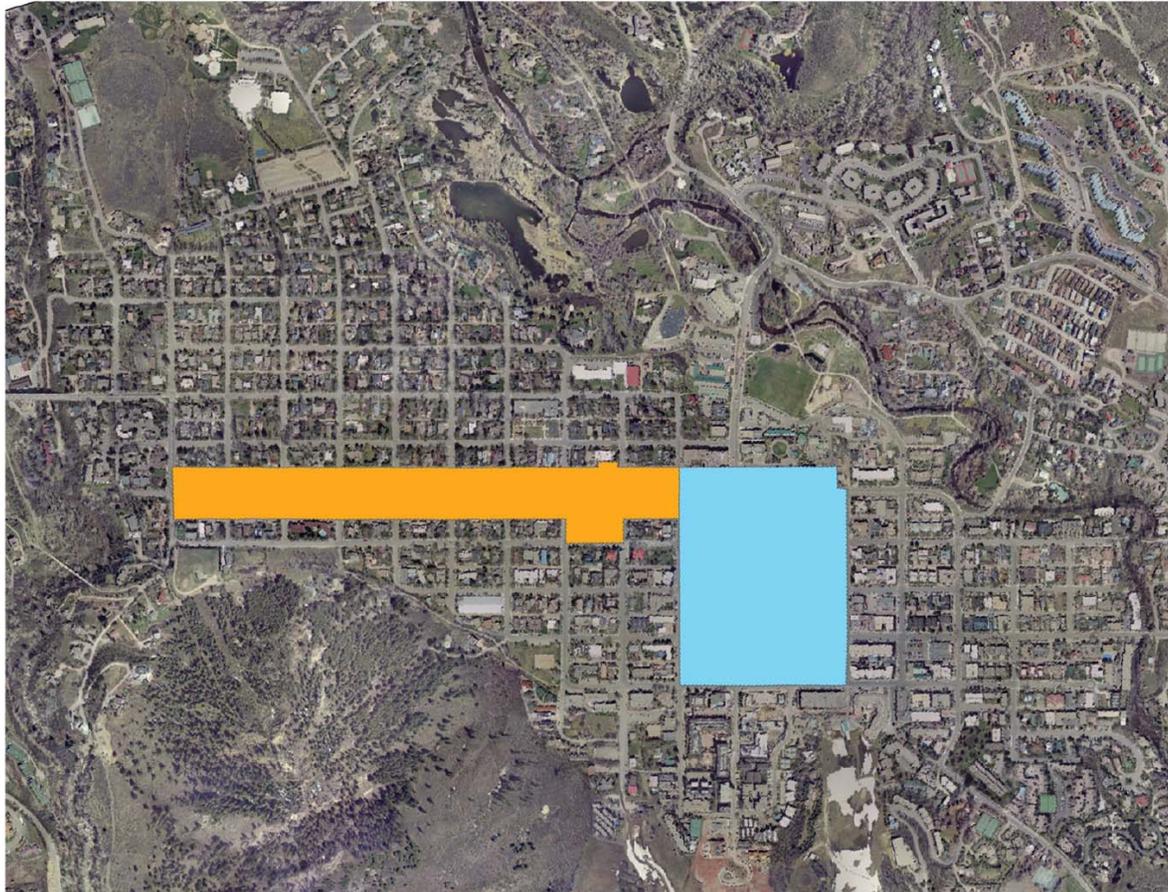








Aspen Historic Districts



Commercial Core Historic District

