



NAME: ASPEN | WEST END

PROJECT TYPE: Historic Preservation and Restoration, 5,000SF – 15,000SF

SIZE: 7,500 sf

COST: Confidential

PROGRAM SUMMARY:

- Single-family residence
- Restore Victorian and expand footprint/square footage
- 7 bedroom, 7 full bath, 2 half bath
- 2 car garage
- Basement with rec room and wine cellar
- Private courtyard for entertaining
- Roof deck

COMPLETION DATE: June 15, 2020

PROJECT LOCATION: Aspen, Colorado





In Aspen's historic West End neighborhood, a captivating tale of revitalization unfolds as a timeless 1890s Victorian-Era home reclaims its former glory, shedding the layers of non-historic modifications accrued over the years. The project embodies a meticulous journey of preservation and rejuvenation, breathing new life into a cherished architectural gem.

Within the walls of the Victorian, a compelling juxtaposition of old and new emerges. The once-fragmented layout is opened giving way to a harmonious interplay of dynamic, multi-story volumes and fluid circulation, imbuing the interiors with a sense of spaciousness and vitality. Nestled within the elegant contours of the Victorian's distinctive gabled roof resides the primary suite and bath. A three-story wood staircase serves as a sculptural centerpiece and anchor that bridges the three levels, commanding attention with its graceful ascent.

Embracing the ethos of seamless integration, a double-height kitchen becomes the heart of the home, its wood gabled ceiling soaring overhead to create an atmosphere of warmth and openness. Bathed in natural light, this gathering space effortlessly spills out onto the courtyard shared by the adjoining addition, blurring the boundaries between indoor and outdoor living.

With the intention to maximize footprint and square footage, the Victorian was lifted, and a full-length basement was excavated spanning the entirety of the property's buildable area. The basement houses additional living quarters, a rec room and wine cellar.

Above ground, a contemporary counterpart to the Victorian's timeless charm, a modern wood and glass pavilion emerges as a beacon of architectural innovation, delicately tethering the past to the present. Characterized by its ethereal milky-white glass cladding, the pavilion is linked by an unassuming passageway and appears to float above a base of light cedar vertical siding, its luminous facade mirroring the ever-changing hues of the mountain skies and verdant foliage. Within this luminous sanctuary, light-filled bedrooms offer panoramic vistas of the majestic mountains and serene internal courtyard, inviting residents to immerse themselves in the tranquil beauty of their surroundings.

DESIGN FOR INTEGRATION

The client wished to restore the original Victorian house while adding new, contemporary square footage. The Victorian house had seven (7) non-historic additions and renovations, and required the approval of the City Design Review Board as well as the local Historic Preservation group to be issued a Building Permit. In order to build a contemporary addition (new square footage above-grade), the Victorian had to be restored. After much study and examination, the original splendor of the house was brought back and now used as a community example of restoration for other projects moving forward within Aspen, CO. The streetscape is more open, and a historic resource is added to the neighborhood which has a rich inventory of old homes. The client, who never intended to occupy the house, has decided to live in the home and make the Victorian bedroom suite their primary bedroom.

