REDSSTONE

MASTER PLAN

PITKIN COUNTY
REDSTONE MASTER PLAN

SEVENTH AND FINAL DRAFT

February, 1993

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CHAPTER 1

EXISTING CONDITIONS
INTRODUCTION

This chapter of the Master Plan briefly summarizes Redstone's history, analyzes existing land uses, environmental features, and public facilities, and addresses issues and concerns identified during the planning process. As depicted by Figures 1 and 2, the Redstone planning area is bounded by the Redstone Castle parcel on the south, the State Highway 133 visual corridor to the west, and the United States Forest Service to the north and east. The study area contains approximately 725 acres of land. To simplify the discussion of land use issues, the study area is broken down into smaller areas identified later in this chapter.

REDSTONE'S HISTORY

The Roaring Fork River Valley and its major tributary rivers, the Crystal and Frying Pan, were a favorite hunting ground for the Ute Indians. However, in 1881, the Ute nation was driven away by white men migrating to the Valley. The first permanent settlement in the Crystal River Valley began around 1878 in Schofield Park. The Town of Crystal was settled in 1881.

John C. Osgood established the Colorado Fuel and Iron Company (CF&I) in 1892. In 1900, CF&I completed the Crystal River Railway, which provided rail service between Carbondale and Placita with a narrow gauge spur line to the CF&I mine in Coal Basin located 12 miles to the west of Redstone.
The original development activity in the village of Redstone was initiated in 1893. Redstone was utilized as the site for producing coke from Coal Basin and as a transfer point from the Coal basin railroad spur line to the main railroad line. Led by Osgood, CF&I constructed a model village for its workers.

The village was laid out with one main street, River Road (Redstone Boulevard). By 1901, 83 workers' and managers' homes were constructed along River Road. Worker cottages were constructed on the north end of the road and larger homes for supervisors were constructed on the south end of the road. Somewhat larger homes for management were located on the hill to the east. The Redstone Inn was constructed on the south end of the road as an accommodations facility for bachelors. In 1903, Osgood completed his mansion "Cleveholm" which is presently known as the Redstone Castle.

The September 7, 1902 issue of the New York Times included the following description of Redstone.

Redstone, "the Ruby of the Rockies," is a town to rave over from the standpoint of both beauty and philanthropy. Fifteen months ago Redstone consisted of little outside of some rude huts or "dugouts" to use the more expressive western vernacular. Today it is the most beautiful town in Colorado, a thriving little village of 250 to 300, connected with the outside world by the Crystal River Railroad, a company possession with a hive of industry at its very doors, one of the company's big coking plants and with the source of supplies but twelve miles up to the mountains at Coal Basin.

A perfect picture of color it is, well built harmonious with its surroundings, and prosperous, if not opulent, in appearance. On the side of the station are the coke ovens, across the river lies the town. There is practically but one thoroughfare. More than 100 frame cottages line the shaded street, and every one differs
from the rest. A special architect is engaged in the work and he is partial to the swiss chalet effect, not inappropriate in a mountain town. But each residence is gaily, though moderately painted in different colors and the architectural style differs always in the same manner.

In the cottages dwell the employees of the company at the coke ovens, the miners having a town of their own up in the hills. They are appreciative too, these Italians, Huns and Austrians and decorate their homes according to their various tastes . . .

There is the Redstone Inn, a model little hostelry in old English style. In the club there are plunge baths and shower baths, for the men when they finish the days work, with lockers in which they may keep their working clothes, thus effecting a change for the appearance of the men in the town streets their grimy garb is not encountered.

In 1909, CF&I abandoned its coking production at Redstone and mining in Coal Basin. Redstone was virtually abandoned with the exception of a few caretaker residents. Efforts by Lucille Osgood to develop the village as a resort during the 1930's and 1940's were unsuccessful. In the 1950's, mining was resumed in Coal Basin and Frank Kistler bought Cleveholm and the Redstone Inn with the intention of creating a resort. Kistler added a golf course and ski lift to the Castle property and a new wing to the Inn.

Recently, interest in Redstone has increased. Many of the cottages and larger homes have been renovated and several new homes have been constructed on the north side of the village. Cleveholm and the Inn have been renovated and are utilized as lodges.
LAND USE

This section provides an overview of the existing land uses in the Redstone planning area and projects the build-out potential of the village based upon the Pitkin County Land Use Code. The text is divided into the following sections:

* Planning Area Description;
* Existing Land Uses;
* Architecture;
* Zoning; and
* Development Potential.

Planning Area Description

The Redstone Planning Area is broken down into the sub-areas described in Table 1 and depicted on Figures 1 and 2.

Table 1
Redstone Plan: Planning Areas

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<th>Planning Area*</th>
<th>Description**</th>
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<td>Redstone Boulevard: Land within Redstone located in platted subdivisions including the Redstone Inn.</td>
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<tr>
<td>Outlying Areas</td>
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<td>2</td>
<td>Unsubdivided land located north of Inn on the west side of the Crystal River</td>
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<tr>
<td>3</td>
<td>Unsubdivided land located north of Inn on the east side of the Crystal River</td>
</tr>
<tr>
<td>4</td>
<td>Unsubdivided land located south of Inn on the west side of the Crystal River</td>
</tr>
<tr>
<td>5</td>
<td>Unsubdivided land located south of Inn on the east side of the Crystal River</td>
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</tbody>
</table>

* Planning Area is abbreviated as PA within the text.
** Refer to Figures 1 and 2 depicting PAs.

Source: Davis Horn Inc.; September, 1989

1-6
The Redstone study area is located in the narrow Crystal River Valley. The planning area is bisected in an east-west direction by the river and by East Creek in the north-south direction. Redstone Boulevard, Planning Area 1 (PA1) encompasses the original townsite and is predominantly developed.

Planning Area 2 (PA2) is comprised of primarily undeveloped land contiguous with State Highway 133 (SH 133). Major portions of PA2 are located within the floodplain containing riparian vegetation. The only development in the PA is a single-family house currently used as an office and a large metal building located on the south side of the PA adjacent to the bridge.

Planning Area 3 (PA3) is primarily undeveloped with the exception of a few single-family residential dwelling units on the east side of Redstone Boulevard, the Water and Sanitation District Plant and the Redstone Fire Station on the west side of the Boulevard, and the United States Forest Service campground on the north end of the Boulevard. The PA is heavily vegetated with aspen, cottonwood, spruce and willows along the river. A United States Forest Service Road connects the north end of Redstone Boulevard to the Redstone Water and Sanitation District Water Plant located east of the village near the top of East Creek. An existing trail located on the east side of the PA just above the platted portion of the village links the campground on the north to the Hill section of the village on the south. Two trail spurs link with the trail; one spur leads to the water tank and the other to the East Creek trail.
Planning Area 4 (PA4) is primarily undeveloped land contiguous with the Crystal River and SH 133. The PA is affected by the Crystal River floodplain and dense riparian areas. The only existing development is a commercial trout farm located just above the Redstone Boulevard bridge.

The major development in Planning Area 5 (PA5) is the Redstone Castle property, several residences and other accessory buildings to the Osgood estate. The area is characterized by steep land with slopes in excess of 30 percent and some relatively flat open meadows near the river, which are surrounded by dense vegetated areas. There is an old ski lift above the Redstone Castle access road. The area on both sides of the old ski runs is relatively flat and densely vegetated. To the northeast of the ski run is a Jeep road leading to the old saw mill site. The land around the saw mill site is also relatively flat.

Table 2 identifies the quantity of land located within each PA. The data in Table 2 indicate PA5 is the largest of the PAs, containing approximately 450 acres, or 62 percent of the entire Redstone planning area. PA1, the Boulevard, contains the vast majority of development, but is only approximately 34 acres in size.
# TABLE 2
**DISTRIBUTION OF LAND BY PLANNING AREA**

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<th>Planning Area (PA)</th>
<th>Acres</th>
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<td>1 Boulevard</td>
<td>34</td>
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<td>2</td>
<td>67</td>
<td>9</td>
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<td>3</td>
<td>126</td>
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<td>4</td>
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<td>7</td>
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<tr>
<td>5</td>
<td>450</td>
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</table>

**Total** 725 100

* Refer to Table 1 and Figures 1 and 2 for description of PA.

Source: Davis Horn, Inc.; September, 1989.

**Existing Land Uses**

Vacant land, parks, campgrounds, public institutional uses, single-family (SF) residential dwelling units, multi-family (MF) residential dwelling units, mixed use commercial and residential structures, commercial structures and tourist accommodation facilities are the existing land uses in the study area. Table 3 distributes the existing land uses by PA. Figure 3 depicts the existing land use pattern in PA1, Redstone Boulevard.
**TABLE 3**

**EXISTING DISTRIBUTION OF LAND USES BY PLANNING AREA**

**LAND USES**

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<td>1 Boulevard</td>
<td>55</td>
<td>14</td>
<td>64</td>
<td>17,000</td>
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<td><strong>TOTALS</strong></td>
<td><strong>61</strong></td>
<td><strong>14</strong></td>
<td><strong>80</strong></td>
<td><strong>22,500</strong></td>
<td><strong>8,600</strong></td>
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* Refer to Table 1 and Figures 1 and 2 for description of Planning Areas.

** Refer to Figure 3 for Map of existing land use in PA1.

Source: Davis Horn, Inc. and Pitkin County Assessor; September, 1989.
The data in Table 3 shows there are 61 single-family dwelling units, 14 multi-family dwelling units and 80 tourist accommodation units in the study area. There is approximately 22,500 square feet of existing commercial space and approximately 8,600 square feet of public/institutional space.

The vast majority of the development in the study area is located in PA1, Redstone Boulevard. All of the multi-family residential dwelling units and all but six of the single-family residential dwelling units are located in PA1. Sixty-four of the 80 tourist accommodation units are located on the Boulevard with the remaining 16 lodge rooms located in the Redstone Castle in PA5. With the exception of approximately 5,500 square feet of commercial space located on the west side of the Crystal River below the Redstone Boulevard bridge (PA2) all of the existing commercial space in the study area is located on Redstone Boulevard in PA1. The existing 8,600 square feet of public institutional space is found on Redstone Boulevard in PA1 in the church, library, and museum, and in PA3 at the water and sanitation plant and fire station.

Architecture

In 1981, the Board of County Commissioners approved Resolution 81-24 establishing the Redstone Historic District and Guidelines to help preserve the character of the district. The historic district contains the entire original townsit and includes land within 1,000 feet of the townsit. In the summer of 1989, the
south end of Redstone Boulevard (PA1), houses on the hill above the 
Boulevard, the Gatekeepers's house, the Gamekeeper's Lodge, and the 
Redstone Castle property, were approved as a National Historic 
District. Previously, the Redstone Inn and Castle had been 
designated on the National Historic Register.

Architecture in the village consists primarily of a mixture of 
residential one-story cottages of English influence. The larger 
"Osgood era management houses" above the south end of Redstone 
Boulevard are influenced by late Queen Anne English architecture.

Redstone's architectural evolution includes some small scale 
log cabins, two larger motels and a mixture of 1980's neo-
victorian homes. There are relatively few incompatible infill 
structures and inappropriate additions on Redstone Boulevard (PA1). 
Generally, with a few exceptions, the historic scale of the 
buildings on Redstone Boulevard has been maintained. In the past 
ten years, there has been a significant improvement in the visual 
appearance of Redstone Boulevard. The upgrading of the appearance 
of the village may have occurred due to an increase in owner 
occupied dwellings. Pitkin County recently installed 15 historic 
cast iron decorative street lights.