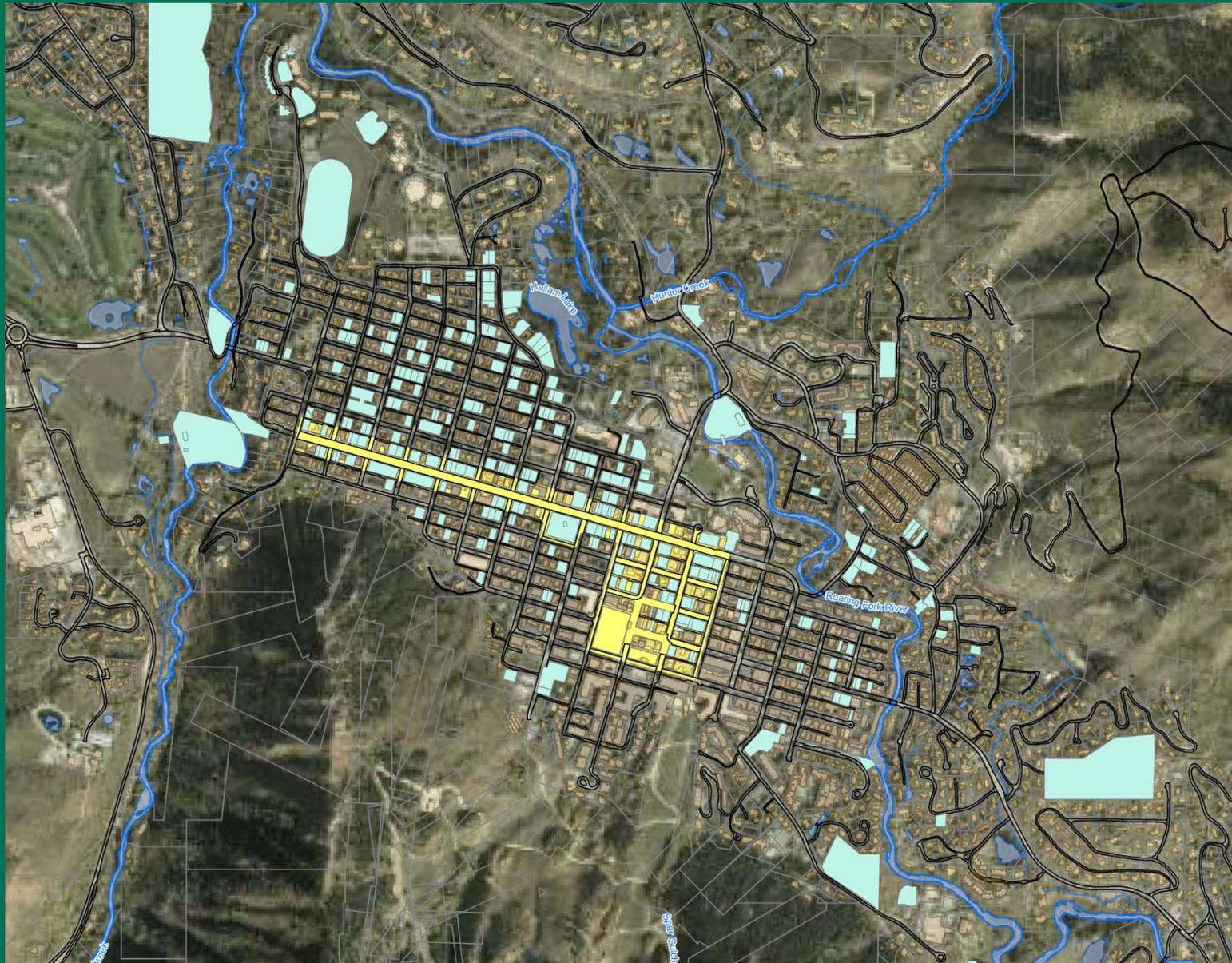


Mixed Use Historic District



Main St. - Aspen, Colo.