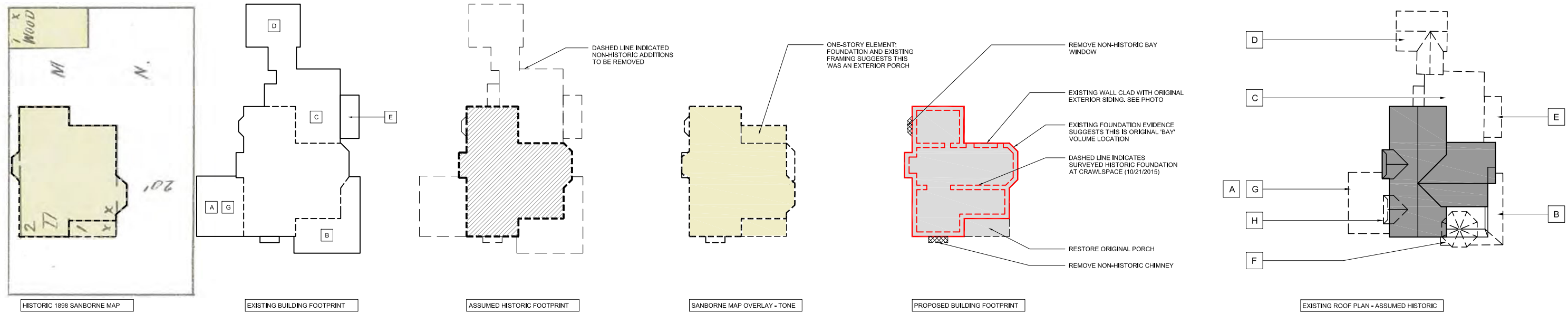
DESIGN FOR CHANGE

The risk of losing historic resources is ever present as needs and priorities change. Therefore, it was critical to re-use/preserve the existing building, while also providing a compact energy efficient addition that accomodates requirements of today. Due to historic preservation requirements in Aspen, all existing roof, wall, and window/door framing were required to be saved as the 120 year old Victorian is a historic resource. All foundation stone was reused as foundation cladding. The site water management system was oversized for the well-draining sand and gravel layer beneath top soil to manage flooding, which is a primary building threat. With the thoughtfully planned restoration/preservation the structure will be a community resource for centuries to come.

DESIGN FOR DISCOVERY

The contemporary addition, while clad in glazing, has minimal windows. The glass cladding reflects the changing high-altitude skies and environment. Whether it is reflecting the electric-yellow aspen trees in autumn, showcasing the fast-moving storm clouds on a summer afternoon, or taking on the glow of a pink sunset on a winter evening, the cladding provides an immersive environmental experience for users and passersby.





DASHED LINE INDICATED NON-HISTORIC ADDITIONS TO BE REMOVED

ONE-STORY ELEMENT: FOUNDATION AND EXISTING FRAMING SUGGESTS THIS WAS AN EXTERIOR PORCH

REMOVE NON-HISTORIC BAY WINDOW

EXISTING WALL CLAD WITH ORIGINAL EXTERIOR SIDING. SEE PHOTO

EXISTING FOUNDATION EVIDENCE SUGGESTS THIS IS ORIGINAL 'BAY' VOLUME LOCATION

DASHED LINE INDICATES SURVEYED HISTORIC FOUNDATION AT CRAWLSPACE (10/21/2015)

RESTORE ORIGINAL PORCH

REMOVE NON-HISTORIC CHIMNEY

— PROPOSED VICTORIAN FOOTPRINT

- - - EXTENTS OF HISTORIC SANBORNE MAP

- - - EXISTING FOOTPRINT

■ PROPOSED VICTORIAN FOOTPRINT

▨ EXISTING VICTORIAN FOOTPRINT / SANBORNE / ROOF PLAN

▣ AREA TO BE RELOCATED, ADDED, OR DEMOLISHED PER 1898 SANBORNE FIRE INSURANCE MAP & HISTORIC IMAGES

■ HISTORIC SANBORNE MAP FOOTPRINT

- BUILDING ELEMENTS TO BE DEMOLISHED**
- A NON-HISTORIC ADDITION TO BE REMOVED - 327 SF >EXISTING ENTRY PORCH
 - B NON-HISTORIC ADDITION TO BE REMOVED - 341 SF >EXISTING LIVING SPACE TO BE RESTORED TO HISTORIC COVERED ENTRY PORCH
 - C NON-HISTORIC ADDITION TO BE REMOVED - 530 SF >EXISTING LIVING SPACE
 - D NON-HISTORIC ADDITION TO BE REMOVED - 260 SF >EXISTING LIVING SPACE
 - E NON-HISTORIC ADDITION TO BE REMOVED - 91 SF >EXISTING STORAGE SHED
 - F NON-HISTORIC ADDITION TO BE REMOVED - 122 SF >EXISTING TURRET BEDROOM
 - G NON-HISTORIC ADDITION TO BE REMOVED - 312 SF >EXISTING ROOF DECK
 - H NON-HISTORIC ADDITION TO BE REMOVED >EXISTING SOUTH DORMER



