AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

June 24, 2026

4:30 PM, City Council Chambers - 3rd Floor
427 Rio Grande Place
Aspen, CO 81611

I. SITE VISIT
Site Visit - Health Center at the Aspen Meadows - 880 Meadows Rd. - 12:00pm

II. ROLL CALL

III. MINUTES

IV. PUBLIC COMMENTS

V. COMMISSIONER MEMBER COMMENTS

VI. DISCLOSURE OF CONFLICT OF INTEREST

VII. PROJECT MONITORING

VIII. STAFF COMMENTS

IX. CERTIFICATE OF NO NEGATIVE EFFECT ISSUED

X. CALL UP REPORTS

XI. SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS

XII. SUBSTANTIAL AMENDMENT

XIII. OLD BUSINESS

XIII.A 212 N. Monarch St. – Request for a Certificate of Appropriateness for Major Development Conceptual Review, Relocation, and Benefits.

The applicant has requested an additional continuance to August 26, 2026, to allow
for more time to refine the updated design. This will be the second

continuance request from the applicant and the third continuance total.

XIV. NEW BUSINESS

XIV.A
Resolution #11, Series of 2026

100 West Hallam Street - Request for a Certificate of Appropriateness for Minor Development and Relocation

100WHallam.StaffReport.pdf
HPC Reso 11 Series of 2026.pdf
Attachment A_Application.pdf
Attachment B_Historic Preservation Design Guidelines Analysis.pdf
Attachment C_Relocation Analysis.pdf
Attachment D_Referral Comments.pdf

XIV.B
Resolution #12, Series of 2026

880 Meadows Road – Request for a Certificate of Appropriateness for Major Development Conceptual Review, Commercial Design Review, Stream Margin Review, and Insubstantial Planned Development Amendment.

880Meadows.StaffReport.pdf
HPC Resolution # 12 , Series of 2026.pdf
Attachment A.1_Application.pdf
Attachment A.2_Supplement to Application.pdf
Attachment B_Historic Preservation Design Guidelines Staff Analysis.pdf
Attachment C_Commercial Design Review Staff Analysis.pdf
Attachment D_Stream Margin Review Staff Analysis.pdf
Attachment E_Combined Referral Comments.pdf

XV. ADJOURN

XVI. NEXT RESOLUTION NUMBER

TYPICAL PROCEEDING FORMAT FOR ALL PUBLIC HEARINGS

(1 Hour, 15 Minutes for each Major Agenda Item)
1. Declaration of Conflicts of Interest (at beginning of agenda)
2. Presentation of proof of legal notice (at beginning of agenda)
3. Applicant presentation (10 minutes for minor development; 20 minutes for major development)
4. Board questions and clarifications of applicant (5 minutes)
5. Staff presentation (5 minutes for minor development; 10 minutes for major development)
6. Board questions and clarifications of staff (5 minutes)

7. Public comments (5 minutes total, or 3 minutes/ person or as determined by the Chair)
8. Close public comment portion of hearing
9. Applicant rebuttal/clarification (5 minutes)
10. Staff rebuttal/clarification (5 minutes)

End of fact finding. Chairperson identifies the issues to be discussed.

11. Deliberation by the commission and findings based on criteria commences. No further input from applicant or staff unless invited by the Chair. Staff may ask to be recognized if there is a factual error to be corrected. If the item is to be continued, the Chair may provide a summary of areas to be restudied at their discretion, but the applicant is not to re-start discussion of the case or the board's direction. (20 minutes)
12. Motion. Prior to vote the chair will allow for call for clarification for the proposed resolution.

Please note that staff and/or the applicant must vacate the dais during the opposite presentation and board question and clarification session. Both staff and applicant team will vacate the dais during HPC deliberation unless invited by the chair to return.

Updated: March 7, 2024