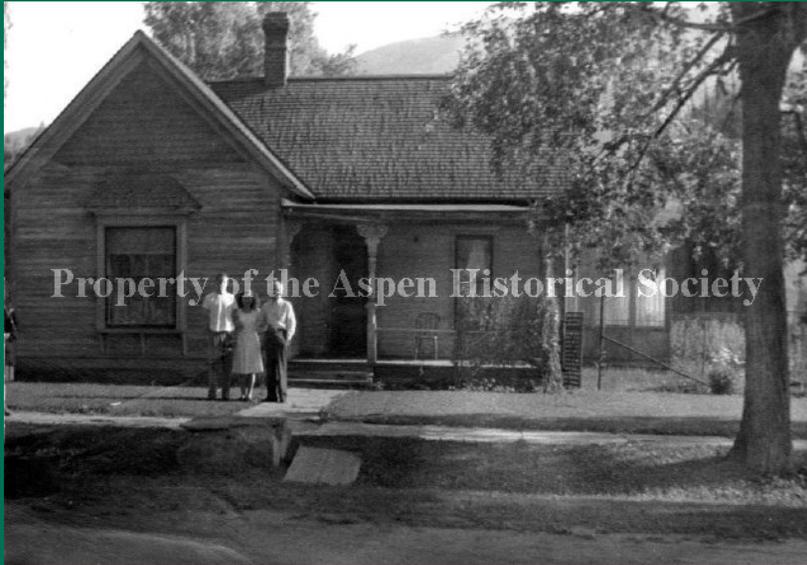






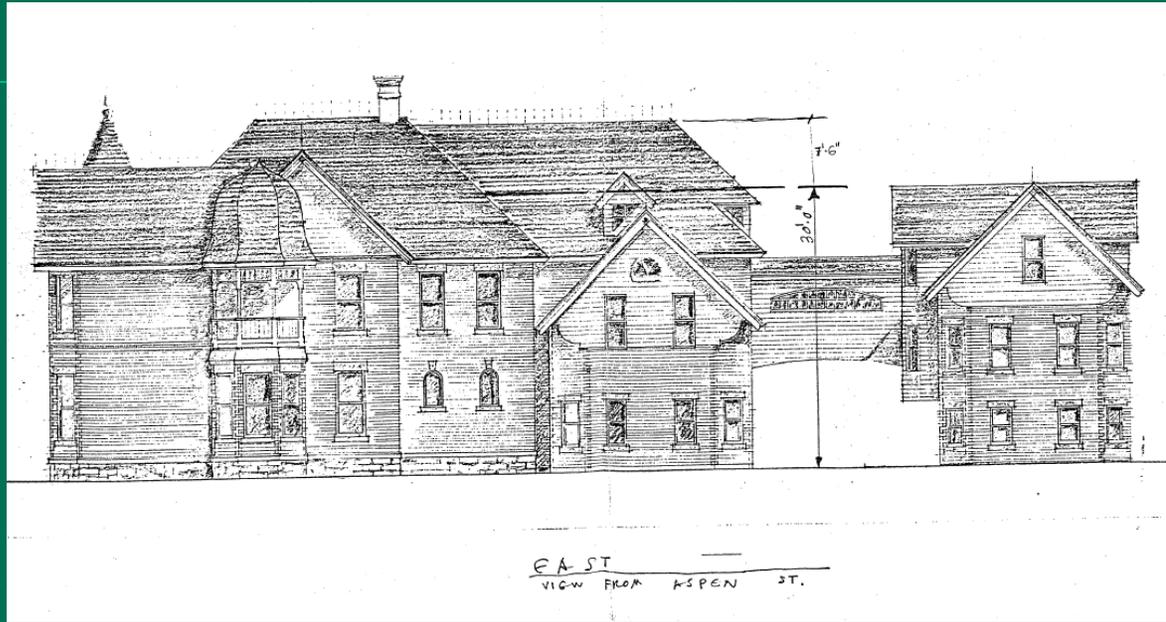






Property of the Aspen Historical Society













The
City of
Aspen



HISTORIC OVERVIEW

Neo-Classical

Circa 1880-1893, Commercial

The Neoclassical movement is an American phenomenon that began with the 1893 Colombian Exposition in Chicago. Greek Revival precedents were most commonly used, but with more variety in composition and detail. In Aspen, popular neoclassical details were simple Doric columns, triangular pediments and large cornices with rows of dentil moldings. Other classical orders, including Corinthian and Ionic, sometimes are used as well. These appeared on both residential and commercial buildings.

Characteristics:

- Free-standing columns, usually Doric order.
- Cornice with dentil moldings.
- Triangular pediment, sometimes supported on classical columns.



The Collins Block, located at 204 South Mill Street, constructed in 1891-1893.

Romanesque Revival

Circa 1880-1893, Commercial and Public

Promoted by the prominent Boston architect, Henry Hobson Richardson, the Romanesque, or Richardsonian Romanesque style was commonly used for large public buildings during the 1880s—following suit with Richardson's Trinity Church in Boston. Romanesque structures were always of masonry construction. Rounded stone arches were typical details, as were carved stone columns with Corinthian capitals, which feature an acanthus leaf pattern. Attached stone pilasters, or piers also were common.

Characteristics:

- Asymmetrical facades.
- Masonry walls, usually with rough-faced, squared stonework.
- Most have towers with conical roofs.
- Round-topped arches over windows, porch supports, or entrance.
- Deeply recessed openings.
- Decorative colonnettes around windows.
- Decorative floral patterns on column capitals and wall surfaces.
- Wood frames for doors and windows.



The Aspen Community Church, an example of the Romanesque Revival style, constructed at 200 E. Bleeker in 1890.

HISTORIC OVERVIEW

Log Kit/Pan Abode Buildings

Circa 1950s to 1970, Residential and Commercial

Pan Abode is a brand name for log kit houses available beginning in 1952. These buildings were also manufactured by other companies as early as 1948. The logs were milled, tongue and groove and came pre-cut and notched for easy assembly. The system was popular in Aspen for ski lodges and modest homes. They were quick to build (a plus in Aspen's limited construction season) and inexpensive.