Zoning

Pitkin County applied zoning regulations to all of the Pitkin 
County portion of the Crystal River Valley, including the Redstone 
area, in the mid-1970's. Existing zoning varies from the low 
density zoning of RS-30 (Resource Zone) to the intensive B-1
commercial zoning. Table 4 identifies and briefly describes the regulatory guidelines for the County zone districts.

**TABLE 4**

**DESCRIPTION OF EXISTING ZONE DISTRICTS**
**IN STUDY AREA**

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>GENERAL DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-30</td>
<td>Resource Zone intended to preserve natural resources while permitting development at a density of 1 dwelling unit per 30 acres.</td>
</tr>
<tr>
<td>AF-1</td>
<td>Agricultural Forestry zone intended to preserve agricultural land and forestry activities while permitting 1 dwelling unit per 10 acres.</td>
</tr>
<tr>
<td>AF-2</td>
<td>Agricultural Forestry zone intended to preserve agricultural and forestry activities while permitting 1 dwelling unit per 2 acres.</td>
</tr>
<tr>
<td>R-30</td>
<td>Residential zone intended for single-family residential dwelling units at a density of 1 dwelling unit per 30,000 square feet.</td>
</tr>
<tr>
<td>R-6</td>
<td>Residential zone intended for single-family residential development at a density of 1 dwelling unit per 6,000 square feet.</td>
</tr>
<tr>
<td>B-1</td>
<td>Commercial zone district permitting a wide range of commercial activities and tourist accommodation uses. Commercial uses may be developed on a lot at least 6,000 square feet in size at a maximum of .53 square feet of retail space per lot. Single-family and multi-family uses are also permitted pursuant to standards for minimum lot area per dwelling unit.</td>
</tr>
</tbody>
</table>

Source: Davis Horn, Inc. and Pitkin County Land Use Code; September, 1989

1-14
Figures 4 and 5 depict the existing zoning pattern in PAs 2-5, the outlying PAs, while Figure 6 depicts the zoning pattern in PA1, Redstone Boulevard. Table 5 aggregates land within the study area based upon zoning. The data in Table 5 show that 366 acres, or approximately 50 percent of the study area, is zoned AF-1; approximately 261 acres, or 36 percent of the study area, is zoned RS-30; and approximately 61 acres, or 8 percent of the study area, is zoned AF-2. The more land use intensive B-1, R-6 and R-30 zone districts comprise only approximately 34 acres, or 5 percent of the study area, but contain the vast majority of the developed land.

Table 5 and Figure 6 show that approximately 13 acres, or 38 percent of the land in PA1, Redstone Boulevard, is zoned B-1. The data is slightly misleading because, of the 13 acres of B-1 land on the Boulevard, approximately 4 acres, or 30 percent of the B-1, land is part of the Redstone Inn parcel. The remaining nine acres of B-1 land in PA1 is located on both sides of Redstone Boulevard. Approximately 21 acres, or 61 percent of the land on Redstone Boulevard, is zoned R-6 and R-30.
### TABLE 5
EXISTING ZONING

<table>
<thead>
<tr>
<th>Planning Area*</th>
<th>B-1</th>
<th>R-30</th>
<th>R-6</th>
<th>AF-2</th>
<th>AF-1</th>
<th>RE-</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Boulevard</td>
<td>13</td>
<td>8</td>
<td>13</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Outlying Areas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>3</td>
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<td>8</td>
<td>73</td>
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<td>3</td>
<td></td>
<td>15</td>
<td></td>
<td>7</td>
<td>82</td>
<td>56+</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>31</td>
</tr>
<tr>
<td>5</td>
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<td></td>
<td></td>
<td></td>
<td>45</td>
<td>235</td>
</tr>
<tr>
<td>TOTALS</td>
<td>16</td>
<td>8</td>
<td>13</td>
<td>61</td>
<td>366</td>
<td>261</td>
</tr>
</tbody>
</table>

* All land in acres.

** Refer to Table 1 and Figures 1 and 2 for description of Planning Areas.

*** Refer to Figures 4, 5 and 6 for Zoning Maps.

+ This 56 acres is not reflected in the PA3 mapping (it is owned in total by the USFS).

Source: Davis Horn, Inc.; September, 1989.

Unlike most of Pitkin County, there are very few non-conforming land uses within the study area. Non-conforming uses are legally created land uses which do not comply with the permitted uses in a zone district. The only non-conforming use in the study area is the Redstone Castle. Redstone was zoned in the absence of a Master Plan and land was essentially zoned in a manner...
to avoid the imposition of non-conforming use status on most property owners. The two mobile homes located on Redstone Boulevard are conforming uses, but the structures are non-conforming.

Figure 3 depicts the existing land use pattern on Redstone Boulevard, PA1. A comparison between Figures 3 and 6 (zoning and existing land use) indicates that within the B-1 zone district there are five parcels being used as single-family residences, two as multi-family residences and eight parcels for mixed commercial/residential purposes.

Development Potential

The development potential of the study area is a function of zoning, environmental hazards to development, Redstone Historic Preservation Guidelines, availability of public facilities, property owner preferences and the economy. This section analyzes the development potential of the study area as a whole and addresses separate PAs.

Maximum development under existing zoning is a theoretical measure of the quantity of land use activity which can occur in the study area. Often the other factors influencing maximum development potential identified above significantly affect potential buildout. Nevertheless, it is important to identify and analyze theoretical buildout under zoning because it provides a benchmark to evaluate the appropriateness of the existing zoning regulations.
Table 6 shows the study area is zoned to accommodate between approximately 250 and 370 residential dwelling units. This represents approximately four times more than the existing 75 residential dwelling units. Residential buildout is designated within a range of dwelling units because within the B-1 zone (commercial) the permitted density of multi-family dwelling units varies based upon standards for minimum lot area. For example, the minimum land area required to construct a studio apartment is 2,200 square feet while the minimum lot area for an apartment of unlimited size is 5,500 square feet.

The theoretical residential development potential of the study area is skewed to a large extent by the B-1 zoning of the Redstone Inn parcel and the Lyons parcel located in FA2. The Inn property is zoned for a maximum potential residential buildout ranging between approximately 30 and 70 dwelling units, while the Lyons parcel is zoned for a maximum development potential of approximately 30 to 60 dwelling units. A buildout of multi-family residential units of this magnitude on either parcel is unlikely. If these two parcels are deleted from the development potential analysis, the remaining residential buildout potential of the study area ranges between approximately 190 and 240 dwelling units.

The theoretical zoned commercial development potential of the study area is 375,300 square feet of commercial space. This represents approximately 16 times the existing 22,500 square feet existing commercial space. Once again, the theoretical commercial
development potential of the area is skewed by the Redstone Inn parcel which is theoretically zoned for approximately 93,300 square feet of commercial space and the Lyons Parcel in PA2 which is zoned for a maximum development potential of 70,600. Due to the presence of the Inn and floodplain constraints on the Lyons parcel, it is doubtful maximum commercial development potential could be achieved on either parcel. If these two parcels are deleted from the analysis, the commercial development potential of the study area would be reduced to approximately 211,400 square feet. Significant demolition and reconstruction on Redstone Boulevard would have to occur to approach the zoned commercial development potential.

The theoretical zoned tourist accommodation unit (lodge rooms) development potential of the study area is approximately 270 dwelling units. This represents approximately three times the existing 80 tourist accommodation units. The Redstone Inn Parcel is zoned for an additional 42 tourist accommodation units and the Lyons parcel is zoned for 60 tourist accommodation units. If the Redstone Inn and Lyons parcels are excluded from the buildout analysis the maximum theoretical zoned buildout potential of tourist accommodation units is 130 units. This represents an increase of 50 units over and above the existing tourist accommodation inventory.

Table 6 aggregates the theoretical maximum development potential of the study area for the PA1 (Redstone Boulevard excluding the Redstone Inn parcel), the Redstone Inn Parcel and
PAs 2-5 (outlying PAs). The data in the table are useful to determine the location of significant potentials for growth.

**TABLE 6**

**THEORETICAL DEVELOPMENT POTENTIAL**

<table>
<thead>
<tr>
<th>Planning Areas</th>
<th>EXISTING DEVELOPMENT**</th>
<th>POTENTIAL BUILDOUT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Resident Tourist Commer-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling Accommodation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commercial</td>
<td>Units</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Boulevard***</td>
<td>69</td>
<td>37</td>
</tr>
<tr>
<td>1 Redstone Inn Parcel</td>
<td>0</td>
<td>37</td>
</tr>
<tr>
<td>2-5 Outlying Areas***</td>
<td>6</td>
<td>16</td>
</tr>
</tbody>
</table>

**TOTALS**

<table>
<thead>
<tr>
<th></th>
<th>75</th>
<th>80</th>
<th>22,500</th>
<th>250-370</th>
<th>270</th>
</tr>
</thead>
<tbody>
<tr>
<td>375,300</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Theoretical development potential based upon existing zoning and land size excluding other development factors such as environmental hazards and economic conditions.

** Existing development estimates based upon field surveys and Pitkin County Assessor's records.

*** For this table, Redstone Boulevard (PA1) excludes Redstone Inn Parcel.

**** Refer to Figures 1 and 2 for description of PA's.

Source: Davis Horn, Inc. and Pitkin County Assessor; September, 1989.

Table 6 shows a potential development of 130-180 dwelling units on Redstone Boulevard excluding the Inn parcel. This represents an increase ranging from 61 to 111 dwelling units. Figure 7 depicts vacant land and potential subdivisions within the
platted portion of the study area which are suitable and contain enough land to be subdivided. The Figure demonstrates that only a handful of parcels are currently vacant or large enough to be subdivided. Based upon consideration of Table 6 and Figure 7, it can be concluded that, theoretically, the vast majority of the development potential on Redstone Boulevard (PA1) could occur within the Boulevard's B-1 zone district, but would require demolition and reconstruction.

During public meetings residents have expressed a desire to maintain the existing character of the village. The existing ratio between the quantity of commercial, residential and tourist accommodation sectors is a method to quantify the existing character of the village. Presently, there is approximately a 1:1 ratio between residential and tourist accommodation units (75 residential units : 80 tourist accommodation units). Presently, there is approximately 300 square feet of commercial space for every residential and tourist accommodation unit.

A measure of how Redstone would change, if developed based upon existing zoning, is a comparison of the preceding ratios with projected ratios based on the maximum development potential under existing zoning. If the zoned development potential identified in Table 6 were realized, then the ratio between residential and tourist accommodation units would remain approximately 1:1 (250-370 residential units : 270 tourist accommodation units).
However, the ratio of commercial space to residential and tourist accommodation would change significantly. If the study area reached maximum zoned development potential, there would be approximately 2,100 square feet of commercial space for every one residential unit (160-200 residential units: 375,000 of commercial space) and 2,900 square feet of commercial space for every tourist accommodation unit (130 tourist accommodation units: 375,000 square feet of commercial space). This hypothetical projection reduces the residential and tourist accommodation projections in the B-1 districts based upon the assumption that the districts develop exclusively for commercial purposes.

A comparison between existing and projected ratios indicates that if the study area reached development potential under existing zoning, the ratio of commercial space to residential and tourist accommodation units would increase significantly. It is likely that the village would become a full service commercial center. Such a change is inconsistent with community goals and objectives.

