



Re: historical moratorium

Tuesday, July 10, 2007 11:25 AM

From: "Jack Johnson" <writejacknow@yahoo.com>
To: "Chuck Frias" <Chuck@friasproperties.com>, "Dwayne Romero" <dwayner@ci.aspen.co.us>, "J.E. DeVilbiss" <jed@ci.aspen.co.us>, "Jack Johnson" <Jackj@ci.aspen.co.us>, "Mick Ireland" <micki@ci.aspen.co.us>, "Steve Skadron" <stevesk@ci.aspen.co.us>
Cc: "Amy Guthrie" <amyg@ci.aspen.co.us>, "Chris Bendon" <chrisb@ci.aspen.co.us>

Dear Chuck

No mention was made of a moratorium last night nor was that word used in the papers. Before we get everyone riled up we ought to be using the correct terms.

Tonight we will be discussing a demolition review procedure. Many cities have such a review, cities like Telluride and Denver. It will treat everyone exactly the same instead of creating a special class of properties that get pre-judged and then selected out for special consideration as is now the case.

The review criteria remain unchanged.

It removes the city from instigating these procedures as is currently the case and places the instigating incident on the application for demolition. If you don't wish to demolish your home or alter it significantly then no procedure will kick in.

It will also remove the entire burden of carrying our history from those property owners lucky enough to have a Victorian era structure as is currently the case.

It can hardly be considered a knee jerk reaction as the only thing to react to would be the demolition of important structures, such as the two Fritz Benedict houses in the West End that were demolished last year with absolutely no review whatsoever. Owners applied for them to be demolished, they received a permit and they were knocked down. Simple as that.

The intended consequence is to place the preservation of history above the demolition of history.

I might remind you as well that these Post WW2 codes have been in effect since at least 2000; they simply haven't had any teeth and do not lead to preservation, rather they lead to demolition as the city has very little it can do to prevent demolition.

I would suggest you tell your clients to come to the meeting and let us know what they think. You might remind them as well that one of the reasons they enjoy such tremendous property values now is because the city of Aspen had the foresight to enact historic preservation legislation in the 70s. This legislation simply creates the same protections for more recent structures as our Victorians now enjoy.

We all benefit from preservation—locals, tourists and property owners alike.

Regarding affordable housing and the inability of businesses to house their workers and the claim you make there are no "positive steps to increase housing of the right type in the core" being taken:

You're absolutely right we have a housing problem.

My question to you is: What are you doing about it? Do you house your workers? Do you encourage your clients to house their workers? Do you encourage them to tend their own houses and answer their own needs