

AGENDA

JOINT WORK SESSION CITY OF ASPEN PLANNING AND ZONING COMMISSIONS & PITKIN COUNTY PLANNING AND ZONING COMMISSION

**Rio Grande Room
Aspen, Colorado**

March 9, 2010

4:30 PM WORKSESSION

1. Review of the Aspen Area Community Plan update
 - a. Review Historic Preservation

7:30 PM ADJOURN WORKSESSION

MEMORANDUM

TO: City of Aspen Planning and Zoning Commission;
Pitkin County Planning and Zoning Commission

FROM: Ben Gagnon, City Special Projects Planner
Jessica Garrow, City Long Range Planner
Ellen Sassano, County Long Range Planner

THRU: Chris Bendon, City Community Development Director
Cindy Houben, County Community Development Director

DATE OF MEMO: March 4, 2010

MEETING DATE: March 9, 4:30pm in Rio Grande Meeting Room

RE: Historic Preservation

SUMMARY OF FEBRUARY 23 MEETING: The P&Zs completed their philosophical discussion of the Historic Preservation Chapter. The P&Zs also suggested a new process for reviewing draft chapters with the intent of speeding up the review process. Staff agreed to provide our first draft of the Historic Preservation chapter to two members of the city P&Z and two members of the county P&Z, with the intent of editing for clarity and not substance.

BACKGROUND: At the packet deadline, we had received extensive edits from two P&Z members. Attached to this memo are A) the original draft of the chapter by staff, B) an edited version showing track changes, and C) a final copy including all the P&Z edits without track changes/colors. Staff provided all three so the P&Z members can get a sense for how this new editing process worked.

At the Tuesday, March 9th meeting, staff will offer its perspective on the new editing process, and will invite the P&Zs to offer their evaluation as well. The Resource Experts available will be City Senior Planner Sara Adams and Jason Lasser from HPC.

ATTACHMENTS:

- Exhibit A: Staff draft of Historic Preservation chapter
- Exhibit B: P&Z edited draft of HP chapter, including track changes/colors
- Exhibit C: P&Z edited draft of HP chapter, not including track changes/colors

DRAFT HISTORIC PRESERVATION CHAPTER

VISION

Historic preservation connects us to our heritage – it enables us to understand and learn from our past and appreciate our successes and mistakes. It tells Aspen’s story.

We must consider what we hope to pass on to future generations. When a historically significant building is torn down we lose a piece of the Aspen story, whereas a building respectfully restored preserves the history and culture of town. Understanding our historical development pattern will help us preserve our sense of place.

Historic Preservation contributes to our long term environmental and cultural sustainability. The process of Historic Preservation must be one of reason, balance, predictability, and fairness.

PHILOSOPHY

Our town’s unique and authentic character is what attracts visitors and residents to our community. It is a real community made strong by the variety of people, trends, and events that have occurred over the years.

We preserve historic places to ensure that the Aspen story lives into the future. Aspen’s story includes our famed mining heritage as evidenced by the 1894 discovery of the world’s largest silver nugget. Aspen’s story continues through the mid-1900s when the Paepckes, who brought the Goethe Festival to Aspen, gave rise to “The Aspen Idea” and Aspen’s history of encouraging exploration in arts and sciences and the likes of Ella Fitzgerald, John Wayne, and Gary Cooper enjoyed the Red Onion with locals, and. It continues through our rich skiing history and the rise of the 1960s and 1970s counter culture when Hunter S. Thompson ran for Pitkin County Sheriff. Aspen as a center for exploration in classics and humanities did not end with the Paepckes -- it continued through the 1984 revolution in String Theory - sometimes described as the “theory of everything” - at the Aspen Center for Physics. History is alive and in the making.

The preservation of exceptional historic places that tell Aspen’s story should be preserved for future generations to enjoy and learn about. The interiors of historic buildings can help us experience the setting where history was made, rather than simply relying on an old photograph. It is important to preserve not just a building shell or a façade, but the more extensive building fabric.

We are all stewards of our history – it is not just the people who own historic buildings and parcels; the entire community must play a part. We all enjoy living in and visiting a town with a genuine history, and therefore we all have a responsibility to contribute to its preservation.