Characteristics:

- Tongue and groove cedar log construction.
- Overlapping notches at corners.
- Wood framed, multi-light picture window.
- Low-pitched roof, usually gabled but occasionally shed.
- Deep overhanging eaves.
- Recessed entrance with rounded or squared corners.
- Natural, stained wood.
- Simple, rectilinear footprint usually one story.



A Pan Abode located at 630 W. Main, constructed 1965.

Modern Chalet

Circa 1950s-1960s, Residential

A distinctive postwar housing type in Aspen is locally termed a Modern Chalet. With its moderately pitched gable roof oriented to the front, it recalls traditional chalets associated with ski country, but in its expansive glass and minimal decoration, it also seems classically modernist. For the most part, the sizable window walls on these buildings are oriented to Aspen Mountain.

Characteristics:

- Rectilinear footprint, classic chalet orientation with gable end to the street and/or mountain view.
- Broad gabled facade organized in rectilinear solid or glass panels, generally in a tripartite organization.
- Low to moderate pitched roof, often based on a 3:12 ratio.
- Roof eave comes down to a low plate height at the upper level.
- Deep eave overhang, may have exposed roof beams.
- Glass in gable ends extending to the eaves.



A Modern Chalet Style home at 120 Red Mountain Road, constructed in 1962.

- Large central glazed areas is flanked by brick or stone piers.
- Minimal decoration.
- Balcony on front facade.
- Entry door recessed or on side elevation.



CHAPTER 4: DOORS



CHAPTER 4: DOORS

Background

Doors are important character-defining features of historic structures, which give scale to buildings and provide visual interest to the composition of individual façades. Many historic doors are noted for their materials, placement and finishes.

Policy: The character-defining features of a historic door and its distinct materials and placement should be preserved. A new door should be in character with the historic building.

Door Features

Important features include the materials and details of the door itself, its frame, sill, head, jamb and any flanking windows or transoms.

Door Types

Door types found on historic structures in Aspen include:

- Doorway with transom - Typically a wooden door topped with a rectangular transom with glass.
- Half-lite door - This type of door has a wide sash of glass in the upper portion of the door. Many early Aspen houses have half-lite doors.
- Full-lite door - This type of door is predominantly glass.
- Paneled door - Wooden door with raised panels.
- Slab door - A door without panels or glass.



Doorway with transom.



Half-lite door with double arched windows.



Slab door.



Full-lite door.











