

Applicant Presentation to

Historic Preservation Commission
April 17, 2024

2601 S. College



Broynstein

April 17, 2024

Team

Property Owners: Kriss Spradley and Bill Barr

Built Environment Evolution: Natalie Feinberg Lopez

Brownstein: Angela Hygh and Nina Sawaya

The Appeal

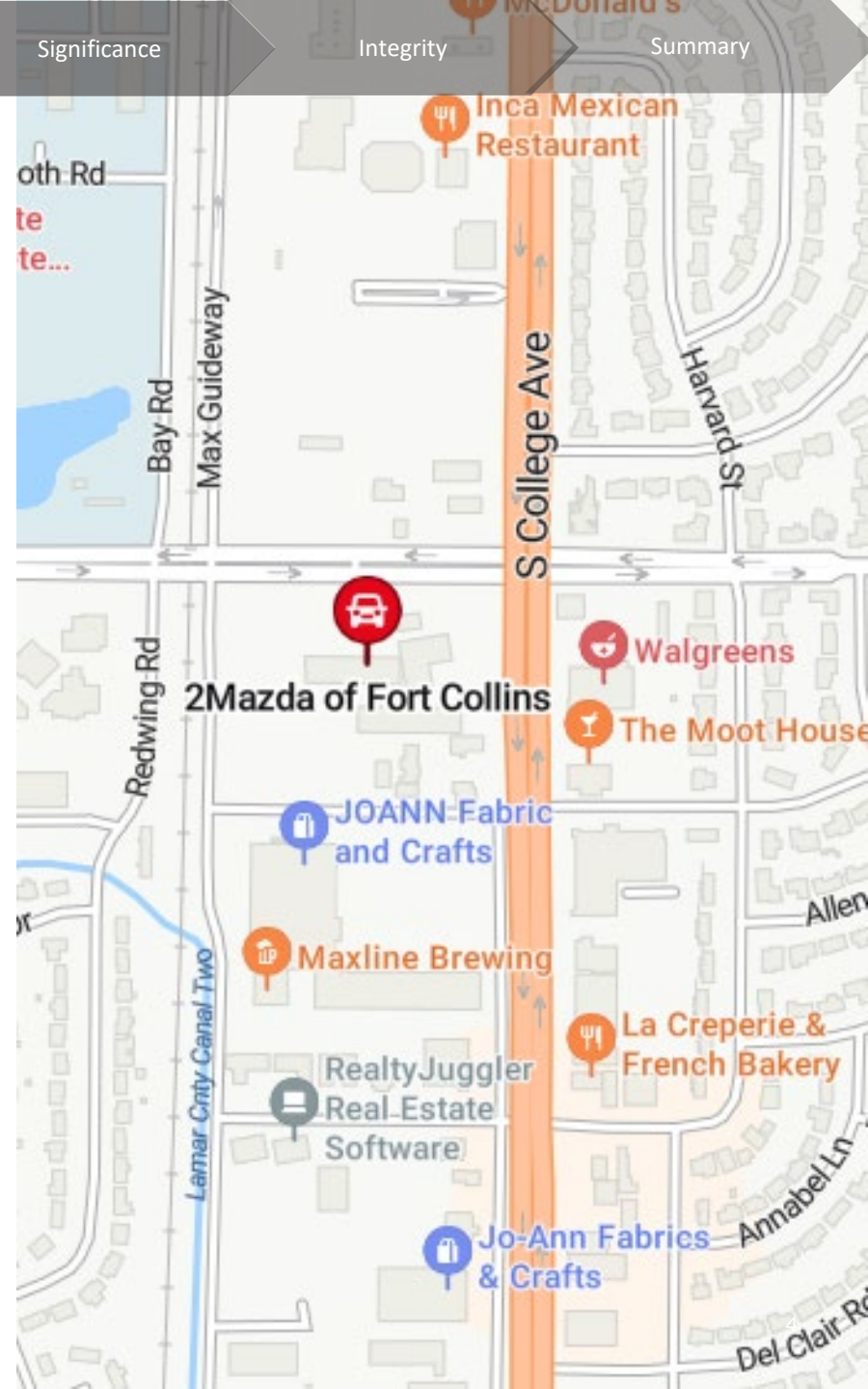
- The Property Owners are appealing the determination by City Staff that the Property is eligible for historic designation.
- De novo standard.
- City Council determined on April 3, 2018 that the property was NOT eligible for historic designation.
- City Council's determination expired on April 3, 2023.