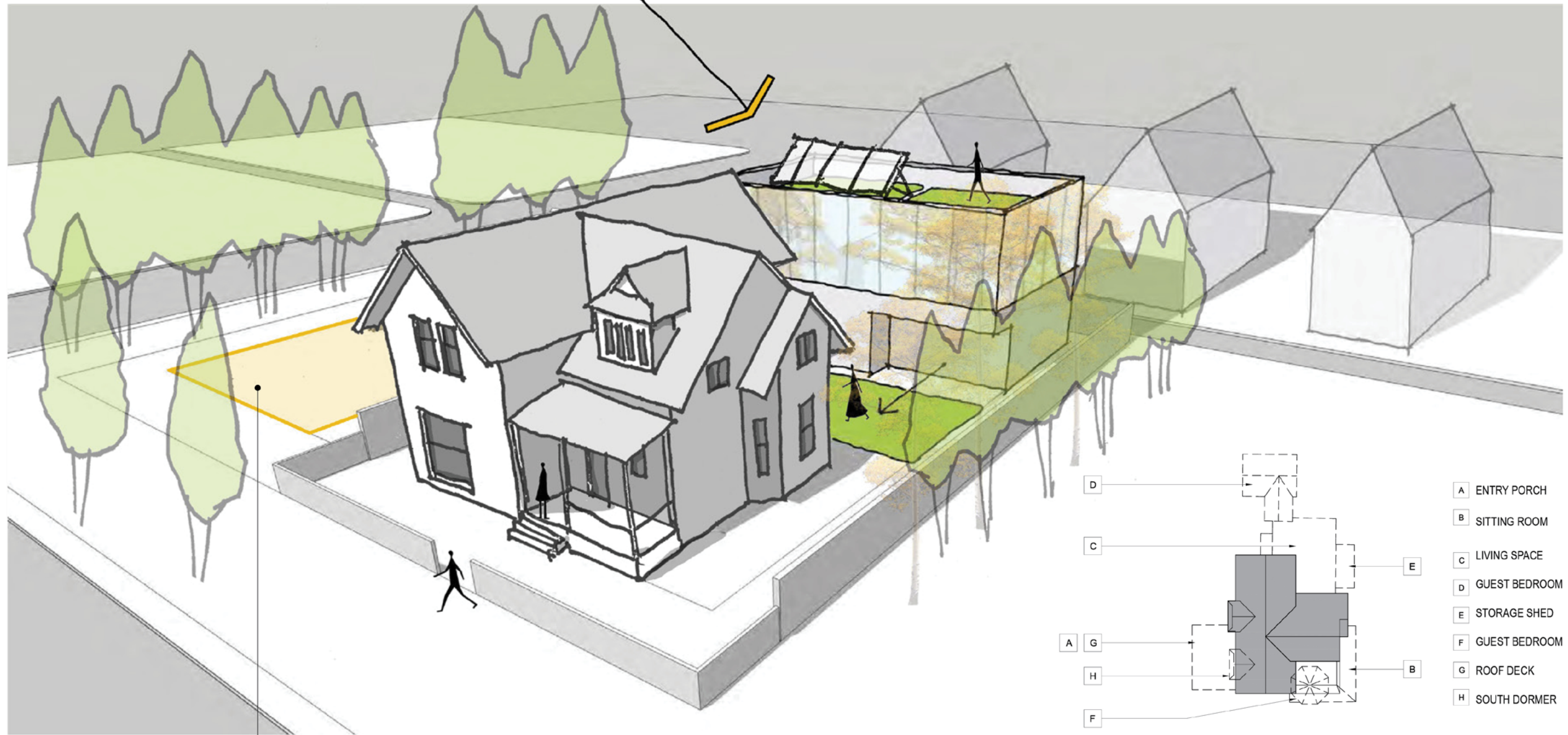
HISTORIC BUILDING RESTORATION



RADIANT FLOORS
HEATING PROVIDED BY
RADIANT FLOOR SYSTEM

SOLAR POWER
LOW-PROFILE PV PANELS
ON ROOFTOP TO OFFSET
ENERGY CONSUMPTION

STACK EFFECT
DOUBLE-HIGH VOLUMES AND VERTICAL
CIRCULATION INCREASES AIRFLOW AND
REDUCES MECHANICAL EQUIPMENT



HOUSE MOVE
HISTORIC VICTORIAN MOVED TO
ADJACENT EMPTY LOT DURING
CONSTRUCTION OF LOWER LEVEL

LOCALLY SOURCED
LOCALLY SOURCED
FSC-CERTIFIED WOOD
MATERIALS USED

NATIVE VEGETATION
LANDSCAPING USES NATIVE
VEGETATION TO MINIMIZE MAINTENANCE
AND WATERING REQUIREMENTS

HISTORIC PRESERVATION
NON-HISTORIC ADDITIONS REMOVED AND
ORIGINAL EXISTING 1890'S VICTORIAN
HOUSE RESTORED TO ORIGINAL FORM

