AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

August 12, 2026

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

I. SITE VISIT
Site Visit at 210 Lake Avenue to start at 12:00pm

II. ROLL CALL

III. MINUTES

III.A Draft Minutes - 5/13/26, 5/27/26
minutes.hpc.20260513_DRAFT.docx
minutes.hpc.20260527_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

XIV. NEW BUSINESS

XIV.A
Resolution #16, Series of 2026

210 Lake Avenue – Request for a Certificate of Appropriateness for Major Development Conceptual Review, Setback Variations, Floor Area Bonus, and Hallam Lake Bluff Review.

210 Lake Staff Report
HPC Resolution # 16 , Series of 2026.pdf
Attachment A_Application.pdf
Attachment B_Historic Preservation Design Guidelines Analysis.pdf
Attachment C_Benefit Criteria Staff Analysis.pdf
Attachment D_Hallam Lake Bluff Review.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