AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

May 27, 2026

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

I. ROLL CALL

II. MINUTES

III. PUBLIC COMMENTS

IV. COMMISSIONER MEMBER COMMENTS

V. DISCLOSURE OF CONFLICT OF INTEREST

VI. PROJECT MONITORING

VII. STAFF COMMENTS

VIII. CERTIFICATE OF NO NEGATIVE EFFECT ISSUED

IX. CALL UP REPORTS

X. SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS

XI. SUBSTANTIAL AMENDMENT

XII. OLD BUSINESS

XII.A
Resolution #10, Series of 2026

500 W. Francis St. – Request for a Certificate of Appropriateness for Major Development Conceptual Review, Relocation, and Benefits.

500WFrancis.StaffReport.pdf
HPC Resolution # 10 , Series of 2026.pdf
Attachment A_Application.pdf
Attachment B_Historic Preservation Design Guidelines Staff Analysis.pdf
Attachment C_Relocation Criteria Staff Analysis.pdf

Attachment D_Benefit Criteria Staff Analysis.pdf
Attachment E_Combined Referral Comments.pdf
Attachment F_HPC Minutes from March 11, 2026.pdf

XIII. NEW BUSINESS

XIV. ADJOURN

XV. 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