RESTORE HISTORIC RESOURCE
DASHED LINES INDICATE NON-HISTORIC
ADDITIONS REMOVED

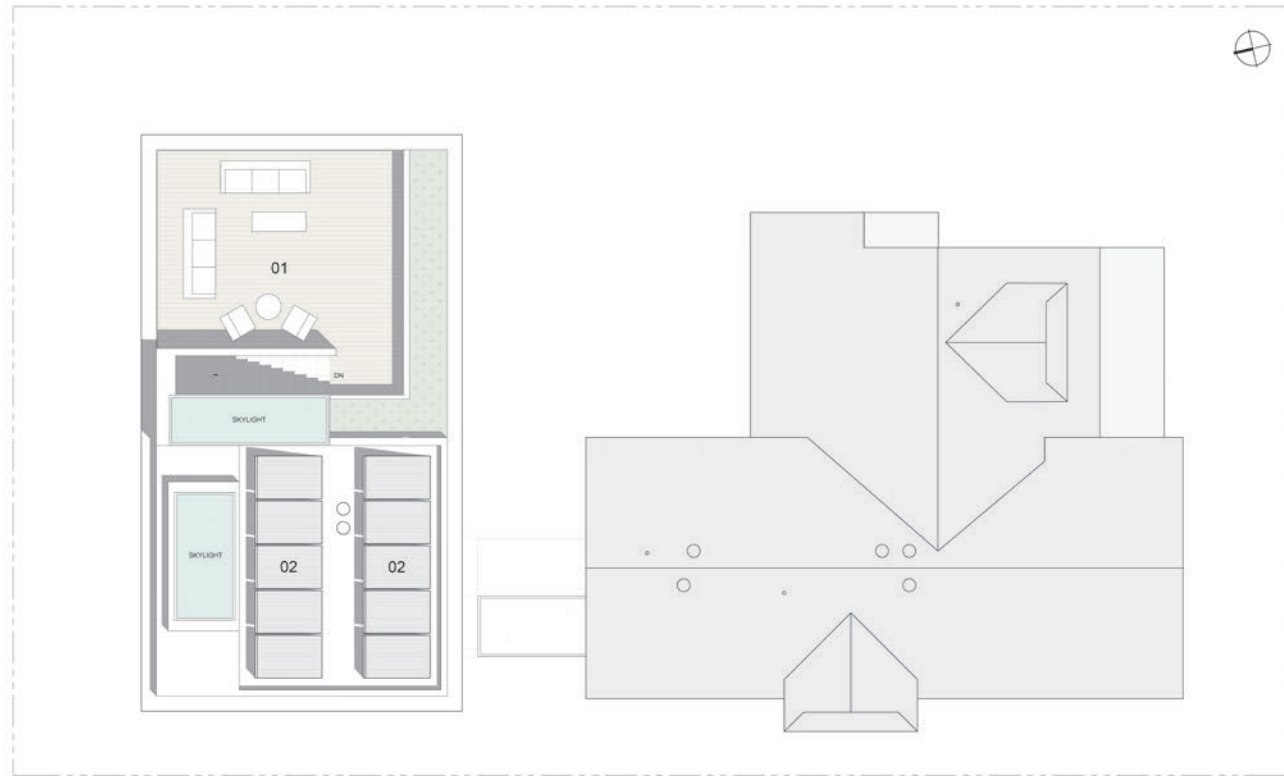