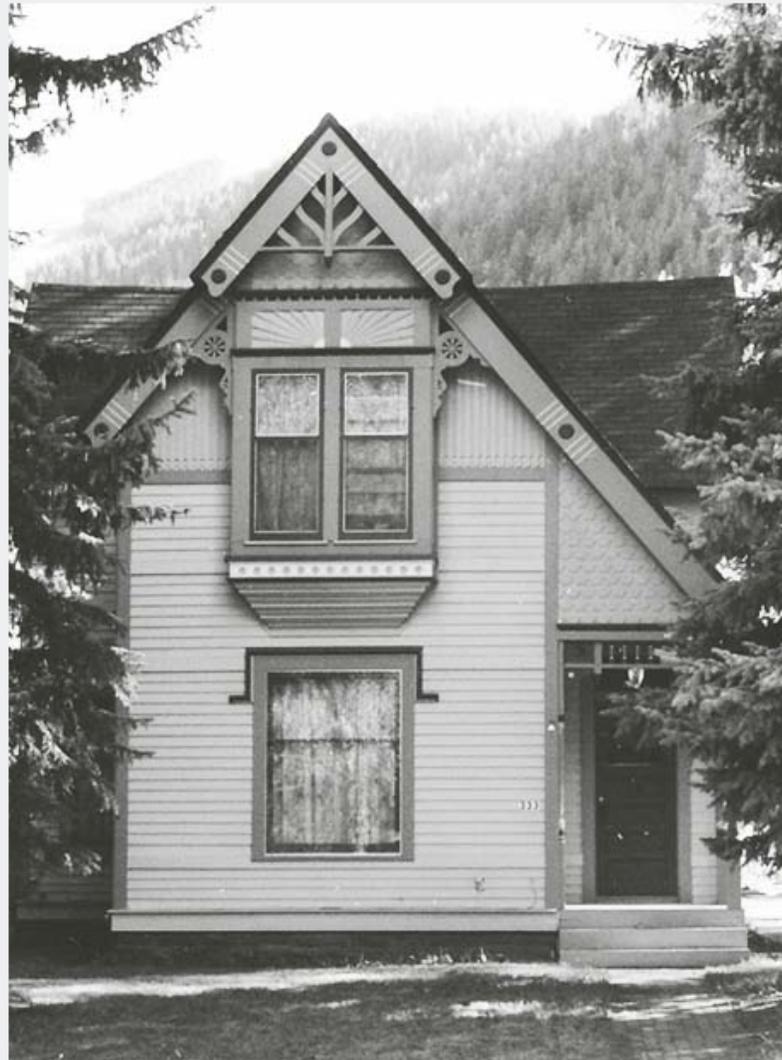








Aspen **Victorian**





AspenVictorian

Places Styles



In March of 1880, E. Clark Wheeler incorporated the Aspen Town and Land Company with the financing of eastern capitalists. Initially, Aspen was a typical mining camp, with tents and crude log structures for businesses and homes.

Between 1881 and 1885, the population increased from 200 to 5,500 people, and the town had municipal water service, a telegraph, telephones and electricity. Aspen was in the throes of a building boom, including construction of over twenty business buildings, and in 1884, well over one hundred homes to meet a housing shortage. Civil improvements were made and the City Council added street signs

[LEARN MORE](#)



128 E Main

[LEARN MORE](#)



506 E Main

[LEARN MORE](#)



Maroon Creek Bridge

[LEARN MORE](#)



Romanesque Revival

[LEARN MORE](#)



100 S Mill

[LEARN MORE](#)



330 Lake

[LEARN MORE](#)



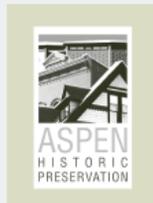
302 E Hopkins

[LEARN MORE](#)



218 N Monarch

[LEARN MORE](#)



AspenVictorian

Places Styles

Places



200 E Eleaker

[LEARN MORE](#)



200 W Hopkins

[LEARN MORE](#)



201 W Francis

[LEARN MORE](#)



201 E Hyman

[LEARN MORE](#)



201 E Main

[LEARN MORE](#)



202 W Francis

[LEARN MORE](#)



202 E Main

[LEARN MORE](#)



202 N Monarch

[LEARN MORE](#)



203 S Galena

[LEARN MORE](#)



204 S Mill

[LEARN MORE](#)



205 W Eleaker

[LEARN MORE](#)



205 W Hopkins

[LEARN MORE](#)



205 W Main

[LEARN MORE](#)



205 S Spring

[LEARN MORE](#)



205 S Third (Matthew Callahan Log Cabin)

[LEARN MORE](#)



206 Lake (Newberry House)

[LEARN MORE](#)



208 E Hallam

[LEARN MORE](#)



208 E Hopkins

[LEARN MORE](#)