ENVIRONMENTAL FEATURES

Development of the Redstone study area is affected by floodplain, rockfall, avalanche hazards, wildlife habitat, and the desire of local residents to maintain areas visible from SH 133 (scenic overlay) as a scenic corridor relatively free of development. Figures 8 and 9 depict the following environmental features:
* potential rockfall areas;
* wildlife habitat; and
* scenic overlay (refer to Figures 11 and 12 for final Scenic Overlay which differs from this version).

A review of Figures 8 and 9 shows a potential rockfall area in PA3 just down valley from the north end of the platted portion of Redstone Boulevard. The designation of the potential rockfall area is based upon the Pitkin County Environmental Resource Maps. The maps indicate general areas in which environmental hazards may be present and do not necessarily indicate the inability of an area to be developed. Often hazards may be mitigated by careful site planning. Based upon site visits to the mapped rockfall area it appears that many sites are suitable for development if the area is properly site planned.

Virtually the entire study area, with the exception of the platted portion of Redstone, is mapped by the Colorado Division of Wildlife as deer and elk winter range. The far east side of the study area near the Redstone cliffs is mapped as bighorn sheep habitat. Discussions and field visits with the local Division of Wildlife Officer have occurred to map the portion of the study area which should be preserved from significant development in order to maintain deer, elk and sheep in their present numbers. Figure 8 depicts the outcome of these discussions and site visits.

Generally, the wildlife habitat is located in PA3 and PA5 above the 7,400 foot elevation line. To preserve wildlife in their present numbers, development in PA3 should generally be located below the long switchback of the United States Forest Service/water plant road. In PA5, there is a relatively flat area located
northeast of the old ski run, which is suitable for limited residential development despite the fact that it is above the 7,400 foot elevation. However, development in the area should be limited due to proximity to wildlife habitat.

It is emphasized that the elevation lines for resource conservation areas and wildlife habitat areas should not be deemed as established inflexible boundaries. Site specific studies will furnish more detailed information as to which areas are actually winter range and critical wildlife habitat. Isolated single-family homesites at elevations higher than 7,400 square feet may be justified and desirable, but are discouraged given Division of Wildlife comments.

Figure 8 depicts areas that are highly visible from SH 133 designated as the Scenic Overlay. In PA2, the west boundary of the Crystal River and the toe of the hillside on the west side of SH 133 generally define the boundaries of the scenic overlay. On the south side of the Redstone Inn, in PAs 4 and 5, the scenic overlay is generally located within the riparian areas and the open meadows to the north and east of the Redstone Castle.

Figures 8 and 9 do not depict avalanche areas and the Crystal River floodplain. For the most part, the avalanche prone lands are also wildlife lands or potential rock fall areas. The floodplain has not been mapped because the mapping is too detailed to be shown in a general master plan. However, prior to developing any land in the area, property owners should refer to the floodplain and avalanche maps in the Aspen-Pitkin Planning Office.
PUBLIC FACILITIES

The study area is served by the Carbondale Rural Fire Protection District and the Redstone Water and Sanitation District. Roads in the study area are maintained by Pitkin County and the State of Colorado.

Fire Protection

The Fire District is dependent upon a volunteer fire department. The fire house is located in PA4 adjacent to the waste disposal plant. The Fire District recently acquired a new pumper and is capable of serving the development anticipated in Redstone for many years.

Water and Waste Water Disposal

The boundaries of the Redstone Water and Sanitation District generally correspond with the study area boundaries plus the Crystal River Park Subdivision. Water service is presently provided to most of the district. In 1988, the water system capacity was increased by approximately 85 percent with the assistance of funding from Pitkin County and the State of Colorado. The water plant has a capacity of 425,000 gallons per day (GPD). There is storage capacity of 100,000 GPD. The water system presently serves approximately 90 residential units, 80 tourist accommodation units and all village businesses.

The water system is comprised of a large 10 inch line, originally constructed by Osgood at the turn of the century,
running from the water plant located on the hill in PA3 to four and six inch lines in the village.

The sewage plant has a capacity of 60,000 GPD. The capacity of the waste disposal plant may be a limiting factor to the future growth of the study area. The Redstone Master Plan should be used to assist the Redstone Water and Sanitation District to properly size any future upgrading of the system.

Roads

State Highway 133 and Redstone Boulevard are the two primary roads serving the Study Area. Residents have expressed concern over the traffic on Redstone Boulevard. Redstone Boulevard is categorized by Pitkin County as a Class IV: Rural Access Road. Figure 10 depicts cross-sections of County Roads. As Figure 10 shows, Rural Access Roads are designed to accommodate 250 to 800 Vehicles Per Day (VPD). Pitkin County traffic counts show that on a peak weekend, Redstone Boulevard is experiencing approximately 750 VPD.

If Redstone develops based upon existing zoning it is possible that Redstone Boulevard would have to be upgraded to a Class III: Local Access Road. Upgrading of Redstone Boulevard to a Local Access standard could potentially have significant impacts on the existing village character of Redstone.
ISSUES AND CONCERNS

This section summarizes issues and concerns identified during the planning process. The issues and concerns have been categorized within the following five broad categories:

1. Transportation;
2. Maximum Development Potential;
3. Historical Character;
4. Tourist/Residential; and
5. Environment.

Transportation

Parking

Redstone residents have identified a lack of parking on Redstone Boulevard as an issue of concern. The parking problem is particularly bad on weekends and holidays. Sunday morning church services combined with tourist and residential traffic creates congestion on the Boulevard. Inadequate definition of the Redstone Boulevard right-of-way and parking pressure have forced some Boulevard property owners to place large rocks on their front yards to stop people from parking on the lawns.

Residents have also commented about the lack of parking circulation areas. Due to inadequate areas for cars to turn around drivers are forced to back up on Redstone Boulevard and block traffic.
FIGURE 10

PITKIN COUNTY ROAD STANDARDS AND SPECIFICATIONS

CLASS I: ARTERIAL

Design Capacity: 5000 plus V.P.D.
Minimum R.O.W.: 100'
Suggested Speed: 50 m.p.h.

CLASS II A: MAIN COLLECTOR

Design Capacity: 2000 - 5000 V.P.D.
Minimum R.O.W.: 80'
Suggested Speed: 45 m.p.h.

CLASS II B: COLLECTOR

Design Capacity: 1000 - 2500 V.P.D.
Minimum R.O.W.: 70'
Capital Improvements

Residents have noted a need for Redstone Boulevard to be resurfaced and for public bathrooms to be constructed in the park.

Roaring Fork Transit Agency

One cent of every six cents of sales tax spent in Redstone is earmarked to support the Roaring Fork Transit Agency (RFTA). Despite Redstone's contribution to RFTA, the agency does not provide transportation service to Redstone and the upper Crystal River Valley. Pitkin County has calculated that Redstone businesses contributed approximately $16,000 in 1986 to RFTA. Contributions in 1988 increased to $24,400.

Possibly, a program can be devised for Redstone residents and businesses to benefit from tax contributions to RFTA. Roaring Fork Transit Agency enabling legislation requires tax monies to be used for transportation related purposes. Residents have suggested that tax monies be utilized for bus service, parking facilities, van pools, or a transit related acquisition.

New Approaches to Address Traffic Problems

Several residents have commented on their desire to see new approaches to Redstone's traffic and parking problems. Among the new approaches suggested by residents at a Town meeting are banning all cars from Redstone Boulevard or banning only non-resident cars. Other residents have commented regarding the need for service and fire protection vehicles to access the Boulevard.
It is obvious that temporary or permanent car bans on Redstone Boulevard will require adequate parking facilities. Some residents are concerned that banning cars would foster a "Disney World" atmosphere in the village which would be inconsistent with the village's existing character.

Maximum Development Potential

The projections of the maximum zoned development potential of the Redstone study area concerns many local residents. It is unlikely the character of Redstone can be maintained if the overall growth potential of the village is achieved. The commercial growth potential of the village is of particular concern. If significant growth and development occurs in the Crystal River Valley and the potential for commercial growth in Redstone is not reduced, it is possible that Redstone will become a commercial service area for the upper Crystal River Valley.

A constraint affecting the future growth and development of Redstone is the limited capacity of the Redstone Water and Sanitation District waste water disposal facility. The Water and Sanitation District has adopted a system to allocate the remaining capacity of the existing system to users within the existing sewer district and to require impact mitigation studies for any development which might require increased plant capacity. Additionally, any capacity increases should be based upon the quantity of development proposed within the Redstone Master Plan.
Historical Character

The historical character of Redstone is partially a function of the physical scale and massing of structures and partially a product of the informal, pedestrian oriented, small town, village atmosphere. During the planning process, residents have expressed a strong desire to maintain the existing character as much as possible.

The analysis of existing zoning shows there may be a need to reduce the potential quantity of development in the study area, the maximum floor area of buildings in the B-1 (commercial) zone district and side yard setbacks for land uses on Redstone Boulevard. The quantity of development, floor areas and side yard setbacks are three land use features which significantly affect the historic character.

Residents have expressed support for the Historic Preservation Commission and their guidelines used to influence new construction on Redstone Boulevard (PA1).

Tourist/Residential

Although town residents have expressed a desire to develop more tourist amenities in Redstone, the consensus of the village appears to be that the village should be oriented to the local residents first and visitors second. There is a strong desire to maintain the existing sense of community. This sentiment should be a major consideration in planning for the future mix of land uses and the types of capital improvements in the village. Support
has been expressed for developing some affordable housing for people employed in Redstone or the Crystal River Valley.

Residents have expressed a desire to develop a trails system in the village for the benefit of residents and visitors. Informal trails along the river and hillside could be formalized and improved.

Environment

Redstone residents recognize the unique beauty of the Crystal River Valley and have expressed support for land use planning which seeks to preserve the local environment. It is recognized that the Crystal River is a local asset which has not played as important a role as it could in the development of land use in the study area. Most land uses fail to take advantage of their proximity to the River and instead are oriented exclusively to Redstone Boulevard. Members of the Task Force have expressed a desire to preserve the scenic view of the land contiguous with SH 133 for the enjoyment of motorists on the highway.

RMP1
CHAPTER 2

GOALS AND OBJECTIVES
INTRODUCTION

The Redstone Master Plan Goals and Objectives are intended to provide the basic direction for the development of the Plan. Goals are defined as ends toward which the County's planning is directed; they are usually general in form and express ideals. Objectives are intermediate milestones on the way towards a goal; they are in a form that is measurable and achievable. There is no significance related to the order of the Goals and Objectives.

1. Redstone Boulevard's Future Development Pattern

Goal: Maintain the historic character and scale of land uses and structures on Redstone Boulevard and adjacent platted lands.

Objectives:

a. Encourage renovation and maintenance of historic structures.

b. Discourage the development of new structures which are inconsistent with the massing and character of existing land uses on Redstone Boulevard and adjacent platted lands.

c. Analyze the Pitkin County Land Use Code's floor area, setback, height and parking standards utilized to regulate building construction, and if necessary, revise the standards to protect the historic character and scale of the village.

d. Support the Historic Preservation Committee and Historic Preservation Guidelines as tools to preserve Redstone's existing character.

e. Discourage temporary vending operations on Redstone Boulevard except in conjunction with community festivals or special events.

f. Explore the possibility of permitting detached affordable housing or caretaker dwelling units on single-family lots.
g. Enhance the appearance of land contiguous to the Crystal River.

h. Pursue the acquisition of additional park land.

i. Favor the construction of free-standing buildings which are in scale with the village's massing and character over the creation of significant additions to existing buildings or new buildings which may not be in character with the scale of the community.