SUSTAINABILITY PLAN



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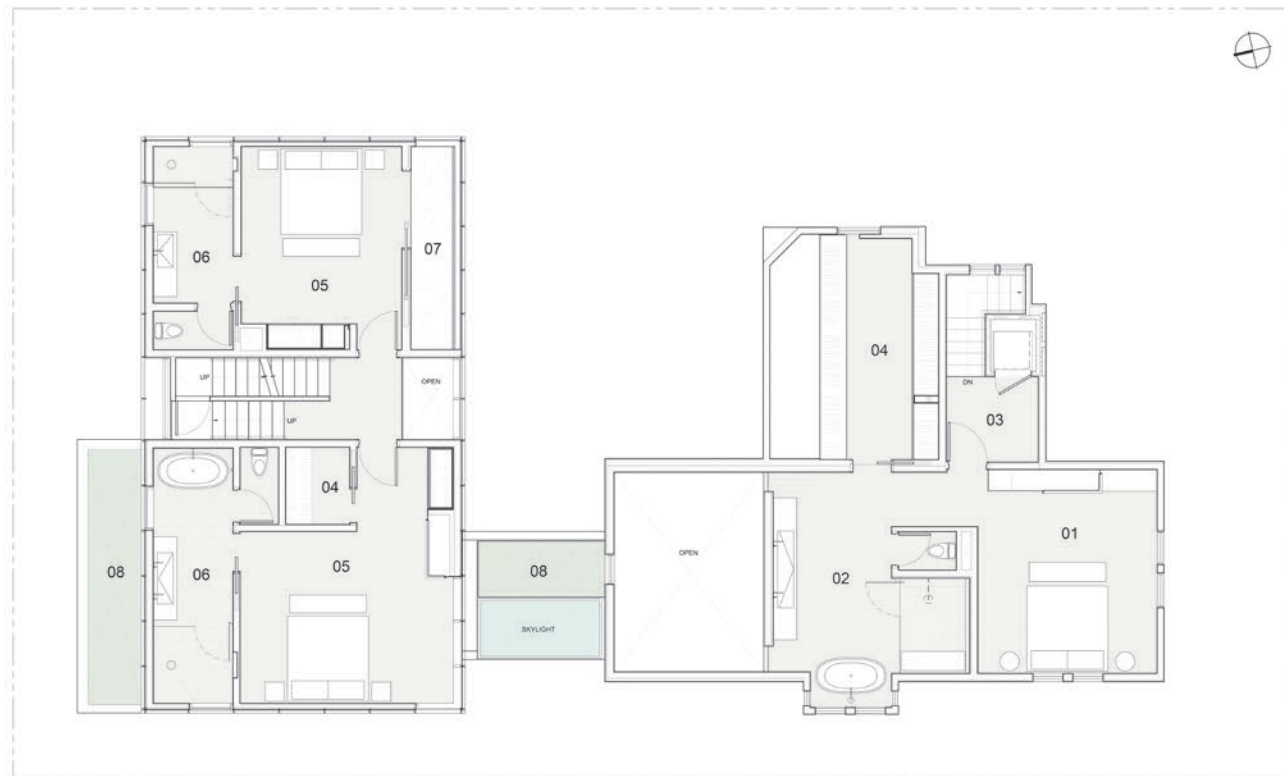
ROOF - LEVEL 03