2601 S College Ave.

Commonly Known as The Mazda Dealership



MAY 16 2008 14:30
 infogro



Criteria for Historic Eligibility

For a resource to be eligible for designation as a landmark under the Code, it must possess both **significance** and **integrity**



Significance

“**Significance**” is “the importance of a site, structure, object, or district to the history, architecture, archeology, engineering or culture of our community, State or Nation.” *City Code, § 14-22*. The criteria include:

- (1) events**
- (2) persons/groups**
- (3) design/construction**
- (4) information potential

Integrity

“**Integrity**” is “the ability of a site, structure, object, or district to be able to convey its significance.” *City Code, § 14-22*.
The criteria include:

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association



Natalie Feinberg Lopez, APTI RP

- Consulting in technical preservation and conservation analysis for 25 years.
- Extensive Experience With Mid-Century Modern Structures
- Acted as Principal Planner for the Historic Preservation Department for the City of Aspen



BUILT ENVIRONMENT EVOLUTION
Preserving the Past Transforming Tomorrow

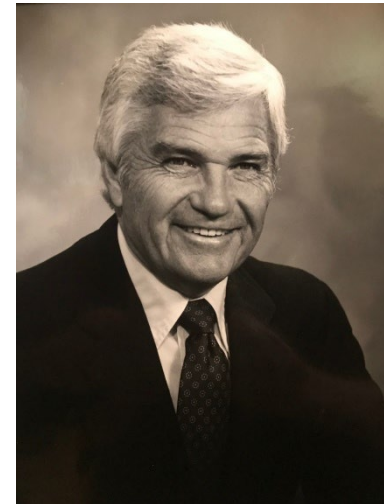
Events

- Recognizable contribution
- Two Types:
 - Specific event
 - Pattern of events or a historic trend



Persons/Groups

Specific contributions to history that can be identified and documented.



Design/Construction

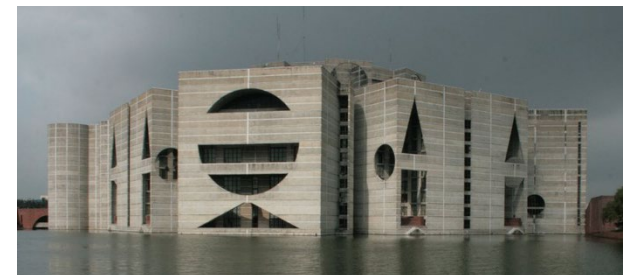
- Embody the identifiable characteristics of a type, period or method of construction;
- Distinguishable from others
- Possess high artistic values or design concepts;
- Recognizable and distinguishable group of resources.
- 1.5 out of 10



Design/Construction

- Comparison with excellent examples of modern architecture.

- International - excellent examples of modern architecture.



Design/Construction

- Comparison with excellent examples of modern architecture.



- United States - excellent examples of modern architecture.



Design/Construction

- Comparison with excellent examples of modern architecture.
- Local - excellent examples of modern architecture.



Integrity

“**Integrity**” is “the ability of a site, structure, object, or district to be able to convey its significance.” *City Code, § 14-22*. The criteria include:

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association



Location & Setting



Location & Setting

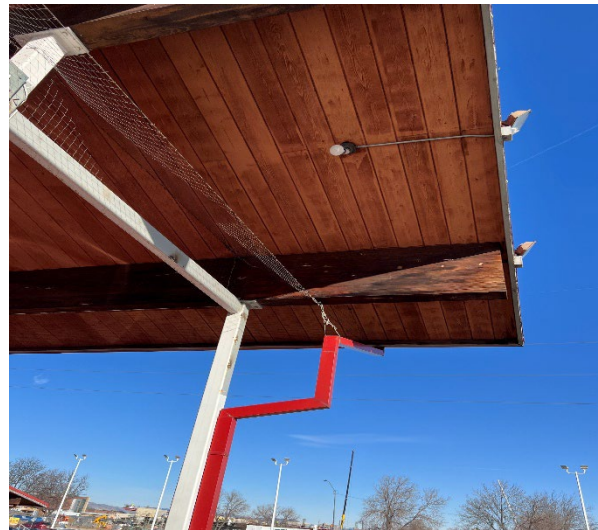
- College Ave Auto Dealerships



Materials: Not Built to Last

Many elements show significant deterioration indicating the end-of-life cycle including:

- Original Materials were inexpensive and meant to be replaced often
- Deterioration of drainage
- Surfaces requiring removal of asphalt
- Repair of Foundations



Design and Workmanship

- On a scale of 1-10 for mid-century design value, 10 being the highest, this example is **1-1.5**.