2. Redstone Village Concept

Goal: Preserve Redstone as a unique village offering limited commercial services.

Objectives:

a. Maintain the existing balance between residential, commercial and tourist accommodation development.

b. Consider rezoning and/or creating new zone districts to reduce the potential for commercial and tourist accommodations development.

c. Consider reducing the permitted floor area in commercial zone districts.

d. Discourage the development of a wide range of commercial services in Redstone that duplicate services offered in Carbondale and Glenwood Springs.

e. Discourage highway oriented commercial development.

f. Encourage residential/commercial mixed use development.

g. Enhance the pedestrian experience and discourage use of automobiles.

h. Favor land use changes and capital improvements oriented to serve the residents of Redstone over tourist-oriented land use changes and improvements.

3. The Outlying Area's Future Development Pattern

Goal: Maintain a development pattern which preserves the rural character and high quality environment of the outlying areas which make Redstone a desirable place to live, work and visit.
Objectives:

a. Identify those areas which are most suitable for development based upon land use, transportation, environmental analyses and neighborhood compatibility.

b. Identify those areas which are least suitable for development based upon land use/transportation environmental analyses and neighborhood compatibility.

c. Steer future land use development to locate in areas identified as most suitable for development rather than those areas which are identified as least suitable for development.

d. Consider rezoning as a tool to preserve the rural character of the outlying areas.

e. Discourage isolated, highway oriented commercial uses from locating along State Highway 133.

f. Identify land located within the scenic overlay of State Highway 133 and consider land use tools to preserve such lands visible from the highway.

h. Pursue the acquisition of additional park land.

4. Historic Preservation

Goal: Maintain the high quality natural and man-made environment which attracts residents and visitors to Redstone.

Objectives:

a. Discourage demolition of significant historic structures identified and evaluated in the Redstone Crystal River Valley Historic Inventory and within the 1989 National Register of Historic Places Multiple Property Listing.

b. Encourage historic structures to be moved if demolition appears to be the only alternative.

c. Encourage the use of historic structures for attractive and economically viable uses provided such uses are compatible with the village concept.

d. Encourage new contemporary commercial and residential buildings to be complimentary to neighboring historic buildings in scale, form, materials and other elements.
e. Continue the review function of the Historic Preservation Committee regarding exterior changes to existing structures and building of new structures in the Redstone Historic District.

f. Improve upon the historical knowledge of Redstone for the enjoyment and education of residents and visitors.

5. Tourist Accommodations

Goal: Enhance the Redstone visitor experience by promoting the improvement of tourist accommodations, facilities and activities.

Objectives:

a. Consider the creation of a flexible new zone district designed for Redstone's tourist accommodation facilities.

b. Consider permitting the limited expansion of tourist accommodation facilities provided the existing community balance of the village is not compromised.

c. Explore the possibility of the Redstone Inn and Castle developing affordable housing for their employees.

6. Environmental Quality

Goal: Preserve environmentally sensitive areas and the quality of soil, air and water sheds.

Objectives:

a. Identify environmentally sensitive areas and hazard areas and discourage development within such areas.

b. Protect riparian and wetland areas from development.

c. Consider the use of dust control measures for unpaved roads.

7. Wildlife

Goal: Protect wildlife and preserve wildlife habitat areas for the benefit of wildlife, residents and visitors.
Objective:

a. Utilize existing mapping and Colorado Division of Wildlife field surveys to steer future development from occurring in existing and/or potential wildlife habitat areas, including, but not limited to, winter range, winter concentration areas, migration routes, production areas, critical habitat, wetlands and riparian habitat.

b. Regulate fencing and control dogs to preserve wildlife.

c. Maintain existing access to the Crystal River and seek to obtain additional access points.

d. Explore conservation easements to preserve important wildlife habitat.

8. Public Lands

Goal: Preserve and enhance public lands for the benefit of Redstone Residents and visitors.

Objectives:

a. Provide consistent, high levels of maintenance for Federal and County public lands.

b. Maintain existing public access and pursue new access points to public lands for pedestrians, horseback riders and bicycle riders.

c. Pursue the acquisition and development of additional park land.

9. Valley Planning/Intergovernmental Cooperation

Goal: Incorporate the Redstone Master Plan within a plan for the entire Crystal River Valley.

Objectives:

a. Encourage Pitkin County to prepare a Master Plan for the Crystal River Valley.

b. Establish and maintain communication regarding planning with other local governments and agencies in the Crystal River Valley.
c. Foster intergovernmental cooperation in land use and transportation planning and similar issues which cross interjurisdictional boundaries.

10. Trails

Goal: Identify and develop a trail system within the Redstone area.

Objectives:

a. Pursue the acquisition of trail easements to establish a village trail system linked to the Forest Service trails and lands.

b. Improve the trail system for pedestrians, equestrians and bicycles.

11. Roads

Goal: Provide a safe operating environment for different transportation modes.

Objective:

a. Identify and remedy existing traffic safety problems and road system deficiencies in a phased capital improvement program.

b. Utilize the capital improvement program and budget process to schedule roadway maintenance and improvements.

c. Developers of new land uses, rather than the existing residents and businesses, should pay for the upgrading of roads which are necessary to accommodate their development.

d. Due to the scale of the village and its environmental sensitivity, traditional engineering road construction standards should serve as a guide to general road improvement, rather than the rule.

12. Parking

Goal: Provide for adequate off-street parking in Redstone.
Objectives:

a. Pursue the acquisition and development of public parking in a suitable location to alleviate parking congestion.

b. Insure that new developments provide adequate off-street parking.

c. Discourage parking on lawns.

13. Roaring Fork Transit Agency

Goal: Substantially increase the benefits Redstone residents receive from the Roaring Fork Transit Agency to a level commensurate with their sales tax contributions.

Objectives:

a. Investigate the feasibility of van or bus service for Redstone.

b. Pursue the use of sales tax monies for transportation related improvements other than van or bus service.

14. Water and Sanitation Facilities

Goal: Maintain a balance between the rate and quantity of development and the Redstone Water and Sanitation District's capability to provide services.

Objectives:

a. Identify the capacities of the water and sewer systems and the development potential of the Redstone.

b. Manage the village's development potential consistent with the capacity of the water and sewer systems.

c. Discourage over improvement of the water and sewer systems, which may serve as a growth catalyst.

RMP2
CHAPTER 3

FUTURE LAND USE PLAN
INTRODUCTION

This Chapter of the Redstone Master Plan presents a Future Land Use Map and Plan which are designed to achieve the Goals and Objectives identified in Chapter II. Also included is a narrative explaining the land use concept portrayed by the Plan.

FUTURE LAND USE MAP

The Redstone Master Plan: Future Land Use Maps depict the Future Land Use Plan (refer to Figures 11, 12 and 13). The maps depict how Redstone's Goals and Objectives for the area can be achieved. The map is based upon a physical analysis of the environmental characteristics of the land, an evaluation of the community's capability to provide services and an analysis of future land use options.

The Future Land Use Maps indicate broad land use designations and portray a future land use pattern which is intended to serve as a general guide for future land use decisions. County officials should refer to the maps as guides in assisting property owners who are preparing plans for their land. Since no attempt has been made to define property boundaries or precise divisions between land use characteristics, it is not recommended that the map be used as a definitive guide for site planning. However, the concepts embodied by the map should be adhered to. The map is not a substitute for site specific planning or field checks by the County staff.
Resource Conservation - RC

A designation applied to lands which are least suitable for development based upon consideration of environmental characteristics, relationship to essential public services and the community goal to preserve these visually important, environmentally sensitive areas to the greatest degree possible in their present state. The community goal for the district is to preserve the vast majority of the land in a undeveloped state as a community resource which contributes to the high quality of life in the Crystal River Valley. Residential development in the district is strongly discouraged but not prohibited. Site specific planning may locate suitable sites for single-family residential development. Mobile homes and non-residential (i.e. commercial) development should be prohibited. Residential land use densities should not exceed one dwelling unit per 30 acres. Whenever possible, future development should be directed away from the district to protect big game and maintain visual quality.

It is emphasized that the elevation lines for resource conservation areas and wildlife habitat areas should not be deemed as established inflexible boundaries. They were prepared after interviews with Colorado Division of Wildlife officials. Further site specific inspections will furnish more detailed specific information as to which areas are actually critical wildlife habitat. Development at higher elevations than tentatively indicated may be justified and desirable. Additionally, each PA
discussion and Future Land Use Map specifically identifies wildlife concerns in that area.

**Rural Residential - RR**

A designation applied to private land due to its rural character, visual quality, environmental sensitivity and relative remoteness from public services. It is the community's goal to preserve the rural character of the district to the greatest extent possible by enhancing visual quality, agricultural operations and wildlife habitat, while permitting isolated carefully sited low density residential development, not to exceed one dwelling unit per ten acres. Mobile Homes and non-residential and non-agricultural development (i.e. commercial development) are considered to be incompatible with the intent for the district and are strongly discouraged.

**Low Density Cluster Residential - LDCR**

A designation recommended for areas suitable for some level of clustered residential development. However, due to visual concerns, environmental features and distance from Redstone Boulevard, these areas are not suitable for development densities as high as those proposed within the Village of Redstone. Future residential development within the district should generally be clustered outside the scenic foreground. The density of residential development in the district may vary from one unit per two acres to one unit per five acres depending upon an analysis of factors.
such as neighborhood compatibility, environmental constraints, availability of urban services, road capacities and the Redstone Master Plan: Goals and Objectives. Non-residential development (i.e., commercial) and mobile homes are discouraged.

Village Residential - VR

A designation applied to platted land in the Redstone Boulevard Planning Area. The community goal for the district is to preserve historic structures and the character of the area by reviewing the mass and scale of structures. The existing Historic Preservation Guidelines and revised setback, floor area ratios and height regulations should be utilized to preserve the existing character of the district. Residential land uses are encouraged, Bed and Breakfast facilities should be considered on a case by case basis and non-residential land uses and mobile homes (i.e. commercial) should be prohibited. Land use densities should not exceed one residential dwelling unit per 6,000 square feet of land.

Village Commercial - VC

A designation applied to platted land in the Redstone Boulevard Planning Area (PA1). The community goal for the district is to preserve historic structures and the character of the area by reviewing the mass and scale of structures. The existing Historic Preservation Guidelines and revised setback, floor area ratios and height regulations should be utilized to preserve the existing character of the district. A sliding-scale floor area
ratio system may be most appropriate to control the size of new commercial facilities. Single-family residential, multi-family residential, bed and breakfast facilities, commercial and mixed residential/commercial land uses are encouraged. Franchises and chains which are incompatible with Redstone are discouraged. Permitted commercial land uses may include, but are not limited to: artist and craftsmen studios, stores and galleries, individually owned gift shops, clothing and sporting goods stores, bookstores, restaurants and cafes, offices, laundromat, post office branch, hair salon, small bakery, hardware store, auto service station without repair facilities, and grocery or general store limited to 3,000 square feet in size.