Mass, scale, and building proportions relate directly to our sense of place. Understanding our historical development pattern will help us preserve that sense of place. We must build on what we have by authentically preserving historic structures and creating thoughtful new buildings that encourage and shape that feeling of historical continuity. While creativity in development is encouraged, additions and new buildings must be sensitive to the existing and historic built patterns.

While the overall goal of protecting individual historic sites or the historic character of a larger area are foremost, the preservation process must be one of reason, balance, predictability, and fairness. The process should be one of collaboration, consistency, and integrity. We must raise community awareness of the need for historic preservation as well as the complex review process using education and communication.

Historic Preservation is integral to our sustainability as a community. There is an environmental sustainability to preserving our built environment – with changing technologies, existing structures can be made more efficient for day to day use, in addition to the energy saved by retaining a building rather than demolishing and rebuilding.

Perhaps more importantly, there is a cultural sustainability to preserving our built environment. Important people built, lived in, and walked through our buildings. Important events happened in our buildings. Preservation of these structures connects us to our past in a way that no photo can. We can experience a bit of what those people experienced. In doing so, we ensure our community culture and history continues to be passed down through the generations.

POLICIES AND ACTION ITEMS

The following policies and action items are adopted to address the following critical issues: 1) Telling Aspen's Story, 2) Residential Sector, 3) Commercial Sector, 4) Public Sector 5) Publicly Accessible Interiors, 6) Review Process & Enforcement, and 7) Sustainability.

The action items are arranged alongside the policies, so the purpose of the action item is understood. Each Policy is numbered, while the associated Action Items are lettered. For instance, Action Item “1.a” is associated with Policy “1.” Because this is a ten year plan, the action items are prioritized in terms of “immediate” (“I”) and “longer term” (“LT”), so that there is immediate progress made to implement the immediately necessary policies of this section, while still allowing for development of ideas and legislation that may further the broader policies of the plan in the long-term. The government department or agency responsible for any given action item is indicated as follows: Aspen/Pitkin County Housing Authority (“APCHA”); Planning (“P”); Building (“B”); Environmental Health (“EH”); Canary Initiative (“CI”); Capital Asset Department (“CA”).

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| <p>I. TELLING ASPEN’S STORY / POLICIES</p> <p>1) Prioritize the preservation of the highest quality historic resources and encourage the preservation of other resources that contribute to the overall historic fabric.</p> <p>2) Improve our ability to “tell Aspen’s story.”</p> | <p>I. TELLING ASPEN’S STORY / ACTION ITEMS</p> <p>1.a Update and/or write historic “Context Papers” that include people, places, events and cultural trends that place buildings and landmarks in the context of Aspen’s history. (I – P)</p> <p>1.b Establish Designation Criteria and Integrity Scoring System that can identify high quality properties, utilizing Context Papers. (I – P)</p> <p>1.c Test new Context Papers, Designation Criteria and Integrity Scoring System on City properties. (I – P)</p> <p>1.d Determine if Context Papers, Designation Criteria and Integrity Scoring Sheets are fair and effective tools to identify which properties should be designated. (LT – P)</p> <p>2.a Establish Landmark Signage Program that sets standards for interpretive signs for existing and future landmark properties in order to raise public awareness of Aspen’s history. (LT – P, HPC)</p> <p>2.b Establish basic standards for retaining information on significant buildings that are demolished, including photographs, relevant stories</p> |
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| | <p>regarding people and events etc. (LT – P, Aspen Historical Society)</p> |
| <p>II. RESIDENTIAL SECTOR POLICIES</p> <ol style="list-style-type: none"> 1. Reduce zoning allowances for mass and scale in various residential neighborhoods to better reflect historical development patterns. 2. Improve public awareness and understanding of how residential development patterns have changed over time in order to have a productive and informed community discussion on potential changes to mass, scale and density. 3. Preserve the historic integrity of designated structures by ensuring additions are compatible. 4. Ensure that Historic Preservation benefits package encourages landmark property owners to preserve structures with the highest possible degree of historic integrity while minimizing adverse impacts to the neighborhood. | <p>II. RESIDENTIAL SECTOR ACTION ITEMS</p> <ol style="list-style-type: none"> 1.a Use 1904 Sanborn Fire Insurance map and more modern records (like aerial photos, etc) to identify historic development patterns, and compare to existing development pattern in various residential neighborhoods to show evolution of mass, scale and density. (I – P) 1.b Using historic development pattern as a guide, amend zone district dimensional requirements and design standards. (I – P) 2.a Use 1904 Sanborn Fire Insurance map and historic aerial photographs to identify historic development patterns, and compare to existing development pattern in various residential neighborhoods to show evolution of mass, scale and density. Hold open houses to illustrate findings, post on website, utilize GrassRootsTV etc. (I – P) 3.a Review Historic Preservation Design Guidelines and adjust to ensure the result in additions that are compatible with the historic resource. <i>Staff Note: This review is planned for later this year.</i> (I – P) 4.a Use 3D modeling to show how Historic Preservation Design Guidelines and benefits package have been used in the past, compared with other redevelopment options available to nearby non-historic properties. (I - P) 4.b Use standardized 3D modeling to illustrate ongoing Historic Preservation cases. (I - P) |