LEGEND
01 ROOF DECK
02 PV PANELS



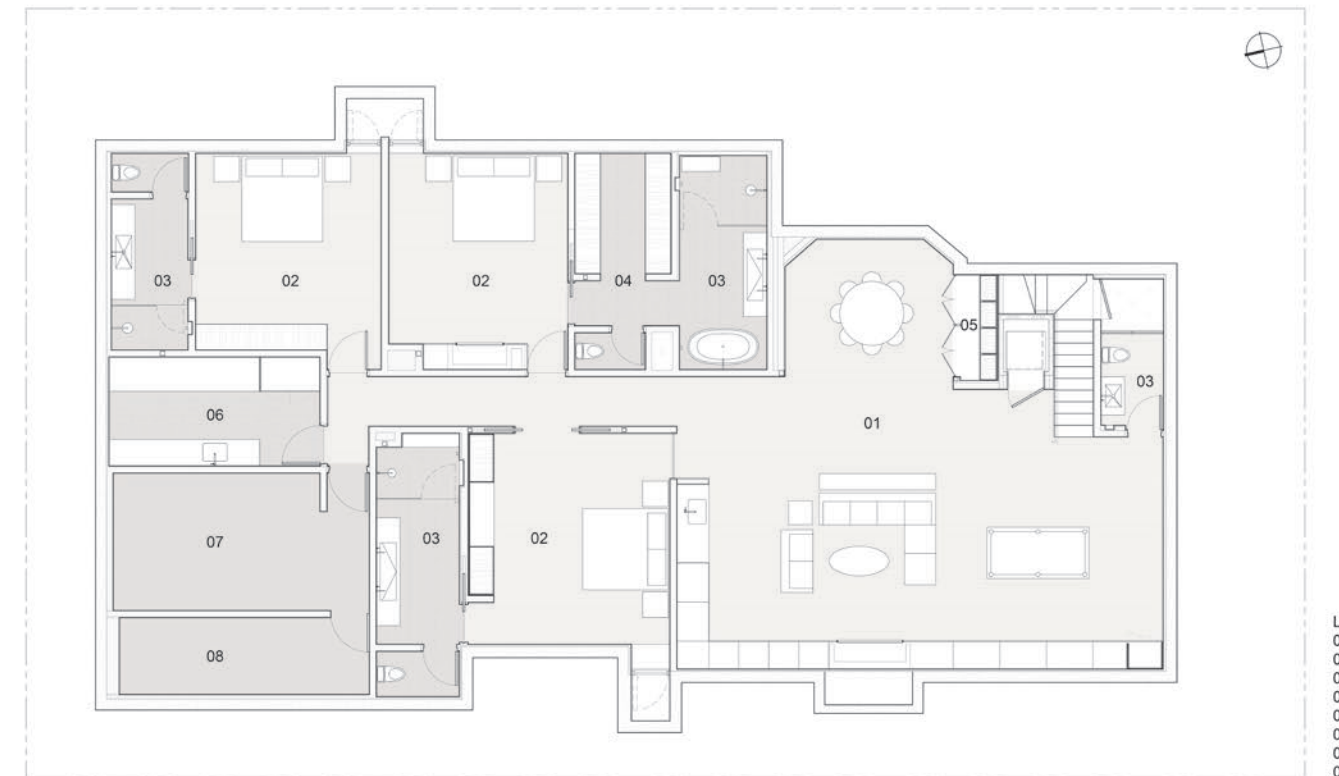
MAIN - LEVEL 01

LEGEND
01 DINING ROOM
02 LIVING ROOM
03 KITCHEN
04 ENTRY
05 DECK
06 BATHROOM
07 PATIO
08 MUD ROOM
09 BEDROOM
10 GARAGE
11