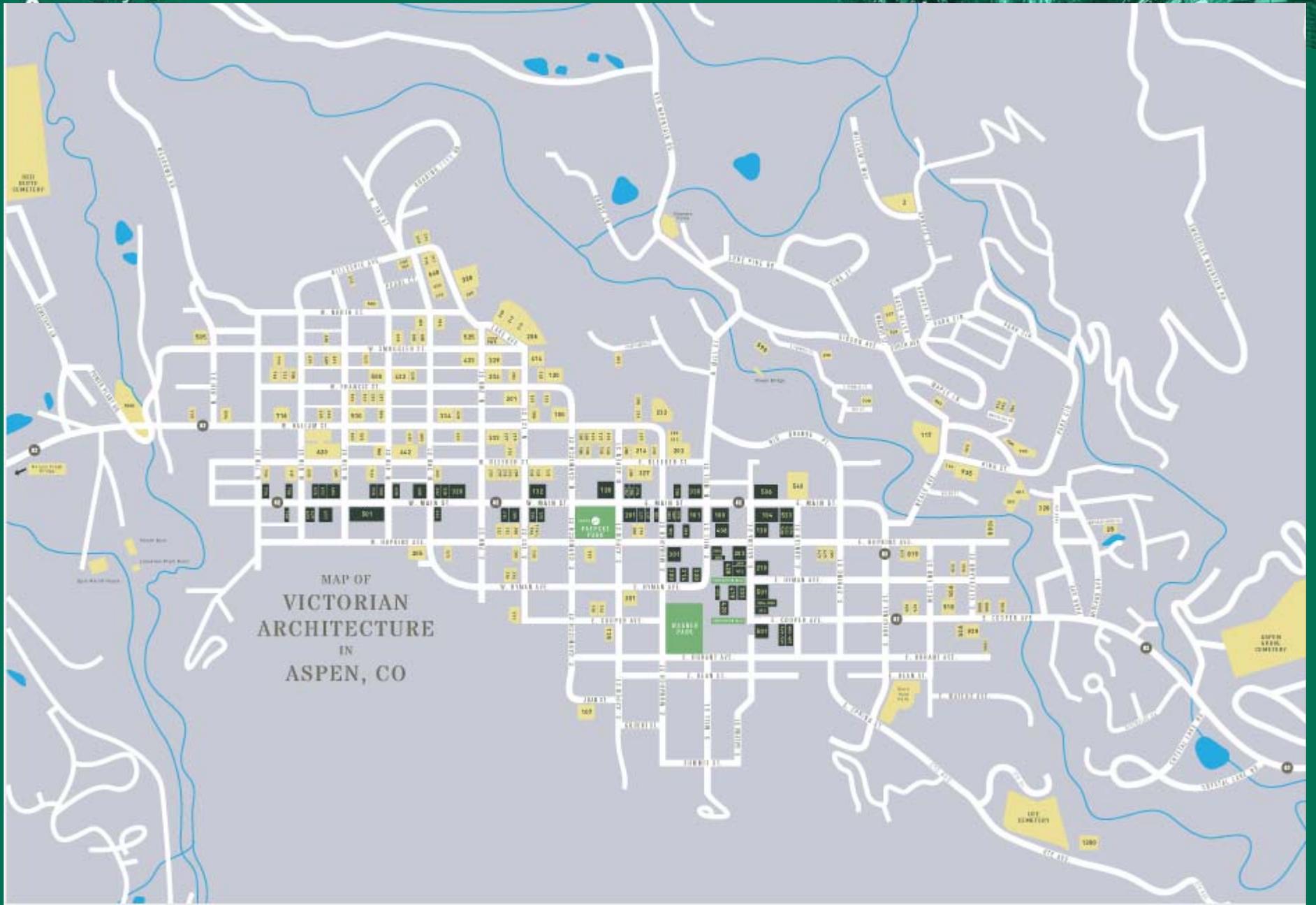
208 E Main

[LEARN MORE](#)



208 S Mill

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The
City of
Aspen



NATIONAL
TRUST
FOR
HISTORIC
PRESERVATION

Aspen Modern

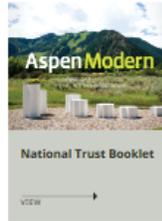
AMERICA'S
INTERNATIONAL RESORT



This website is a guide and celebration of mid-20th century architecture in Aspen. The architectural and cultural resources of the Modern movement and the recent past are an important chapter in our local and national story, encompassing innovative ideas in architecture and planning, and places that demonstrate the influence and impact of history.

World-renowned architects were attracted to the area by Aspen's potential and one-of-a-kind mountainous surroundings. The architecture communicates both a distinct sense of place and a sophisticated level of design. More modest buildings of the period show the community's will to become a

world class ski resort and vacation destination. Conservation of the built environment not only informs our collective history, but provides innovative opportunities for planning and stewarding our landscapes; helping people protect, enhance and enjoy the places that matter to them.