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| <p>5. Maximize the use of the City’s Historic Transferable Development Right Program (TDR) as a method of preserving the historic integrity of designated structures instead of new additions, lot splits etc.</p> | <p>4.c Relying on studies above (4.a-b), initiate an overview of the benefits available to historic properties to determine their impact(s) on neighborhoods, and if amendments to the Land Use Code or Historic Preservation Design Guidelines are necessary. (LT - P)</p> <p>4.d Explore the creation of non-development benefits, like fee waivers, for historic properties (LT-P)</p> <p>5.a Track the usage of TDRs, including sending and receiving sites to the extent possible (LT – P)</p> |
| <p>III. COMMERCIAL SECTOR POLICIES</p> <p>1. Ensure that the City’s new Commercial Design Standards and Historic Preservation Guidelines will result in development that reflects the context of architectural heritage in terms of site coverage, mass, scale, and form and will maintain a diversity of heights.</p> | <p>III. COMMERCIAL SECTOR ACTION ITEMS</p> <p>1.a Use the City’s new 3-D model of downtown area to test Commercial Design Guidelines and Historic Preservation Guidelines to ensure they implement the policy. (I-P)</p> <p>1.b After completing Action Item 1.a, amend the Commercial Design Standards and Historic Design Guidelines and zoning as needed to implement the policy. (I-P)</p> |
| <p>IV. PUBLIC SECTOR POLICIES</p> <p>1. The public sector should be a leader in the preservation and adaptive re-use of historic buildings.</p> | <p>IV. PUBLIC SECTOR ACTION ITEMS</p> <p>1.a Establish a long-term plan for the sustainability and energy efficiency of all publicly-owned historic buildings. (I – P)</p> <p>1.b Apply new Context papers, Designation Criteria and Integrity</p> |

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| <p>2. Explore opportunities to combine historic preservation goals with goals for Community Workforce Housing.</p> | <p>Scoring System to publicly-owned buildings on Ordinance 48 list, including Red Brick and Yellow Brick, Hildur-Anderson parcel, Pedestrian Malls, Mountain Rescue building etc. to determine if they should be historically designated, while also exploring appropriate changes in use or appropriate additions. (I-P)</p> <p>2.a Explore purchasing historic properties that can also meet buy-down program goals. (I – P, APCHA) <i>Staff Note: this is verbatim from the Housing Chapter.</i></p> |
| <p>V. PUBLICALLY ACCESSIBLE INTERIORS POLICIES</p> <p>1. Preserve exceptional character-defining historic interiors in publically accessible buildings.</p> | <p>V. PUBLICALLY ACCESSIBLE INTERIORS ACTION ITEMS</p> <p>1.a Conduct an inventory of publically accessible buildings that are already designated historic to identify character-defining interior features. (I-P)</p> <p>1.b Explore method for historic designation of character-defining historic interiors that balances preservation and functionality. (I – P)</p> |
| <p>VI. REVIEW PROCESS & ENFORCEMENT POLICIES</p> <p>1. The HPC review process should be positive, productive and fair, with a high level of integrity, consistency and collaboration.</p> | <p>VI. REVIEW PROCESS & ENFORCEMENT ACTION ITEMS</p> <p>1.a Update standards of public mailing notices to include more substantive information about proposed projects, including on-line access to development plans and staff reports. (I – P)</p> <p>1.b Plan special events related to Aspen Area history, architectural innovation with relevant agencies, such as Aspen Historical Society,</p> |