UPPER - LEVEL 02

LEGEND
01 PRIMARY SUITE
02 PRIMARY BATHROOM
03 FOYER
04 CLOSET
05 BEDROOM
06 BATHROOM
07 DECK
08 GREEN ROOF



BASEMENT - LEVEL 00

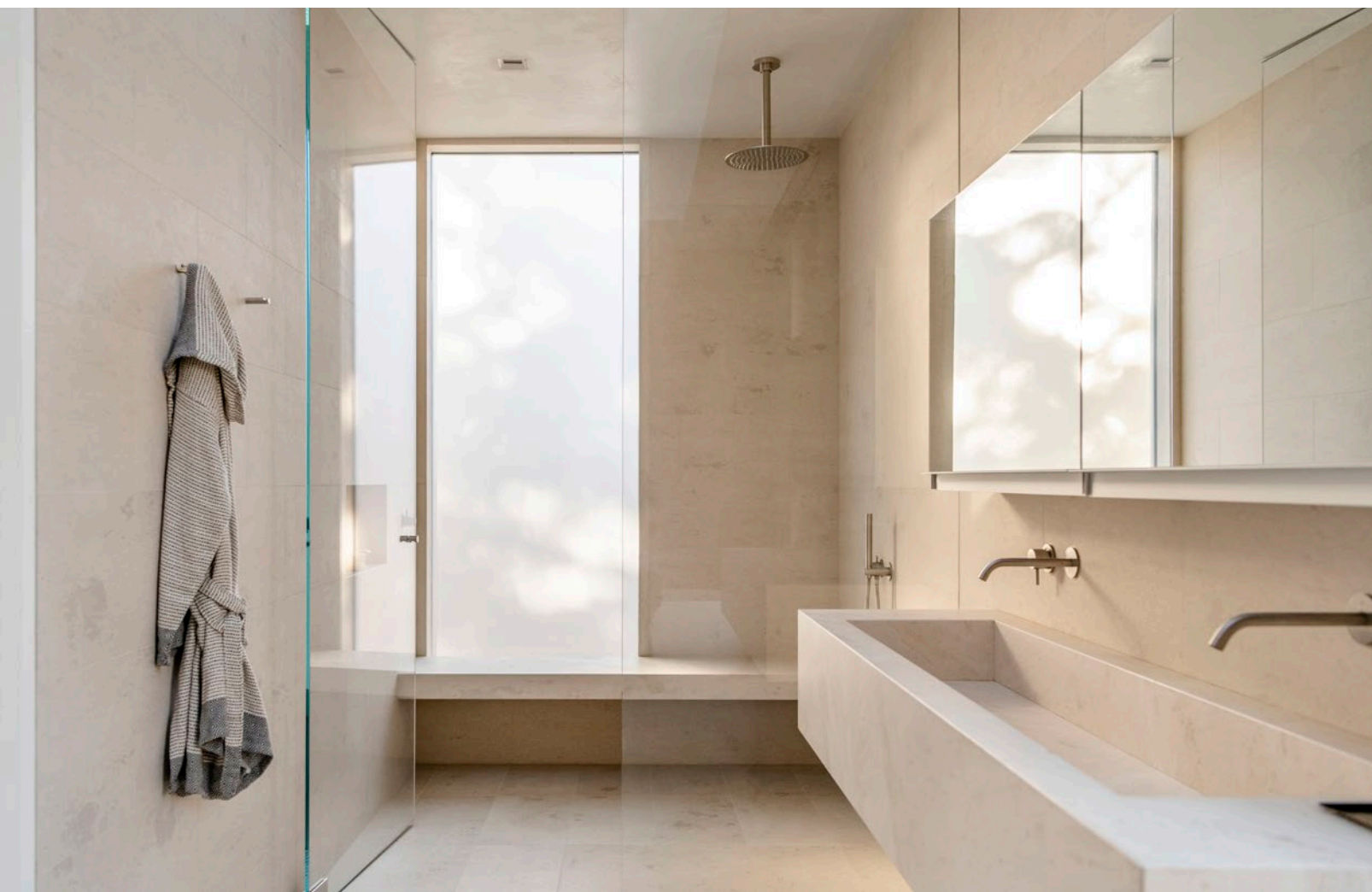
LEGEND
01 REC ROOM
02 BEDROOM
03 BATHROOM
04 CLOSET
05 WINE CLOSET
06 LAUNDRY
07 MECHANICAL
08 AV

