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L O N G L I V E T H E
Sardy House

AN EXCLUSIVE AND HISTORIC HOUSE IN ASPEN IS REBORN WITH AN ARCHITECTURAL RENOVATION AND INTERIOR-DESIGN MAKEOVER, AND TAKES ON NEW LIFE WITH AN INNOVATIVE CONCEPT FOR OWNERSHIP.



IN THE LATE 1880S, SOME 10 YEARS AFTER COLORADO WAS GRANTED STATEHOOD, prospectors were flocking to Aspen hoping to hit the Mother Lode in neighboring silver mines. • Just about the time silver mining had reached its peak in 1892, J.W. "Three Fingered Jack" Atkinson, owner of the Little Annie Mine, set his eyes on a parcel of land on what is now Main Street in Aspen. • It was here that he built what was to become one of the town's most recognizable landmarks—the Sardy House, so named after the house's third owner, Tom Sardy. • Distinguished by steep rooflines, bay windows, turrets, gingerbread trim, red brick, and more than 20 gables, the magnificent Queen Anne-style residence is as beautiful as it is enduring. • Ahead of its time from the moment the first brick was laid, the charming Victorian home was one of the first homes in America built with central heating, electric lighting, and indoor plumbing. • In the mid-1980s, the home found its way onto the radar of local residents Frank Peters and Daniel Delano, owners of the Hotel Lenado, a lovely boutique hotel in downtown Aspen. • The pair had first met back east in the late 1960s when they were partners in a rock-and-roll nightclub in Washington, D.C.





"A brother of mine came to Aspen as a ski bum, and I visited him in the late 60s and early 70s," says Delano. "I moved here in 1976 and lived in the town of Lenado, an old mining town in the 1880s and 90s."

He had paved his way to Colorado by doing renovations on homes back east and working high-rise construction projects in New York City. At the same time, he was authoring freelance articles for *The Village Voice* and writing "way off Broadway plays."

Peters followed later, and he and Delano collaborated as carpenters, building homes. During this time, they crossed paths with Harry Teague, an architect who also lived in Lenado. The idea for the Hotel Lenado was hatched in 1982, when they began looking for a construction project near the heart of Aspen's downtown.

"We became partners with the woman who owned the Edelweiss Chalet," says Delano. "Our plan was to renovate or tear down the hotel and build a new lodge, which became the Hotel Lenado."

The first of its kind in Aspen, the luxe 19-room hotel opened in 1984 to rave reviews. Thankfully, Delano had a modest knowledge of how to run a hotel successfully, having spent time working in the charter-boat industry in the Caribbean and off the coast of New England. He had also worked for the Little Dix Bay

Hotel, one of the Rock Resorts (now Rosewood Resorts) properties on Virgin Gorda in the British Virgin Islands.

The success of the Hotel Lenado set the stage for Peters and Delano to turn their attention toward the Sardy House. Hearing through the grapevine that the Sardy House might be for sale, the two approached owners Tom and Alice Rachel Sardy, who had lived in the elegant residence since the mid-1940s.

They closed a deal to acquire the property in 1985, and shortly afterward work began to convert the private home into a 20-room bed-and-breakfast inn with a gourmet restaurant and adjacent carriage house.

The newly renovated property welcomed its first guests during Christmas 1985, and for nearly 20 years the Sardy House has been among the preferred destinations for well-heeled travelers from around the planet.

Its restaurant, Jack's (named after original homeowner Jack Atkinson), was a perennial favorite of foodies, and the culinary press heaped praises on the eatery like a family of six would pile their plates at an all-you-can-eat buffet.

But, like a long-running Broadway hit, it had become time to bring down the curtain on this phase of the Sardy House's life, trading it instead for something evolutionary—a private home with 25 owners.

"What we're doing is different than specifically selling real estate," notes Delano. "The new members of the company that we've formed, Sardy House LLC, will own an interest in the entire property, as well an entire business that is the eight hotel rooms on the second floor of the Carriage House."