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| <p>2. Demonstrate fairness and equal treatment by ensuring that residents are complying with Historic Preservation Guidelines and property-specific approvals. <i>Staff Note: This language is similar to language in the Housing section related to APCHA’s ability to enforce their rules and regs.</i></p> | <p>Art Museum etc. (I – P and local agencies)</p> <p>2.a Examine the current penalties for a property owner when they violate an approval and determine if any changes need to be made. (I – P)</p> <p>2.b Identify and implement the steps necessary to improve the City’s and County’s ability to enforce its rules and regulations related to historic preservation. (I – P)</p> <p>2.c Create and implement a comprehensive education program for owners of historic properties that explains the overall goal of the preservation program, what the property owner’s rights and obligations are, and describes maintenance responsibilities. (LT – P)</p> |
| <p>VII. SUSTAINABILITY POLICIES</p> <p>1. All existing and future historic landmark properties should be maintained in a manner that maintains historic integrity and improves energy efficiency.</p> <p>2. Improve public awareness regarding the impacts of demolishing and replacing homes versus maintaining and adding to existing home, including cost, landfill impacts, carbon footprint, long-term energy efficiency etc.</p> | <p>VII. SUSTAINABILITY ACTION ITEMS</p> <p>1.a Provide owners of historic landmarks with free assistance from the Building Department to facilitate energy efficiency upgrades. Make information available to all property owners in HPC process. (I – B)</p> <p>1.b Assure historic landmark owners access to energy efficiency loan program. Make information available to all property owners in HPC process. (LT – City Manager, B)</p> <p>2.a Establish working model that clearly shows the various impacts of demolishing and replacing homes versus maintaining and adding to existing home. Integrate information into contractor licensing, City/County Building Dept. website, brochure for City/County Building Department, Realtors, produce GrassRoots program. (LT – Canary Initiative, P, B)</p> |

DRAFT HISTORIC PRESERVATION CHAPTER

VISION

Historic Preservation connects ~~us Aspen~~ to ~~our its~~ heritage ~~—it enables~~ us ~~to understand and to~~ learn from our past and ~~to~~ appreciate our successes and mistakes. It tells Aspen's story for current and for future generations.

~~We must consider what we hope to pass on to future generations.—~~Understanding our historical development pattern will help us preserve our sense of place. A respectfully building restored honors the history and culture of our town , whereas w~~—~~When a historically significant building is torn down we lose a piece of the Aspen story; ~~whereas a building respectfully restored preserves the history and culture of town.—~~Deliberate

Historic Preservation is aligned with our community's vision of sustainability, both culturally and environmentally.

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Our town's unique and authentic character is what attracts visitors and residents ~~to our community—~~ It is an authentic real community ~~made strong~~strengthened by our history - ~~by the variety of the~~ people, ~~trends~~patterns, and events that have ~~occurred over the years~~become the fabric of our town.

We preserve historic places ~~so to ensure~~ that the Aspen story lives into the future. Aspen's story includes our famed mining heritage ~~and as evidenced by~~ the 1894 discovery of the world's largest silver nugget. Our Aspen's story continues through the mid-1900s when the Paepckes, ~~who~~ brought the Goethe Festival-Bicentennial to Aspen, ~~gave rise to~~ "The Aspen Idea" and Aspen's history of encouraging exploration in arts and sciences. These were the days when the likes of Ella Fitzgerald, John Wayne, and Gary Cooper enjoyed the Red Onion with locals. ~~It continues through —~~ Aspen as a center for exploration in classics and humanities ~~did not end with the Paepckes~~ ~~—it~~ continued through the 1984 revolution in String Theory - sometimes described as the "theory of everything" - at the Aspen Center for Physics. The development of our rich skiing history and ~~the rise of~~ the 1960s and 1970s counter-culture,

when Hunter S. Thompson ran for Pitkin County Sheriff, have become important chapters in the story. History is alive and in the making.