FLOOR PLANS



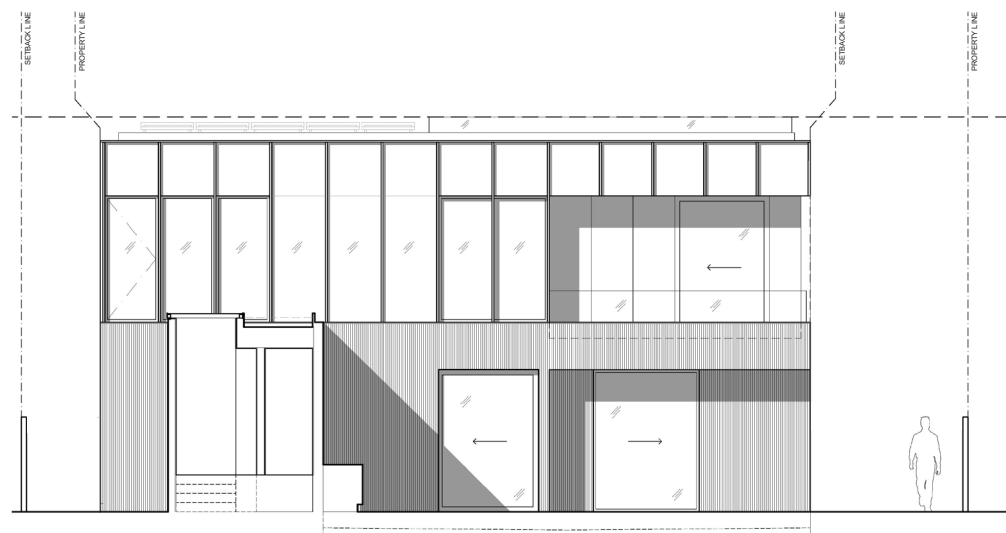






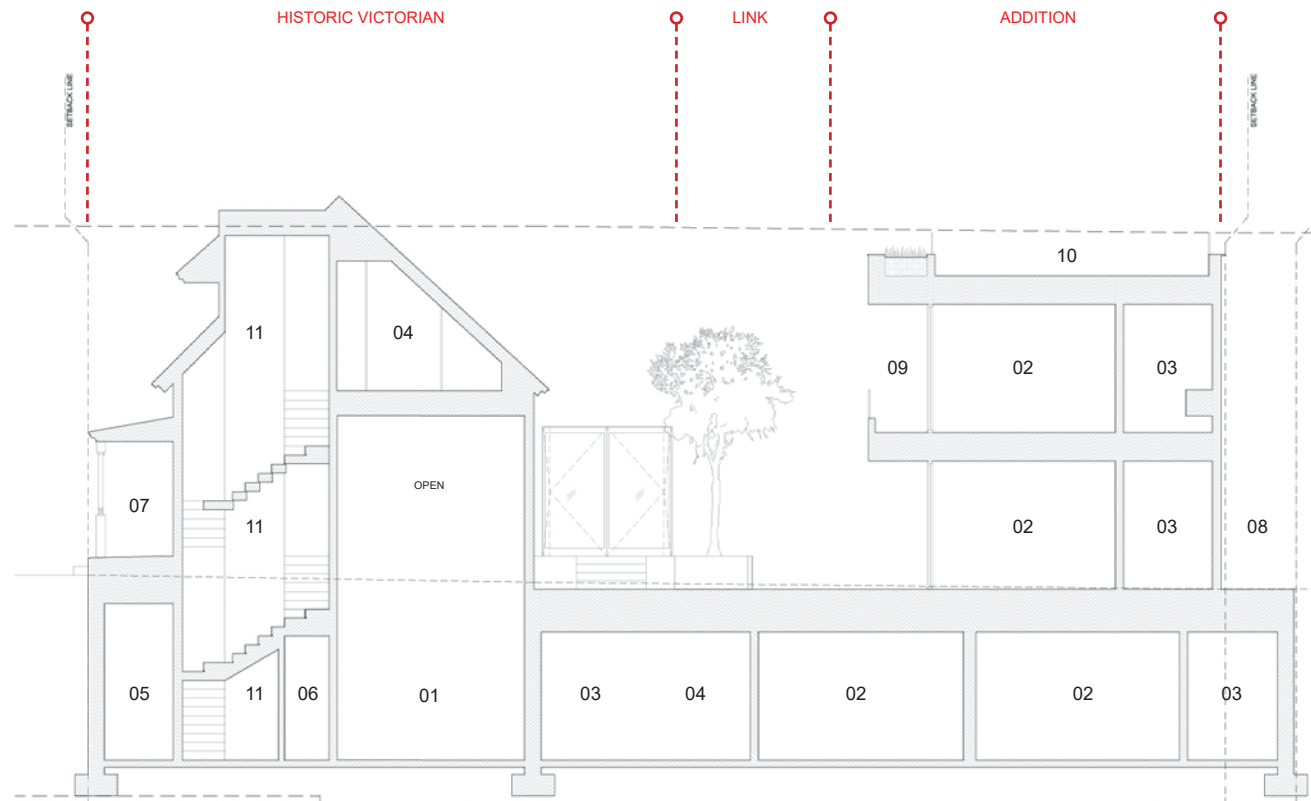


HISTORIC VICTORIAN



ADDITION

SOUTH ELEVATIONS



NORTH / SOUTH SECTION

- LEGEND
- 01 REC ROOM
 - 02 BEDROOM
 - 03 BATHROOM
 - 04 CLOSET
 - 05 POWDER ROOM
 - 06 WINE CLOSET
 - 07 PORCH
 - 08 PATIO
 - 09 DECK
 - 10 ROOF DECK
 - 11 STAIR