Bauhaus / International



Harry Weese

LEARN MORE →



Pan Abode



301 Lake

LEARN MORE →



120 E Main

LEARN MORE →



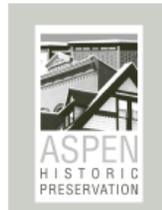
809 S Aspen

LEARN MORE →



Harry Ellenzweig

LEARN MORE →



Places



Grass Mound

LEARN MORE →



100 E Hyman

LEARN MORE →



110 E Hallam

LEARN MORE →



114 and 118 E Bleeker

LEARN MORE →



119 S Mill

LEARN MORE →



120 E Main

LEARN MORE →



120 Red Mountain Road

LEARN MORE →



129 E Hopkins

LEARN MORE →



134 E Hyman

LEARN MORE →



200 W Main

LEARN MORE →



210 W Francis

LEARN MORE →



211 E Hallam

LEARN MORE →



211 W Hopkins

LEARN MORE →



215 N Garmisch

LEARN MORE →



219 S Third - Demolished

LEARN MORE →



220 and 230 E Main

LEARN MORE →



233 Gilbert

LEARN MORE →



240 Lake

LEARN MORE →



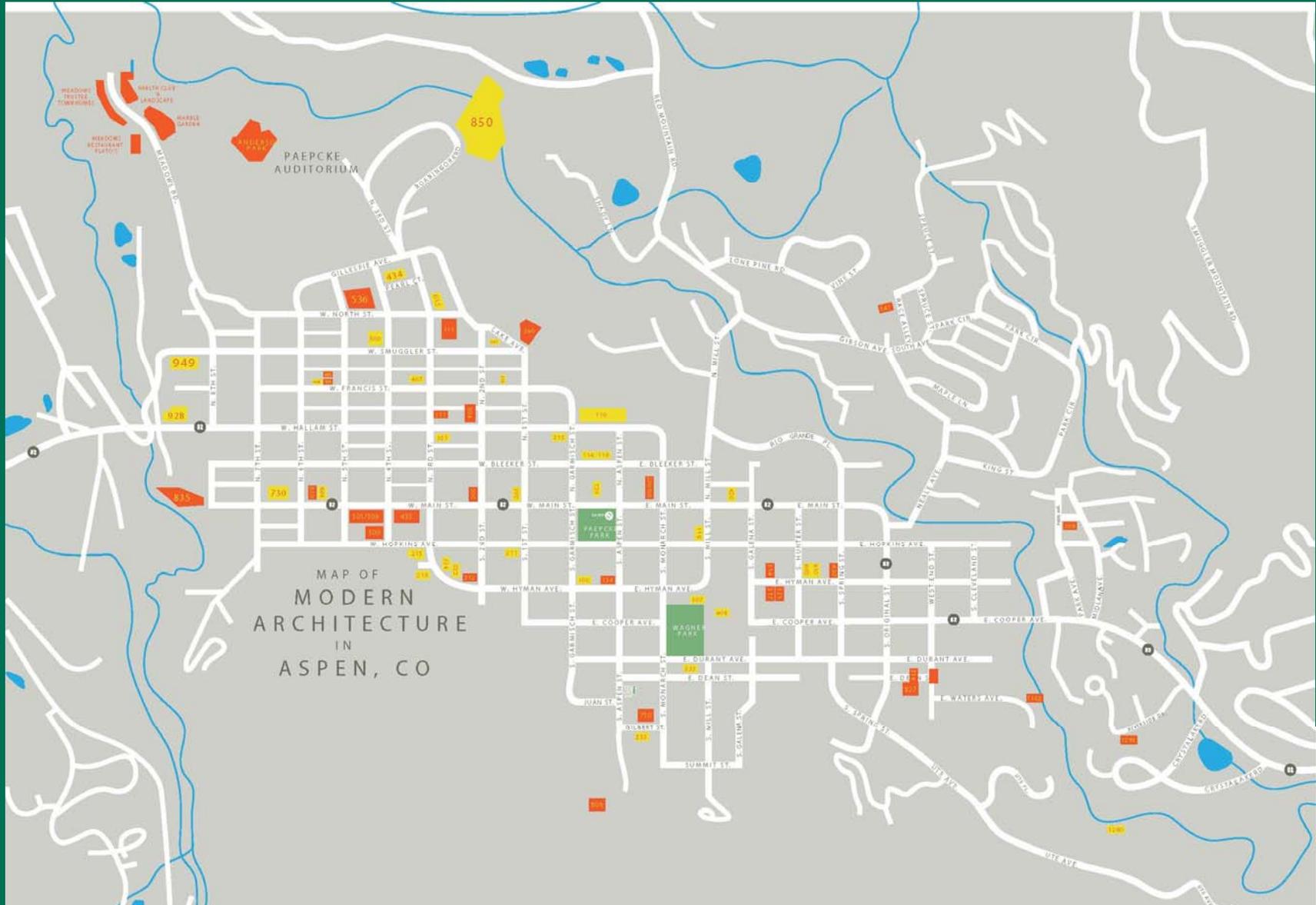
300 S Spring

LEARN MORE →



300 W Main

LEARN MORE →





Quiz Show!

I. I want to put new carpet in my home. Do I need a permit?

a. Yes

b. No

c. Only if my house is designated historic



Quiz Show!

2. What are the names of Aspen's Historic Preservation Programs?
 - a. Awesome Aspen
 - b. Modern Aspen & Victorian Aspen
 - c. Mid-Century Modern and Victorian Era Preservation
 - d. AspenModern & Aspen Victorian



Quiz Show!

3. What Citizen Boards and Commissions does the Community Development Department work with?
(Select all that apply)
- a. Commercial Core & Lodging Commission
 - b. Planning & Zoning Commission
 - c. Next Generation Commission
 - d. Historic Preservation Commission
 - e. Board of Adjustment



Quiz Show!