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| <p>VI. REVIEW PROCESS & ENFORCEMENT POLICIES</p> <p>1. The <u>Historic Preservation Commission's</u> review process should be positive, productive and fair, with a high level of integrity, consistency and</p> | <p>VI. REVIEW PROCESS & ENFORCEMENT ACTION ITEMS</p> <p>1.a Update standards of public mailing notices to include more substantive information about proposed projects, including on-line access to development plans and staff reports. (I – P)</p> |

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| <p>collaboration.</p> <p>2. Demonstrate fairness and equal treatment by ensuring that residents are complying with Historic Preservation Guidelines and property-specific approvals. <i>Staff Note: This language is similar to language in the Housing section related to APCHA’s ability to enforce their rules and regs.</i></p> | <p>1.b Plan special events related to Aspen Area history, architectural innovation with relevant agencies, such as Aspen Historical Society, Art Museum etc. (I – P and local agencies)</p> <p>2.a Examine the current penalties for a property owners when they violate an approval and determine if any changes need to be made. (I – P)</p> <p>2.b Identify and implement the steps necessary to improve the City’s and County’s ability to enforce its rules and regulations related to historic preservation. (I – P)</p> <p>2.c Create and implement a comprehensive education program for owners of historic properties that explains the overall goal of the preservation program, what the property owner’s rights and obligations are, and describes maintenance responsibilities. (LT – P)</p> |
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Our town's unique and authentic character is what attracts visitors and residents - an authentic community strengthened by our history - the people, patterns, and events that have become the fabric of our town.

We preserve historic places so that the Aspen story lives into the future. Aspen's story includes our famed mining heritage and the 1894 discovery of the world's largest silver nugget. Our story continues through the mid-1900s when the Paepckes brought the Goethe Bicentennial to Aspen, "The Aspen Idea" and Aspen's history of encouraging exploration in arts and sciences. These were the days when the likes of Ella Fitzgerald, John Wayne, and Gary Cooper enjoyed the Red Onion with locals Aspen as a center for exploration in classics and humanities continued through the 1984 revolution in String Theory - sometimes described as the "theory of everything" - at the Aspen Center for Physics. The development of our rich skiing history and the 1960s and 1970s counter-culture, when Hunter S. Thompson ran for Pitkin County Sheriff, have become important chapters in the story. History is alive and in the making.

We are all stewards of our history – we all enjoy living in and visiting a town with a genuine history, and therefore we all have a responsibility to contribute to its preservation, not just the people who own historic buildings and parcels. Preserving exceptional historic buildings, and certain interiors, can help us experience the setting where history unfolded.

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Mass, scale, and building proportions directly influence our sense of place. We must build on what we have by authentically preserving historic structures and creating thoughtful new buildings that are compatible with that feeling of historical continuity. While creativity in development is encouraged, additions and new buildings must be sensitive to the historic and existing built patterns.

While the overall goal of protecting individual historic sites or the historic character of a larger area is foremost, the preservation process should be one of collaboration, consistency, and integrity. We must raise community awareness of the need for historic preservation through effective outreach and education.

Historic Preservation is integral to our sustainability as a community. Energy is saved by retaining a building rather than demolishing and rebuilding and existing structures can be made more efficient for day-to-day use.

Preserving our built environment is important to our community culture. Important people designed, built, lived in, and walked through our buildings. Important events happened in our buildings. Preservation of these structures connects us to our past in a way that no photo can. In preserving our history, we ensure our community culture and legacy continues to be passed down through the generations.

POLICIES AND ACTION ITEMS

The following policies and action items are adopted to address the following critical issues: 1) Telling Aspen’s Story, 2) Residential Sector, 3) Commercial Sector, 4) Public Sector 5) Publicly Accessible Interiors, 6) Review Process & Enforcement, and 7) Sustainability.

The action items are arranged alongside the policies, so the purpose of the action item is understood. Each Policy is numbered, while the associated Action Items are lettered. For instance, Action Item “1.a” is associated with Policy “1.” Because this is a ten-year plan, the action items are prioritized in terms of “immediate” (“I”) and “longer term” (“LT”). The government department or agency responsible for any given action item is indicated as follows: Aspen/Pitkin County Housing Authority (“APCHA”); Planning (“P”); Building (“B”); Environmental Health (“EH”); Canary Initiative (“CI”); Capital Asset Department (“CA”).

