

721 Maroon Avenue Renovations –2000-2001

Rally Dupps, Architect
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Notes from visit with Rally Dupps by phone 10/05:

Rally purchased the home in 2000 for \$463,000. It had been a rental for years and in much need of renovation. He hired Peter O'Roarke, O'Roarke Construction in Crested Butte, known to be the finest builder in the area and a specialist in renovation.

Much of the detail and trim work, including the master bedroom transom, came from St. Mary's Church in Aspen which was being demolished. Some of the doors and the stepping stones leading to the front door came from salvage yards.

There were actually 3 layers of hardwood flooring, the top being oak, which Rally removed to get down to the Douglas fir which he refinished. Likewise, the walls had 3 layers of sheetrock including the original lathe and plaster and Rally removed these layers in many areas which increased room size and improved the looks of the walls.

Rally had much of the wiring redone and most of the plumbing replaced with copper pipe. He installed new baseboard heating in 2001, except in the studio/office. The kitchen cabinets were custom made by Thurston, a cabinetry company in, I believe, Gunnison.

During the time that Rally owned the property, he granted an easement (see following easement document) to the owners of the adjoining property so they were able to run a sewer line to the street and could disconnect from a common line shared by the two houses

Rally sold the home to Peter Bogardus in late 2002 for \$563,000. and said that he would love to own the home again someday.

Peter O'Roarke, O'Roarke Construction
220 Teocalli
Crested Butte, CO
970-349-5948

Notes from a visit with Terry O'Roarke, Peter's wife, by phone, fall of 2005:

Terry said that her husband did the framing, headers and other roofing work, some foundation work, the kitchen renovations, the wood floor refurbishing and the gas fireplace. Near the end of the renovations, Rally completed some of the work due to budget constraints.

When asked about estimated cost to rebuild a home like this, she indicated a cost of \$250 per square foot (if Peter O'Roarke were to do the rebuilding), for a total of \$600,000.