**Village Lodge Preservation - VLP**

A designation applied to existing village tourist accommodation facilities. The purposes of the district are to:

1. Maintain the relative balance between commercial, residential, and tourist accommodations sectors; and
2. Limit the potential for excessive commercial development.

The objectives of the district are to preserve lodges in their existing locations and to permit the limited expansion of these facilities as an incentive for upgrading when such expansions are compatible with the character, massing and scale of the Village and neighboring properties. For the convenience of lodge guests, a small portion of a lodge may be devoted to village commercial facilities such as bars, restaurants and small shops. Single-
family residences approved by special review and Bed and Breakfast facilities are also envisioned within the district. Expansions of lodge facilities within separate buildings or cottages may be more compatible with the land use character of the Village than additions to existing buildings.

Public Institutional - PI

A designation that may include a number of different public uses which may be similar in function but diverse in ownership. Principal use may include but are not limited to: Churches, libraries, museums, utility plants, fire stations, public maintenance facilities, public parking lots, bus stops, and cultural facilities.

Open Space/Recreation/Parks - OSRP

A designation applied to land in the planning area under public/quasi public ownership or proposed for public/quasi public ownership. Principal uses could include, but are not limited to: parks, pools, ball fields and open space.

Scenic Foreground - SF

Those lands proximate to State Highway 133 which are most visible from the roadway and which constitute the Crystal River scenic corridor. The purpose of establishing the Scenic Foreground is to steer development away from highly visible sites and to minimize the visual impacts of the limited development which may
occur in the foreground, so as to maintain an aesthetically pleasing view of the study area from State Highway 133. Consideration should be given to massing, heights and natural screening.

Trails

The Future Land Use Map depicts a trails system which should be developed to provide amenities for residents and visitors to Redstone. The trails system proposes to link the Lyon parcel to Redstone Boulevard via a pedestrian bridge across the Crystal River. Additional trails are proposed along the both sides of the river, the base of the hill to the east of the Boulevard and around the Castle property. The map depicts general trail corridors. Precise corridors should be located as land is subdivided or trail easements are acquired. Trail location, especially along the river and those crossing wildlife habitat, should only be developed in close association with the Division of Wildlife.
FUTURE LAND USE CONCEPT

This section of the Plan presents a general overview of the future land use concept. The Future Land Use Map should be used in conjunction with the following narrative as a guide to future land use decisions.

The overriding objective of the Plan is to maintain the existing village character of Redstone. New commercial, residential and tourist accommodation facilities should be consistent with the mass and scale of existing development within the area. The existing proportional relationship between different types of land uses should be maintained. Future commercial development should be oriented to residents and visitors to Redstone. Redstone should not become a commercial service center for the Crystal River Valley. The preservation of, and improvement of, tourist accommodation facilities is encouraged.

Planning Area 1: Redstone Boulevard

Pitkin County will seek to preserve the existing character of Redstone Boulevard by developing new zone districts to correspond with the Village Residential, Village Commercial and Village Lodge Preservation Future Land Use Plan designations. The Historic Preservation Committee will continue to play an essential role in the land use review process by reviewing proposed development within Planning Area 1. The new residential and commercial zone districts shall incorporate a sliding scale system to control the maximum floor area of buildings. The proposed lodge preservation
district is envisioned to be a flexible zone district designed to encourage the upgrading and limited expansion of existing tourist accommodation facilities. The Plan proposes that any additions to the Redstone Inn be located to the south or east of the Inn in order to protect the existing appearance from Redstone Boulevard.

Planning Area 2

Development within Planning Area 2 (PA2), State Highway 133 (SH 133), should be carefully sited to help preserve the scenic highway corridor. Land uses should be regulated by the land use standards for the Scenic Foreground Overlay zone. Development proposed on large parcels of land contiguous with SH 133 should be clustered outside of the designated scenic foreground.

The Plan proposes to rezone the land located north of Coal Creek from AF-2 to AF-1. This rezoning is consistent with the Rural Residential designation of the Future Land Use Plan. Additionally the plan recommends the rezoning of the Lyon property located south of Coal Creek from B-1 to AF-1. The AF-1 zoning is consistent with the zoning of similar lands located adjacent to SH 133. The Future Land Use Plan designates the Lyon property as Public Institutional. The County should seek to acquire the Lyon property for public purposes. Public parking, a park and a community center linked by a pedestrian bridge to Redstone Boulevard are proposed. In the event the Lyon parcel is acquired, the land should be rezoned PUB (Public).
The coke ovens should be preserved. The land behind the coke ovens is not part of the planning area. However, the plan recognizes that the area behind the coke ovens is presently used as a staging area for mining and highway operations. Any development behind the coke ovens should be subject to scenic foreground overlay review for consistency with the goal to maintain the State Highway 133 as a scenic corridor.

Planning Area 3

The north end of Planning Area 3 (PA3), which is predominantly designated Low Density Cluster Residential on the Future Land Use Plan, should be rezoned to accommodate roughly 12 homes along the County road where several isolated single-family residential building sites may be located in the trees on the east side of the County road. Care should be taken to screen the sites from the road and to avoid potential rockfall and other environmental hazards. The proposed rezoning is AF-2, however, development at zoned density is not anticipated, given severe visual and environmental constraints. The one exception to the AF-2 rezoning is a two-acre parcel owned by the Gerbaz family and designated as R-30 on the Future Land Use Map, Figure 11. The thought is that this area provides a transition zone between higher densities along the boulevard and lower densities to the north.

The land located east of the platted portion of Redstone should continue to be zoned AF-1, although the land generally located above the United States Forest Service water plant/East 3-13
Creek access is designated Resource Conservation. Rezoning of this area is not proposed. However, the Future Land Use Plan proposes that future development be located below the road on land less steep than that above the road. The Plan does not preclude the possibility of isolated building sites above the road. The Plan shall also designate the area between the County road and the river as RC in order to indicate the environmental hazards and riparian concerns in this area.

The Fire Station and Sanitation Plant are designated Public/Institutional. The Plan allows for a potential expansion of the plant to the north.

**Planning Area 4**

Development within Planning Area 4 (PA4), contiguous with the State Highway 133 (SH 133), should be carefully sited to help preserve the scenic highway corridor. Development should be regulated by the land use standards for the Scenic Foreground Overlay zone. Land uses proposed on large parcels of land contiguous with SH 133 should be clustered outside of the designated scenic foreground.

**Planning Area 5**

Planning Area 5 encompasses the vast majority of the Redstone Castle property. The Castle property is a significant resource to the Village of Redstone and should be carefully planned to maintain its beauty and historic significance. The Plan designates the land within PA5 as Resource Conservation (RC), Low Density Cluster
Residential (LDCR), Village Lodge Preservation (VLP) and Rural Residential (RR).

The majority of the Castle property is designated as Resource Conservation (RC). This land is characterized by steep slopes, and contains valuable deer and elk habitat, most specifically, winter range above the 7,400 elevation line. The existing RS-30 zoning within the Resource Conservation (RC) portion of PA5 should be maintained. Development is discouraged in this area due to the sensitivity of the land and difficulty in providing services and access. The Plan does not preclude the possibility of isolated single-family dwelling units being located in the Resource Conservation (RC) portion of PA5; however, access roads must be carefully planned to avoid scars which will be visible from State Highway 133 and the meadows to the west of the Castle.

The northeast side of PA5, located to the south of East Creek in the vicinity of the old sawmill, is also designated Resource Conservation (RC) on the Future Land Use Plan. The upper portion of the property is relatively flat and is accessed by an existing road, however, given wildlife considerations, the land above the 7,400 foot elevation should not be developed, other than isolated tracts which are acceptable to the County through the Land Use review process.

The northwest side of PA5, which encompasses land located around the old ski runs and those lands proximate to the river but north of the meadow and to the west of the Castle, is designated Low Density Cluster Residential (LDCR). The majority of the land
use density associated with the land zoned AF-1 and RS-30 should be clustered in the LDCR portion of the planning area. The site plan for the property in the vicinity of the old ski runs should strive to preserve the existing meadows and seek to locate residences on the sides of the meadows utilizing existing vegetation to enhance privacy and reduce visibility from State Highway 133. In addition, riparian habitat along the river should be maintained and designated Resource Conservation (RC) as is recommended by the Division of Wildlife. The land north and east of the Low Density Cluster Residential (LDCR) area, below the 7,400 foot elevation line, and east of the existing access road shall be designated Rural Residential (RR). Lands east of the Castle between the river and the 7,400 foot elevation line are also designated Rural Residential (RR).

Access to the planning area may be improved by the construction of a new vehicular bridge over the Crystal River in the LDCR portion of the site. Any further substantial development in the Planning Area will require improved access. All development should be subject to a traffic engineering analysis.

The lands immediately surrounding the Castle are designated Village Lodge Preservation. The meadow located to the west of the Castle should remain as an open space/recreation area. There should not be any structures built in the meadow. The meadow as viewed from the Castle and State Highway 133 should be preserved. Several building sites may be developed along the Crystal River
pursuant to site specific planning to preserve the view of the Castle and meadow from State Highway 133.

The land located in the woods to the south and east of the Castle should be carefully planned. Sites for small scale tourist accommodation uses (i.e., cottages) may be located in this area and should function as an integral part of the Redstone Castle resort. Access to the accommodation uses should be pedestrian oriented and linked to the Castle. The accommodations may contain small kitchens, however, it is anticipated that full service dining facilities and management of accommodations will be provided at the Castle. The quantity of additional accommodations developed on the site should be based upon an analysis of a site specific carrying capacity of the land. Special care should be taken to preserve the historic integrity and character of the Redstone Castle and the Village Lodge Preservation District property. The Castle and lands within the Village Lodge Preservation District should be managed as one consolidated resort property.

Specifically, the Plan envisions an opportunity for the owners of the Castle to test the cottage concept separate from a plan for development on the entire Castle property. More specifically, the total square footage of the two cottages is envisioned not to exceed a total square footage of 4,000 square feet.
CHAPTER 4
IMPLEMENTATION
INTRODUCTION

This Chapter of the Redstone Master Plan recommends actions to implement the Plan. The actions fall within the categories: Land Use Code Amendments, Rezoning, Affordable Housing, Historic Preservation, Land Acquisition, Capital Facilities Improvements, County Administration and Future Planning.

LAND USE CODE AMENDMENTS

It is recommended that Pitkin County amend the Pitkin County Land Use Code as described in this section. Recommendations in this section are to be used as general guides to code amendments and are not a replacement for site specific analysis by the County staff.

Village Commercial

Amend the Code to create a new zone district based upon the Redstone Master Plan: Future Land Use Map Village Commercial district. Permitted land uses in the zone district should be generally consistent with those uses identified within the text of the plan. Seasonal or temporary structures should be prohibited. New commercial facilities constructed within the zone should be required to provide an attached or detached accessory residential dwelling unit. Front yard setbacks should be approximately 30 feet. Variable yard setbacks should be utilized. The combined side yard setback should be approximately 20 feet with a minimum side yard setback of approximately 7 feet.
The new zone district should incorporate a sliding scale system to determine maximum floor area. The purpose of developing a sliding scale system to determine floor area is to strongly discourage a developer from aggregating multiple lots to form a large parcel with the potential to construct a very large commercial structure. The maximum permitted floor area ratio of commercial structures should be significantly less than the existing maximum floor area ratio of .53:1. The maximum permitted floor area should be consistent with the existing mass and scale of buildings on the Boulevard, say .20-.30:1.

