AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

April 8, 2026

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

I. SITE VISIT

HPC Site Visit - Aspen Pedestrian Mall at 12:00pm on 4/8/26
Meeting place will be at the Dancing Fountain across from the Wheeler Opera House

II. ROLL CALL

III. MINUTES

III.A Draft Minutes - 3/11/26
minutes.hpc.20260311_DRAFT.docx

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 June 24th to allow for more time to work on the updated design based on direction from the HPC.

XIV. NEW BUSINESS

XIV.A Work Session Project Specific Questions on Pedestrian Mall Brick
PedMallBrickMemo.pdf

XIV.B Discussion on Best Practices for Quasi - Judicial Boards

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