BendonAdams

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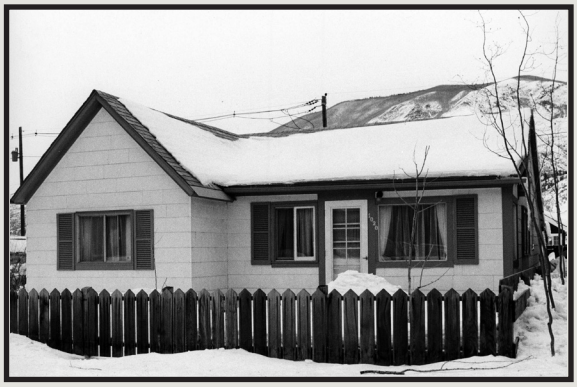
MLS 148687
$3,500,000

PROJECT:

1020 East Cooper Avenue





SUMMARY:

1020 East Cooper residence is an historic designated landmark. The single family residence is located within the Residential Multi-Family Zone District. The lot is approximately 4,000 sf in size. 1020 East Cooper has significant exterior changes from the original circa1880s miner's cottage. The porch was enclosed, windows were replaced and original siding was covered. Two shed buildings located along the alley may have historic significance. As a local landmark, any exterior changes require approval by the Historic Preservation Commission. Non-historic additions may be removed; however the 1880s portion of the residence is required to remain. The sheds along the alley may be required to be preserved if found to have historic significance. Landmarks are oftentimes approved to be relocated on the site as long as the relationship to the street is maintained.

Landmark status qualifies the property for development incentives. The most valuable incentive is 500 sf of additional floor area for exceptional historic preservation restoration and exceptional new design. The extent of changes to the original 1880s residence makes 1020 East Cooper a great candidate for restoration and to apply for the 500 sf floor area bonus. Other incentives that can be requested include setback variances and parking waivers. All landmarks are exempt from affordable housing mitigation and Land Use impacts fees.

The significant alterations to the property may qualify it to be delisted from the Aspen Inventory of Historic Landmark Sites and Structures. A delisting application includes review and approval by the Historic Preservation Commission and Aspen City Council.

RMF ZONE DISTRICT:

- 4,379 sf lot size
- Single family residence allowed use
- 3,180 sf maximum
  - 2,680 sf allowable floor area + 500 sf HP Bonus if granted
- Floor Area exemptions:
  - 250 sf for garage exempt
  - Open front porch exempt
  - 402 sf "deck" space exempt
  - only % of below grade space counts based on exposed wall.
- Setbacks:
  - front - 10 ft.
  - sides - 5 ft.
  - rear - 10 ft. principal, 5 ft. accessory