The County Planning Office should prepare a site specific analysis of existing commercial structures to develop the maximum floor area ratio for the zone district. The incremental floor area that may be constructed on lots larger than 7,500 square feet should be significantly lower than the amount of floor area constructed on the first 7,500 square feet of lot area. Height should be restricted to approximately 28 feet and the existing off-street parking standards of 1 space per 400 square feet should be maintained. Approximately 500 square feet of floor area should be exempted from the calculation of permissible floor area if the space is utilized for housing.

When developing the sliding scale system and setbacks, existing commercial structures should be carefully studied to minimize the number of non-conforming structures created as a result of the new zone district regulations. The new zone district
should not classify existing commercial structures that do not contain residential units as non-conforming uses.

Village Residential

Amend the Code to create a new zone district based upon the Redstone Master Plan: Future Land Use Map Village Residential district. Permitted land uses in the zone district should be generally consistent with those uses identified within the text of the plan. Mobile homes should be prohibited. Front yard setbacks should be approximately 30 feet. Variable yard setbacks should utilized. The combined side yard setback should be approximately 20 feet with a minimum side yard setback of approximately 7 feet. Maximum floor area should be comparable to the floor area standards established for the Village Commercial district.

Village Lodge Preservation

Amend the Code to create a new zone district based upon the Redstone Master Plan: Future Land Use Map Village Lodge Preservation district. Permitted land uses in the zone district should be generally consistent with those uses identified within the text of the plan. Cottages or several small structures on a site should be permitted. Long-term residential uses may be considered by special review. Mobile homes should be prohibited. Setbacks and maximum floor area should be established by special review. The combined side yard setback should be approximately 20 feet with a minimum side yard setback of approximately 7 feet.
Maximum floor area should also be established by special review but should be comparable to the floor area standards established for the Village Commercial district. Village commercial space within tourist accommodation facilities should be limited to approximately 10 to 20 per cent of the total structure. Approximately 1.2 off-street parking spaces per room should be provided.

REZONING

Pitkin County's official zoning map should be amended as described in this section.

Planning Area 1 Boulevard

1. Rezone all lands currently zoned R-6 to the new zone district drafted in accordance with the Village Residential district Future Land Use Map designation.

2. Rezone all lands currently zoned B-1 with the exception of the existing tourist accommodation facilities, the church and the County park to the new zone district drafted in accordance with the Village Commercial district Future Land Use Map designation.

3. Rezone the existing tourist accommodation facilities to the new zone district drafted in accordance with the Village Lodge Preservation district Future Land Use Map designation.

4. Rezone the existing County Park and church to Public (PUB) to be consistent with the Future Land Use Map and existing use of the site.

5. In the event the Klein parcel is acquired, it should be rezoned PUB (Public).

6. Maintain the existing R-30 zoning.
Planning Area 2

1. Rezone the land located north of Coal Creek between State Highway 133 and the Crystal River from AF-2 to AF-1 consistent with the Future Land Use Map.

2. Rezone the land located south of Coal Creek between State Highway 133 and the Crystal River from B-1 to AF-1 consistent with the zoning of other land within the State Highway 133 corridor. In the event this parcel is acquired by Pitkin County, the parcel should then be rezoned to Public (PUB) consistent with the Future Land Use Map.

Planning Area 3

1. Rezone the land located north of the platted portion of Redstone on the east side of the County road from R-30 to AF-2 consistent with the Low Density Cluster Residential district Future Land Use Map designation with the exception of the two-acre Gerbaz parcel which will remain R-30.

2. Rezone the sanitation plant and the fire station from AF-1 to Public (PUB).

Planning Area 4

Rezonings are not recommended.

Planning Area 5

Rezone the AF-2 and RS-30 land surrounding the Redstone Castle to the Village Lodge Preservation (VLP) district. The boundaries of the district should be generally in accordance with the VLP designation on the Future Land Use Map district.

Planning Areas 2, 4 and 5

Amend the official zone district map to depict the Scenic Foreground Overlay zone on the zoning map consistent with the areas designated Scenic Overlay on the Future Land Use Map. The development of any property containing land within the Scenic Overlay zone should be subject to scenic overlay review as part of a development application.
AFFORDABLE HOUSING

The existing provisions of the Pitkin County Land Use Code should be utilized to insure that new subdivision provides affordable housing to mitigate demands for affordable housing in the community. Specifically, new residential subdivisions and tourist accommodation facilities should provide on-site deed restricted affordable housing based upon a demonstrated need within the Redstone Planning Area.

New commercial space constructed in the Village Commercial zone district should be required to have accessory residential units. These residential units may be detached from the commercial structure, but need not be deed restricted for affordable housing. Residential units are not intended for separate ownership. However, there should be size restrictions on the units so they may be more affordable for local employees. Approximately 500 square feet of floor area should be exempted from the calculation of permissible floor area if the space is utilized for an accessory residential dwelling unit.

HISTORIC PRESERVATION

The Redstone Historic Preservation Committee should work with Pitkin County to develop an incentive program to encourage the preservation of historic structures within the Village. Consideration should be given to:

1. Identifying and designating landmark site and structures;
2. Recognizing designated landmark sites and structures with plaques;

3. Granting County funds for preservation of designated landmark sites and structures;

4. Waiving of County building and planning fees and reducing property taxes for upgrading designated landmark structures;

5. Permitting variation of Land Use Code dimensional standards, provided such variation is found to be more compatible in character with the historic landmark than would development in accord with dimensional standards.

In addition to the preceding incentive program, the County and Historic Preservation Committee should monitor the success of the existing demolition review program and revise the program if necessary.

The Historic Preservation guidelines should be amended to regulate the development of new signs. All signs should be reviewed by the committee.

LAND ACQUISITION

It is recommended that the Lyon parcel, located in PA2 south of Coal Creek, and the Klein parcel, located in PA1 north of the County park, be acquired for public purposes. These parcels should be improved as described in Chapter III.

CAPITAL FACILITIES IMPROVEMENTS

The capital facilities improvements listed in this section are recommended. Redstone should consider working cooperatively
with Pitkin County to create a Parks District to help finance capital improvements.

Lyon Parcel

Multi-purpose public uses are envisioned for this site. If acquired, a well landscaped parking lot should be developed. If the existing metal building is structurally sound, Village residents in cooperation with Pitkin County should research the possibility of rehabilitating the building as a community center for performing arts, town meetings, art exhibits and other community uses. The area surrounding the building should be improved as a park. In the event the building is not structurally sound or it is too expensive to rehabilitate, it should be razed and all of the land to the north of the parking lot should be improved as a park.

A pedestrian bridge should be constructed over the Crystal River linking the Lyon parcel to the Redstone Community Church, the river walk and the Boulevard. A second pedestrian bridge should be constructed over Coal Creek linking the parcel to the proposed Crystal River trail. Signs should be posted on State Highway 133, on the bridges entering the village and on Redstone Boulevard, indicating the availability of free-parking and pedestrian access from the east of State Highway 133.

The existing single-family house on the site may be used in such a manner as to benefit the whole community.
Klein Parcel

The existing County park should be expanded to include the Klein parcel. Several off-street parking places should be incorporated within the site.

River/Hill Walk

The pedestrian bridge from the Lyon parcel to the east side of the Crystal River should link to a trail system as designated within the Future Land Use Map. The river portion of the pathway should be linked to the Hill portion. Benches and picnic tables should be located on the pathway in isolated locations to enhance the trails experience.

Boulevard Walk

A pedestrian way linked to the River/Hill Walk should be developed on Redstone Boulevard. Since curbs, gutters and sidewalks are inconsistent with the character of the Village, the Boulevard walk should be developed in a non-intrusive manner. Benches should be located in isolated locations along the Boulevard so pedestrians can sit down and watch the activity in the Village.

As part of the 1990 Redstone Boulevard pavement overlay, a pedestrian walk should be developed on the east side of the Boulevard from the Redstone Inn to the County park.
COUNTY ADMINISTRATION

Pitkin County should annually monitor the amount of sales and property tax revenues generated from the Redstone area and compare the revenues with the County services provided to Redstone. This information should be analyzed annually in a written report to be utilized by Pitkin County as a consideration during the preparation of the Pitkin County budget. Redstone should receive a quantity and quality of services commensurate with taxes.

FUTURE PLANNING

Pitkin County should prepare a Master Plan for the rest of the Crystal River Valley and coordinate the planning effort with Gunnison County, Garfield County and Carbondale.
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  Shellie Roy, Vice Chair
  Jack Hatfield
  Mick Ireland
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Redstone Historic Preservation Commission
  Suzy Meredith, Chair
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rhpc purpose & authority

The Redstone Historic District was established by the Pitkin County Board of County Commissioners in 1980, and nine years later the village of Redstone was placed on the National Register of Historic Places. The Redstone Historic Preservation Commission (RHPC) was established and authorized as a regulatory body by Pitkin County in 1994.

The Historic Preservation Guidelines were originally developed in 1980 and rewritten in 1996 through an extensive community process. The central goal was to provide a framework for the review of new construction to ensure compatibility with the historic character of the district.

This revision, undertaken by the RHPC in 2002, came as a result of working with the guidelines over a series of years and finding the need for the following changes:

- **Clarification of guidelines that have been difficult to understand, or have failed to achieve the desired outcome;**
- **Addition of guidelines that address issues not encompassed in the original guidelines;**
- **Creation of a document more consistent with the design and RHPC review process;**
- **Creation of a document more consistent within its text, with a more appropriate level of detail;**
- **Creation of a document more compatible with the recently completed rezoning for Redstone Boulevard.**

The residents of Redstone understand and appreciate the importance that history plays in the town's livability and attractiveness. Redstone as we know it today has been shaped by change, an essential part of any vital community, but change may be directed in a manner that promotes good stewardship of the valley's heritage. The Historic District in Redstone was established based on the Osgood era. The primary purpose of these guidelines and the RHPC is to protect the integrity of the District and the individual buildings from that era. While other buildings may achieve historic significance in the future, at this time the Osgood era is the focus of these guidelines.

The design guidelines are not meant to deter growth or new construction, but rather to indicate common elements that define the character of the built environment. Incorporation of these guidelines into designs for restoration, renovation, and new construction will help to ensure the goal of preservation and protection. The design guidelines are organized to follow the typical design process, and different types of projects will utilize different sections of this document.

The Historic Preservation Guidelines have been developed in order to set policies and goals upon which the RHPC can make consistent, fair and effective decisions. Property owners are encouraged to familiarize themselves with the guidelines before beginning plans for construction, and are also encouraged to employ an architect with experience in historic preservation. Members of the RHPC and the public should approach the design review process with a willingness to be flexible and to find mutually acceptable solutions.
Getting Started:
The first step in any repair, alteration or development project is to understand what regulations apply to the project.

Redstone Historic Preservation Commission (RHPC) review is required on:
• All exterior work on historic structures, including re-roofing or other material replacement.
• Any exterior changes to historic buildings or new construction in the District, including decks, adding windows, etc.
• All additions or new sheds or buildings in the District.
• Any other work which may require a building permit.

Pitkin County requires building permits for the following:
• Any earthmoving that involves at least 50 cubic yards of soil;
• Any new construction which is 30 inches or more above grade;
• Any shed which is larger than 200 square feet;
• Any repairs or alterations to the exterior of the building;
• Any interior remodeling beyond paint, wallpaper, and carpeting
• Any exterior signs.