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| I. TELLING ASPEN’S STORY / POLICIES | I. TELLING ASPEN’S STORY / ACTION ITEMS |
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| <p>1) Prioritize the preservation of the highest-quality historic resources and encourage the preservation of other resources that contribute to the overall historic fabric.</p> <p>2) Improve our ability to “tell Aspen’s story.”</p> | <p>1.a Update and/or write historic “Context Papers” that include people, places, events and cultural trends that place buildings and landmarks in the context of Aspen’s history. (I – P)</p> <p>1.b Establish Designation Criteria and an Integrity Scoring System that can identify high-quality properties, utilizing Context Papers. (I – P)</p> <p>1.c Test new Context Papers, Designation Criteria and Integrity Scoring System on City properties. (I – P)</p> <p>1.d Determine if Context Papers, Designation Criteria and Integrity Scoring Sheets are fair and effective tools to identify which properties should be designated. (LT – P)</p> <p>2.a Establish a Landmark Signage Program to set standards for interpretive signs pointing out existing and future landmark properties in order to raise public awareness of Aspen’s history. (LT – P, HPC)</p> <p>2.b Establish basic standards for retaining information on significant buildings that are demolished, including photographs, relevant stories regarding people and events etc. (LT – P, Aspen Historical Society)</p> |
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| <p>II. RESIDENTIAL SECTOR POLICIES</p> <ol style="list-style-type: none"> 1. Reduce zoning allowances for mass and scale in various residential neighborhoods to better reflect historical development patterns. 2. Improve public awareness and understanding of how residential development patterns have changed in order to have a productive and informed community discussion on potential changes to mass, scale and density. 3. Preserve the historic integrity of designated structures by ensuring additions are compatible. 4. Ensure that Historic Preservation benefits package encourages landmark property owners to preserve structures with the highest possible degree of historic integrity while minimizing adverse impacts to the neighborhood. | <p>II. RESIDENTIAL SECTOR ACTION ITEMS</p> <ol style="list-style-type: none"> 1.a Study historic development patterns, and compare to existing development pattern in various residential neighborhoods, using 1904 Sanborn Fire Insurance map and modern records like aerial photos, to show evolution of mass, scale and density. (I – P) 1.b Amend zone district dimensional requirements and design standard using historic development pattern as a guide. (I – P) 2.a Circulate findings from studies on historic and current development patterns to the community through open houses, website, GrassRootsTV etc. (I – P) 3.a Review Historic Preservation Design Guidelines and adjust to ensure that additions are compatible with the historic resource. <i>Staff Note: This review is planned for later this year.</i> (I – P) 4.a Use 3D modeling to show how Historic Preservation Design Guidelines and benefits package have been used in the past, compared with other redevelopment options available to nearby non-historic properties. (I - P) 4.b Use standardized 3D modeling to illustrate ongoing Historic Preservation cases. (I - P) 4.c Relying on studies above (4.a-b), initiate an overview of the benefits available to historic properties to determine their impact(s) on neighborhoods, and to see if amendments to the Land Use Code or |
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| <p>5. Maximize the use of the City’s Historic Transferable Development Right Program (TDR) as a method of preserving the historic integrity of designated structures instead of new additions, lot splits etc.</p> | <p>Historic Preservation Design Guidelines are necessary. (LT - P)</p> <p>4.d Explore the creation of non-development benefits, like fee waivers, for historic properties (LT-P)</p> <p>5.a Track the usage of TDRs, including sending and receiving sites to the extent possible. (LT – P)</p> |
| <p>III. COMMERCIAL SECTOR POLICIES</p> <p>1. Ensure that the City’s new Commercial Design Standards and Historic Preservation Guidelines will result in development that reflects the context of architectural heritage in terms of site coverage, mass, scale, and form, and will maintain a diversity of heights.</p> | <p>III. COMMERCIAL SECTOR ACTION ITEMS</p> <p>1.a Use the City’s new 3-D model of downtown area to test Commercial Design Guidelines and Historic Preservation Guidelines to ensure they implement the policy. (I-P)</p> <p>1.b After completing Action Item 1.a, amend the Commercial Design Standards and Historic Design Guidelines and zoning as needed to implement the policy. (I-P)</p> |
| <p>IV. PUBLIC SECTOR POLICIES</p> <p>1. The public sector should be a leader in the preservation and adaptive re-use of historic buildings.</p> | <p>IV. PUBLIC SECTOR ACTION ITEMS</p> <p>1.a Establish a long-term plan for the sustainability and energy efficiency of all publicly-owned historic buildings. (I – P)</p> <p>1.b Apply new Context Papers, Designation Criteria and Integrity Scoring System to publicly-owned buildings on Ordinance 48 list,</p> |