To fully appreciate and understand the concept, you would have to read a 96-page prospectus, which is provided to each person interested in becoming one of the 25 owners.

In brief, the Sardy House LLC is a securities offering, whereby each purchaser puts down \$750,000 for his or her share of this fantastically refurbished icon. For the purchase price, an owner is entitled to two weeks in the 9,000-square-foot main house each year, and two weeks in the main-floor 1,050-square-foot townhome in the Carriage House.

After researching the local fractional ownership market, Peters and Delano arrived at the idea of renovating the home and making it available to Sardy House loyalists as owners instead of just guests.

"In thinking out the mathematics of it, we looked at other timeshare and fractional properties that had been marketed in the valley and were on the drawing board in Aspen," Delano adds. "We didn't take the fractional blueprint from anywhere else because the Sardy House is a unique property."



In addition to being one of a small consortium of owners, those buying into the Sardy House LLC also have the opportunity to be "inkeepers," in that they can own a share of the profits generated or experience losses incurred from the Carriage House's hotel rooms.

When all of the ownership shares are snapped up, the hotel rooms of the Carriage House will continue to create a revenue source.

Currently, the Sardy House is operating similarly to how it has over the past 19 years—as an inn with nightly rates for the entire seven-bedroom place ranging in price from \$6,000 to \$12,000.

If you're planning a visit over Christmas week or New Year's week, be prepared to put \$60,000 or \$80,000 respectively on your credit card.

As the 25 ownership interests approach the sold-out point, the house and Carriage House townhome will become vacation destinations solely for owners.

If the Sardy House has been on your vacation itinerary in the past, you know what a spectacular place it is, and what new owners can look forward to by way of a base camp for launching their Aspen adventures.

As extraordinary a home as it was, you should see it now. Peters and Delano enlisted the services of old pal Harry Teague, the architect behind the original renovation in 1985. His firm, Harry Teague Architects of Aspen, had the benefit of having \$2 million to complete the restoration and, oh, what a dazzling job they did.

Working in tandem with interior designer Robyn Scott, who owns Robyn Scott Interiors Ltd., the team executed an extraordinary makeover.

Peruse the main floor and the transformation is evident. Gone are the dark wall coverings and dominant pieces of antique furniture. In their place are lighter painted walls and a mix of modern furnishings and antiques.

"I wanted the walls to be very clean and light so you could see the contrast of the heavy woodwork that is commonplace

in Victorian homes," says Scott. "Now the house almost has an art gallery feel."

No truer words could have been spoken, as the residence is now home to contemporary artwork from local artisans including paintings, ceramics, and prints by Allison Stewart, Campbell Hutchinson, Ted Waddell, Barbara Sorenson, Alleghany Meadows, Jodi Guralnick, Jim Baker, and others.

Scott's handwork is further showcased throughout the house by way of fabrics in soft greens, blues, and grays, which complement the dark hardwood floors, doors, and moldings.

Moody pin lighting shines on the artwork by way of handsome Italian handcrafted glass lamps, while subtle lighting in the rest of the home also makes for an inviting stay.

If business follows you to Aspen, the residence has a small, but sophisticated conference room, complete with video conferencing, high-speed Internet access, and a wireless hub that allows you to roam the property and still remain connected.

Besides enjoying the attentiveness of a concierge, owners and guests can get to the ski mountains and around town in one of two resident Land Rover Discovery SUVs.

Although the renovation led to the demise of Jack's restaurant, owners can arrange to have a private chef or a catering company tend to their culinary whims, as the commercial kitchen is still intact.

A large lawn is also poised to host a wedding reception or special event for up to 150 guests under an event tent.

"We originally took the old private residence and converted it to a hotel and restaurant. Now we've transformed that into a private residence again," adds Delano. "This time people are buying into an opportunity to use this as a vacation home, as well as own a percentage of a small business. I think it is a unique concept."

Indeed, and one that could make 25 people feel very privileged. For information, call 970-925-6246 or log on to www.sardyhouse.com.

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