Using the Guidelines:
1. These guidelines have been organized to mimic the design process, proceeding from the site design through the details. They also begin with the simplest project type and move to the most complex.
2. The adjacent matrix provides a guide to the chapters based on the type of project proposed.
3. Each section begins with a statement of principles that provide a general overview for the section, followed by background, which provides important historical context for the principles. Finally, each section outlines a series of specific guidelines.
Review Standards:
The Village of Redstone Design Guidelines are a set of recommendations that will serve to guide the applicant during the design phase and will serve to guide the RHPC during the review process.

The RHPC's final approval will require a positive finding that the following Development Review Standards are met:

1. The project is compatible in general design, massing, volume, and scale with historic structures that are located on the parcel and/or in the surrounding neighborhood.
2. The site plan is consistent with the historic town pattern and supports or enhances the pedestrian nature of Redstone.
3. The project preserves the architectural and historical integrity of any and/or all historic structures on the property.
4. The project utilizes the Village of Redstone Design Guidelines as the basis for proposed development activity within the purview of the RHPC.

These standards are part of the Pitkin County Land Use Code. Compliance with the review standards may result in the reduction of maximum floor area, maximum height, or maximum eave height.

Application Process:
The first step in securing a development approval is a pre-application conference (not required, but strongly recommended) with the Pitkin County Historic Preservation Officer, available at 970-920-5526. At that time, staff can describe the application requirements for RHPC review and identify any other land use approvals that will be necessary.

The second step is the preparation of the submission requirements. Requirements will vary depending on the type and complexity of the project. Use the matrix, pg v, for general application requirements based on project type.

Once a complete application is received by the Pitkin County staff, the application will be scheduled for review by the RHPC.

The community development department charges a fee for the review of projects requiring a building permit.

Exceptions:
Some projects may not require full RHPC review and may be approved administratively by the Pitkin County Historic Preservation Officer:

- Routine building maintenance in which materials are repaired or replaced to match the existing materials, or to more closely resemble the original materials. If staff and the applicant cannot agree on an appropriate material, the proposal will be forwarded to RHPC for a decision.
- Alterations of low impact to the historic structure or involving a non-historic structure, provided all the relevant guidelines are met.

Pitkin County staff will make the final determination of the type of review required.
Application Requirements:

This matrix provides a list of information that is generally required based on the project type.

Drawings should be to scale and include all customary information in addition to the information requested here.

Applications are expected to be clearly drawn and complete. Applicants are encouraged to provide additional materials that may describe and clarify the proposal, including models and 3D drawings.

The RHPC meets on an as needed basis, usually on the third Tuesday of each month, at the Redstone Inn.

Notice of each meeting is posted and all meetings are open to the public.
map of the Redstone Historic District

This map shows the Boulevard and the 1000' boundary which defines the District.

Redstone Boulevard
Crystal River

1000' Boundary line

Redstone Inn

This is a partial map only, a map of the full area of the District is located in the appendix.
CHAPTER ONE

INTRODUCTION

Redstone, as with all the communities of the Roaring Fork and Crystal River valleys, owes its origins to the wealth of mineral deposits that exist in the region. The mountains of western Colorado were isolated from development well into the late 1800's by challenging terrain and weather, but more importantly by the domain of the Ute Indian tribe. As the surveyors of the 1870's began to explore the area and to record evidence of the subsurface wealth, the government began to move the Ute Indians out of the valley and on to the reservations in southern Colorado. By 1885 a number of the communities that exist today had been established and the wealth of the area was bringing in a surge of population. While silver was the economic engine of the upper Roaring Fork valley, coal was the resource that created the village of Redstone.

J.C. Osgood & The Early Settlements

John Cleveland Osgood (1851-1926) was born in Brooklyn, New York, and arrived in Colorado in 1882 as an agent of the Chicago, Burlington and Quincy Railroad. He was sent to investigate coal resources for the purpose of fueling trains. Railroads were an essential part of mining operations and throughout western Colorado in the 1880's, railroad companies were encouraging expansion of rail services to supplement the existing wagon roads.

Osgood's first foothold in the Crystal River valley was at Coal Basin, a coal-rich area 2,000 feet above what is now the village of Redstone. Osgood purchased the claim for $500 and in 1887 organized the Colorado Fuel Company, which later became the Colorado Fuel and Iron Company (CF&I). By 1900 he oversaw 38 coal, coke and mining camps, the steel mill at Pueblo, several railroads and approximately 19,000 workers. Osgood was the head of CF&I from 1892 to 1903.

Coal was only the raw material; it had to be turned into coke for the purpose of fueling trains, steel mills and other industries. Coke is made by burning coal in coke ovens at high temperatures with low levels of oxygen. The product, coke, is almost pure carbon, which can then be used to produce the extremely high temperatures necessary for industrial use. The coal that CF&I mined from the
lands in the Crystal River valley and Coal Basin produced a superior coke product.

While the coal was mined at Coal Basin, it was processed into coke at Redstone. At first coal from the mines was transported the 4.5 miles down the valley to the coke ovens at Redstone by teams of horses. In 1892 CF&I incorporated rail and toll road companies to form the Crystal River Railway. That line when completed in 1900 ran twenty miles to the north to Carbondale and Placita, including a narrow gauge spur to Coal Basin. Much of CF&I's income came from the sale of coke to precious metal smelters located elsewhere in Colorado.

In nearby Marble, Osgood found a second valuable resource in the valley, pure white marble of the finest quality. Osgood opened quarries on Yule Creek and shipped stone for many important buildings, including the new Colorado state capital building in Denver.

In addition to the diverse economic opportunities offered in the Crystal River valley, Osgood saw the potential to create a model industrial community by developing Coalbasin, as a company town based on the model of English mining towns. His goals were to create desirable amenities for the workers and to eliminate the unhealthful conditions prevalent in most mining camps. Osgood first brought the concept of a complete, self-reliant community for all of the coal miners and their families to the town of Coalbasin. Along with the residences he built community facilities, including a clubhouse, a school, a library and a store.

Shortly after the silver crash of 1892, which devastated much of the economy of the Roaring Fork River valley, activity picked up in Redstone. It was chosen as the site for producing coke from Coal Basin coal and for a rail transfer site from the Coal Basin narrow gauge rail cars arriving at Redstone to the standard gauge cars running to Carbondale.

Early Redstone consisted of log buildings and tents built on platform bases, but Osgood's vision of a model company town would again result in a better living environment for the local coke and stone workers. Between 1901 and 1902 about eighty-five cottages were built in two phases for the married workers and their families, lining what is now Redstone Boulevard. The Elk Mountain Inn (now the Redstone Inn) was built in 1902 for bachelor workmen while larger houses were built on "The Hill" above Redstone for the managers. On December 14, 1901, Camp and Plant reported that: "They (coke and stone workers) believe that their health will thus greatly be improved (by construction of the cottages). Beauty has been the
guiding principle in the building up of our little town. We do not have monotonous rows of box-car houses with batten walls, painted a dreary mineral red, but tasteful little cottages in different styles, prettily ornamented, comfortably arranged internally and painted in every variety of restful color."

The Redstone area development also included a ranch that provided food and ice, a schoolhouse that held daily classes for children and night courses for adults, and a company store filled with household necessities. Between 1900 and 1902 Redstone added more amenities including a clubhouse with an auditorium, a library, a doctor’s office, firehouse, washhouse, bowling alley, stables and garden plots. One mile from the village, Osgood chose to build his own home, the luxurious, state-of-the-art Clevelholm Manor, overlooking the Crystal valley and his model town.

The life of Osgood’s company town continued until the sudden closing of the Coal Basin mines in 1909. As a result the population of Redstone decreased dramatically. Osgood tried unsuccessfully to revitalize his Redstone in 1919, continuing to visit the area frequently. From 1925 until his death in 1926 he lived at Clevelholm Manor full-time.

With the closing of the coal mines in 1909 and Osgood’s death in 1926, the town languished and a number of the original buildings were demolished or allowed to deteriorate. It was not until the 1940’s that hunters and summer tourists began to rediscover Redstone’s natural beauty and hot springs.

Architectural History of Redstone

The beautiful Crystal River valley with Mount Sopris visible to the north and Chair Mountain to the south creates the dominant architectural axis of Redstone. The main thoroughfare in the village is Redstone Boulevard (originally named River Road), which runs parallel to the eastern bank of the Crystal River for about a mile. The core of the village is strictly confined to a linear pattern between the river on the west and the steep rise of the mountain to the east. The original development plan for Redstone also included the slope on the east side of the river and the meadows to the south. The industrial property, including the coke ovens and rail lines, was located on the west side of the river in view of the village.

The consistency of the architectural character of Redstone is relatively unique among historic towns, due to its single architectural focus at all levels of detail and the short active life of its original economy. J. C. Osgood retained the prominent architec-
nural firm of Boal & Harnois, which had received important residential commissions across the country. They were not innovators in architectural style, but built with obvious skill in the popular eclectic and revival styles of the turn of the 20th century. They were influenced by European tastes and contemporary trends and incorporated the natural and social forces of English mining towns that Osgood envisioned for his company town.

Boal & Harnois had designed the Grant-Humphreys mansion in Denver as well as important public buildings in Denver and elsewhere in Colorado, Utah, Pennsylvania and Rhode Island. They were retained to design all elements of Osgood's model community from his own mansion to the cottages on the Boulevard. The design and construction of most of the buildings around Redstone took place between the late 1890's and 1902.

The social hierarchy, an integral part of Osgood's vision for a model company town, is clearly reflect-
fall within the same family of style, though none compete with the mansion itself. The quality of design and workmanship was intended to entice qualified people to fill necessary management positions.

**Construction & Materials of Historic Buildings**

Osgood’s European taste, along with the construction techniques of the turn of the century, budget and natural constraints, highly influenced the design of the Redstone area buildings. The architects blended elements from many of the popular styles of the day to create a style unique to Redstone. The most dominant elements are English Tudor, such as ornamental half-timbering, stucco, and diamond paneled windows. Aspects of Queen Anne, Colonial Revival and Shingle styles were also evident in Redstone’s buildings. Cleveholm Manor, the Redstone Inn and the many public buildings used the highest style with the most elaborate materials and costly detail.

In the manager level homes, balloon framing was used along with substantial stone foundations. Painted wood clapboards or shingle siding dominated in these two-story homes with gable or gambrel roofs. The long rooflines with usable attic space and dormers gave more living space to these homes.

Steps usually led to covered porches with lattice-work underneath, which according to legend allowed evil spirits and poisonous gases to escape from under the house. While standard trim was still heavily relied upon for corner-boards and for doors and windows, costlier gingerbread and other decorative trim hinted at the superiority of these structures.

Boal & Harnois gained economies of scale by using the same basic design for each of the workers’ cottages with minor individual variations in order to keep the costs low. The cottages along the Boulevard had about 700 square feet of interior floor area and were generally one story in height (about seventeen feet tall). Most were topped by shallow, sloping, wood-shingled hip roofs and had brick chimneys. They sat on minimal foundations, using local flat rocks to separate them from the dirt. Because of the high water table, the potential for flooding, and large underground rocks, the cottages did not have basements.