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| <p>2. Research opportunities to combine historic preservation goals with goals for Community Workforce Housing.</p> | <p>including Red Brick and Yellow Brick, Hildur-Anderson parcel, Pedestrian Malls, Mountain Rescue building , etc. to determine if they should be historically designated, while also exploring appropriate changes in use or appropriate additions. (I-P)</p> <p>2.a Explore purchasing historic properties that can also meet buy-down program goals. (I – P, APCA) <i>Staff Note: this is verbatim from the Housing Chapter.</i></p> |
| <p>V. PUBLICALLY ACCESSIBLE INTERIORS POLICIES</p> <p>1. Preserve exceptional character-defining historic interiors in publically-accessible buildings.</p> | <p>V. PUBLICALLY ACCESSIBLE INTERIORS ACTION ITEMS</p> <p>1.a Conduct an inventory of publically-accessible buildings that are already designated historic to identify character-defining interior features. (I-P)</p> <p>1.b Assess method for historic designation of character-defining historic interiors that balances preservation and functionality. (I – P)</p> |
| <p>VI. REVIEW PROCESS & ENFORCEMENT POLICIES</p> <p>1. The Historic Preservation Commission’s review process should be positive, productive and fair, with a high level of integrity, consistency and collaboration.</p> | <p>VI. REVIEW PROCESS & ENFORCEMENT ACTION ITEMS</p> <p>1.a Update standards of public mailing notices to include more substantive information about proposed projects, including on-line access to development plans and staff reports. (I – P)</p> <p>1.b Plan special events related to Aspen Area history, architectural innovation with relevant agencies, such as Aspen Historical Society, Art Museum etc. (I – P and local agencies)</p> |

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| <p>2. Demonstrate fairness and equal treatment by ensuring that residents are complying with Historic Preservation Guidelines and property-specific approvals. <i>Staff Note: This language is similar to language in the Housing section related to APCHA’s ability to enforce their rules and regs.</i></p> | <p>2.a Examine the current penalties for property owners when they violate an approval and determine if any changes need to be made. (I – P)</p> <p>2.b Identify and implement the steps necessary to improve the City’s and County’s ability to enforce its rules and regulations related to historic preservation. (I – P)</p> <p>2.c Create and implement a comprehensive education that explains the overall goal of the preservation program, what the property owner’s rights and obligations are, and describes maintenance responsibilities. (LT – P)</p> |
| <p>VII. SUSTAINABILITY POLICIES</p> <p>1. All existing and future historic landmark properties should be maintained in a manner that honors historic integrity and improves energy efficiency.</p> <p>2. Improve public awareness regarding the impacts of demolishing and replacing homes versus maintaining and adding to existing home, including cost, landfill impacts, carbon footprint, long-term energy efficiency etc.</p> | <p>VII. SUSTAINABILITY ACTION ITEMS</p> <p>1.a Provide owners of historic landmarks with free assistance from the Building Department to facilitate energy-efficiency upgrades. Make information available to all property owners in HPC process. (I – B)</p> <p>1.b Assure historic landmark owners access to energy-efficiency loan program. Make information available to all property owners in HPC process. (LT – City Manager, B)</p> <p>2.a Establish working model that clearly shows the various impacts of demolishing and replacing homes versus maintaining and adding to existing home. Integrate information into contractor licensing, City/County Building Dept. website, brochure for City/County Building Department, Realtors, produce GrassRoots program. (LT – Canary Initiative, P, B)</p> |

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Exhibit C

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