4. When Building Code Flexibility is used, what is never compromised.
- a. Lighting Requirements
 - b. Building Color Requirements
 - c. Building Safety
 - d. Setback Requirements



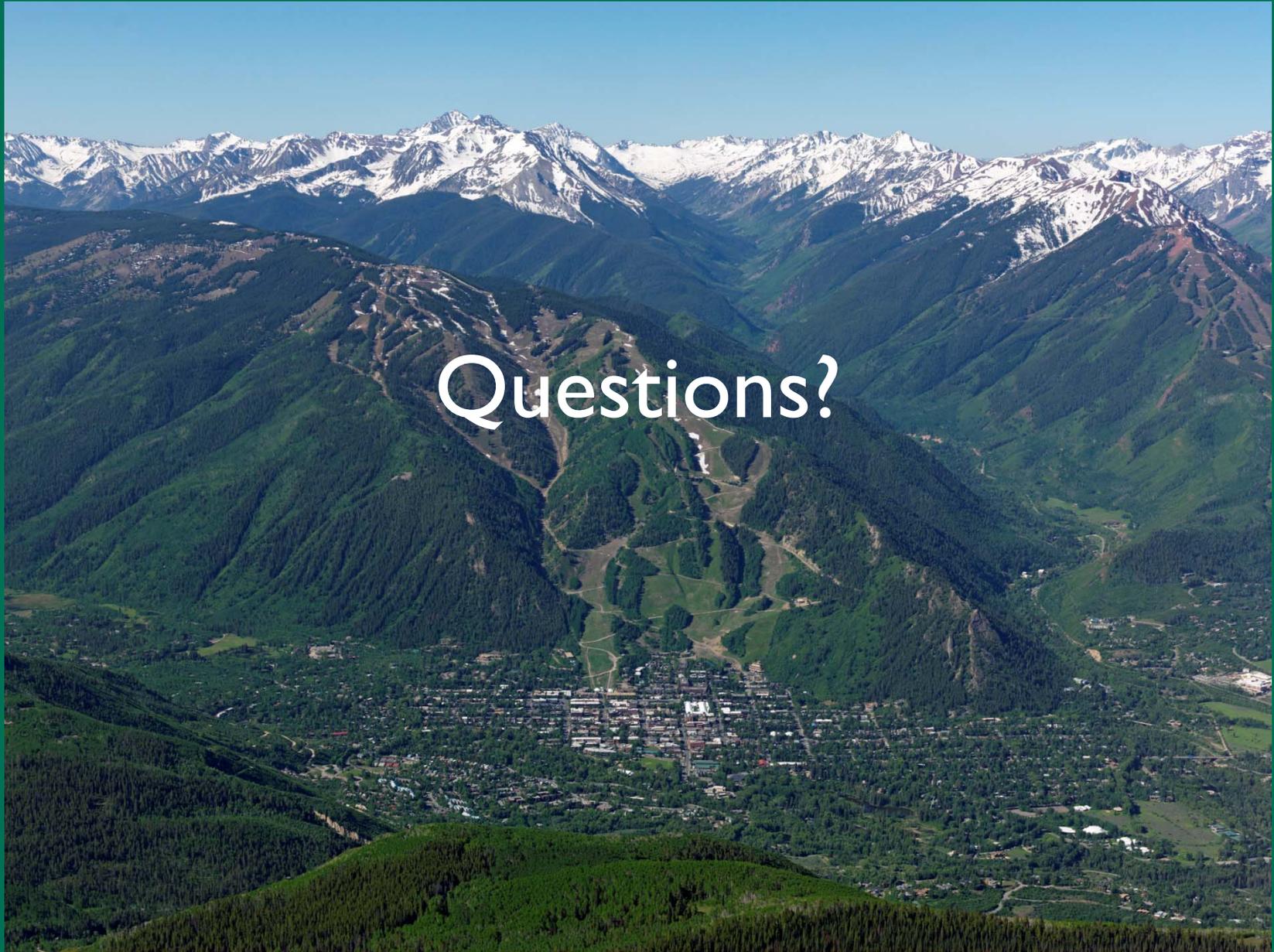
Quiz Show!

5. What is the name of Aspen's Comprehensive Plan

- a. Awesome Aspen Plan
- b. Aspen Pitkin Comp Plan
- c. Aspen 2020
- d. Aspen Area Community Plan



Questions?





- Recap: The City protects *Aspen in various ways*
 - ✓ Planning & Zoning
 - ✓ Building
 - ✓ Historic Preservation

- Next Time:
 - ✓ Living in Aspen:
 - Learn about how the City is distinct from other agencies in the Valley and how the City determines priorities.