Feeling and Association

- Does not retain the feeling and association of the Post-War era. None of these South College examples are eligible:



Other Considerations

- Top: Dwight Ghent's Home
1612 Sheely Drive
- Bottom: Frank Ghent's Home
638 Whedbee



Things to Keep in Mind

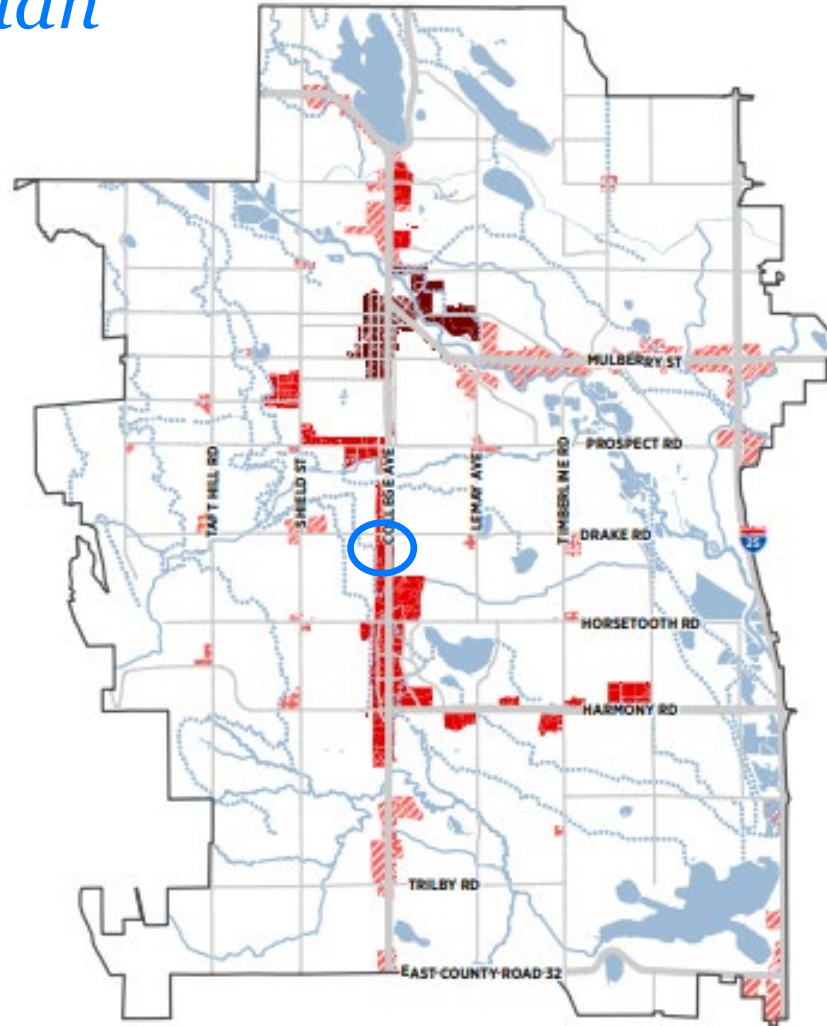
- Being selective about what is eligible for historic designation preserves the designation process



Policies and Purposes – Section 14-1 and 14-2

- “stabilize or improve aesthetic and economic vitality and values of such sites, structures, objects, and districts
- “promote the use of important historical archaeological or architectural sites”
- “promote good urban design”

Structure Plan



Downtown District

Urban Mixed-Use Districts

Midtown Plan



No Changes Since 2018

- No new discoveries about the property or the Ghents.
- No substantial changes to the criteria.

Thank You



Broynstein

April 17, 2024