Cottages had individual board siding, usually clapboard or shiplap, with standard trim around windows and at corners to frame the ends of individual boards. Windows were originally double-hung, multi-pane with no shutters. Nearly all the cottages had front steps leading to covered front...
porches. The siding and trim were painted primarily in light, even pastel, colors. White board fencing ran the length of the Boulevard and reinforced the linearity and formality of the valley. At the northeast end of town where the setbacks vary and tend to be narrower, the fences today maintain the original regularity of the site plan.

**Redstone Today**

The rebirth of Redstone over recent years is dependent on a new set of economic trends. These trends are reflected in the resulting new construction. Motels, shops and new residences have filled the lots that were vacated by the original cottages on the Boulevard. The popularity of tourism and outdoor activities has sustained Redstone into the 21st century. While there has been significant new construction in Redstone, Redstone's heritage is still visible through the Osgood era buildings that remain.

On the Boulevard about twenty-five original cottages have been rehabilitated. Many manager houses, the Inn and some of the support buildings associated with the original townsite are still intact. The Castle and a few of its support buildings remain, but many of the large public buildings that provided services for the coke and stone workers have been lost.

Redstone is fortunate to have the legacy of Osgood's industrial paternalism and his vision for a comprehensive architectural idea. Combined with the wealth of natural resources and its spectacular setting, this small village is unique among company towns and will continue to tell its story well into the future.
CHAPTER TWO

WORKING WITH THE SITE

One of the most charming aspects of Redstone is its pedestrian scale. Various site planning issues are critical to preserving the pedestrian scale that is created and maintained in many ways, including:

- The combination of different uses, such as residences, shops, churches, etc. in close proximity to each other;
- The arrangement of buildings creating "outdoor rooms" and focal points (such as the Redstone Inn at the end of the Boulevard);
- The design of buildings and building elements that create dimensions a person can relate to;
- The reduction of conflicts between pedestrian and automobile traffic;
- The cultivation of a landscape which allows for shading and a visual connection between buildings.

The following guidelines are designed to strengthen these qualities where they have eroded and to ultimately enhance the aesthetic and functional environment of Redstone from a pedestrian standpoint.

Included in Chapter 2:

2.1 SITE PLANNING
A. Side Yard Set Backs
B. Front Yard Set Backs
C. Building Orientation
D. Parking
E. Driveways
F. Garages

2.2 SITE ELEMENTS
A. Fences
B. Fence Materials and Construction
C. Lighting
D. Signage

2.3 LANDSCAPE DESIGN AND TREES
A. Landscaping
B. Protection & Replacement of Existing Trees
2.1 SITE PLANNING

Principles:

• The site plan should be designed to be consistent with the character of the historic fabric of the town.

• The traditional setbacks, the building orientation to the street, and the pedestrian scale of the Boulevard should be respected.

• The traditional organization of other areas of the village should be respected.

Background:

The village of Redstone consists of the Boulevard, the Hill, and the Castle with its supporting buildings. The Boulevard and the Hill were the site of a majority of the housing and services for the workers. The castle and its associated buildings were primarily the realm of Osgood and his family. The Boulevard is strictly confined in a linear pattern between the river to the west and a steep rise to the east. The distinctive Redstone Inn acts as a focal point at the south end of the Boulevard. Houses were historically arranged perpendicular to the street with simple lawns and front porches. Buildings had generous side yards and facades typically sharing a similar set back from the street. Front yard setback requirements, which were created after the development of Redstone, do not always coincide with the “façade line” that has actually been established. The Hill and the areas around the Castle were developed in a more random pattern, relative to the slope of the hill and the vistas available. This pattern reflects overriding hierarchy set by Osgood’s social vision.

Garages and driveways were not part of the original town layout. The challenge facing Redstone today is how best to accommodate the automobile, while preserving historic character. RHPC’s aim is to incorporate space for cars in a manner such that their visual impact is minimized. Parking requirements are based on the use of the site, as listed in the Pitkin County Land Use Code.
Guidelines:

A. Side Yard Set Backs
1. Examine the side yard setback patterns established by adjacent lots and maintain the rhythm established by spacing between buildings. Refer to the Pitkin County Land Use Code for minimum setback requirements.

B. Front Yard Set Backs
1. For new construction, measure the front setback of the primary structures on the adjacent two lots on each side of the subject parcel. If at least 50% of the adjacent buildings (at least two buildings) are within 2 feet of a common setback line, the new development should also be within 2 feet of this line.
2. If at least 50% of the adjacent buildings (at least two buildings) are not within 2 feet of a common setback line, refer to the Pitkin County Land Use Code for minimum setback requirements.

Mature trees should not be removed in order to meet this standard.

C. Building Orientation on Redstone Boulevard
1. Orient buildings perpendicular to the street.
2. Place the narrow end of the building facing the Boulevard, with the front entry located on that façade.

orient the long axis perpendicular to the street

orientation on the Boulevard

find and respect the common set back line established by adjacent buildings
D. On Site Parking
1. Use the Pitkin County Land Use Code to determine the requirements for commercial and residential parking.
2. Use the alley to access parking where possible.
3. Create parking for commercial activities at the rear or side of the building.
4. Accommodate the disabled by referring to the requirements of the ADA section of the International Building Code.
5. Other solutions may be considered for parking if they achieve the goals of the RHPC.
6. Any existing parking configurations that are in conflict with this guideline should not be expanded.

E. Driveways
1. Create a driveway with a maximum of 14' of width. No more than one driveway cut will be allowed for each property.
2. Finish driveways and parking areas with a porous surface such as screened gravel.

F. Garages
1. Locate garages in accessory structures.
2. Use Section 4.3 for the design of accessory structures.
2.2 SITE ELEMENTS

Principles:

• The pedestrian character of the street should be preserved by limiting the impacts of the automobile on Redstone Boulevard.

• The linear pattern of the buildings on the Boulevard should be respected by preserving the historic layout of buildings and the broad yards of the historic landscape.

• The dark night sky should be preserved through the careful use of exterior lighting.

Background:

Redstone Boulevard organizes the majority of the town site into a simple linear pattern of houses arranged perpendicular to the street with simple lawns and front porches. The Redstone Inn (the largest remaining historic structure on the Boulevard) terminates the south end of the Boulevard. The remainder of the historic town consists of houses scattered on the eastern hillside and the buildings that make up the Castle complex.

Originally the residential areas of the Boulevard were lined with low fences separating the yards from the street, without obscuring views to the house facades.

Although the electric light came to Redstone early in its history, extensive lighting has the potential to heavily impact the character of the historic town. The challenge for the town today is to accommodate lighting while limiting its impacts. Lighting should be designed for safety and focused downward to preserve the view of the night sky.

The original Boulevard featured only those businesses that were owned by Osgood and served his employees. The Boulevard today must support many diverse businesses to make Redstone an attractive destination for visitors and to support the local population. Signage creates a lively streetscape and is a desirable element in the landscape, provided that they are compatible with the character of the area.
Guidelines:

A. Fences

1. Front Yard Fences: From the front property line to the front facade of the building, or from the front property line to a distance 1/3 of the way to the rear lot line whichever is a greater distance from the street, fences should be at least 50% open in character (this means 50% solid and 50% void) and should not exceed 3 feet 6 inches in height.

2. Fence Transition: Where a front yard fence meets a rear yard fence, an area of transition should be created. The transition should begin behind the front yard fence line and extend a minimum of 3' back sloping up to the higher rear fence. This area may be solid and should be of similar materials and construction to the rear fence.

3. Rear Yard Fences: From the point described above, in A.2, to the rear of the property line, fences may be built to a maximum height of six feet. This fence area may be solid.

B. Fence Materials and Construction

1. Fences should be constructed primarily of wood.
2. Solid hedges should not exceed 3 feet 6 inches.
3. Construct fences so that the finished side of the fence faces out, resulting in a “good neighbor fence.”
4. Stone and brick elements may be used for bases but should be kept to a minimum.
5. Chain link fences are discouraged.
6. Boulders should not be used in the place of a fence.

C. Lighting

1. All exterior lighting must adhere to the Pitkin County Land Use Code requirements for exterior lighting fixtures.
2. Limit the use of exterior lighting for residential structures to entry lighting as required by the Building Code; minimal downward landscape lighting may be appropriate for walkways.
3. Exterior lighting for commercial structures may include subtle downward architectural lighting, which illuminates elements of the building or a business sign.
4. Incorporate all conduit, electrical wires and connections into the design so they are not readily visible.

D. Signage
1. All signs must adhere to the Pitkin County Land Use Code requirements for signs.
2. Each sign should be of similar materials and colors as the building it identifies.
3. A sign should compliment the main structure and should not obscure important architectural features.
4. Signs that are currently not in compliance should be brought into compliance when the existing sign is altered either to reflect a new business or new owner.
2.3 LANDSCAPE DESIGN & TREES

Principles:

• A simple landscape is consistent with the original character of the historic town.

• The pattern of significant street trees enhances the pedestrian experience.

Background:

The town of Redstone is carved out of a wilderness setting and experiences harsh climatic conditions. The careful selection of landscape materials is critical to their success. The use of indigenous plant materials ensures a healthy landscape; however, there is the opportunity to introduce some variety with the use of other hardy species.

The simple open landscape allows the architectural character of town to be seen from the public way. Allowing front porches and entries to be visible and welcoming helps to preserve an active and interesting streetscape.

The existing significant street trees encourage walking and add to the quality of the pedestrian experience. They also reinforce the character of the surrounding natural landscape.

The following guidelines identify issues that are important to the general character of Redstone, but are advisory only.
Guidelines

A. Landscaping
1. Use vegetation that is native or appropriate to Redstone, including evergreens, ponderosa pines, aspens and cottonwoods. Several reference books are available that describe appropriate plants for this altitude, and the appendix lists many tree species, some varieties of which are suited to Redstone’s growing zone.
2. Leave the front of the house visible from the street by avoiding dense landscaping.
3. Hedges and large boulders are discouraged for the purpose of defining the property.
4. Planting in the riparian area is regulated by the Pitkin County Land Use Code. Consult the code for requirements.

B. Protection & Replacement of Existing Trees
1. Every effort should be made to retain existing street trees and significant trees on individual properties, both in terms of the design of the project and during the construction period.
2. If replacement becomes necessary, replacement trees should be of the largest practical size with the expectation that it will be a similar size to the original tree at maturity.
3. It is important to choose a variety of plant materials, especially for street trees, so that disease will not destroy the entire group. It is also important to consider where a tree will be located and how large it may grow when selecting the type of tree. For instance, dense evergreens are not appropriate street trees since their shade may create icing conditions. Property owners should respect their neighbors’ access to sun and views.
CHAPTER THREE

WORKING WITH HISTORIC STRUCTURES

Additions and alterations to historic structures must be carefully thought out, so as to minimize any required demolition and to create a subtle, but clear distinction between historic and new construction.

As a general policy, the RHPC encourages the repair, rather than replacement, of historic building materials and the preservation of historic buildings in their original contexts.

Alterations and additions to historic structures should, to the greatest extent possible, enhance the historic structure — allowing the structure to continue in a productive use while preserving the character of the community for future generations.

Included in Chapter 3:

3.1 PRESERVING HISTORIC INTEGRITY page 18
A. Preservation of Historic Materials
B. On Site Relocation of Historic Structures

3.2 ALTERATIONS TO HISTORIC STRUCTURES page 20
A. Repair of Historic Structures
B. Alteration of Historic Structures
C. Awnings, Signage and Other Elements
D. Addition of Decks
E. Foundations

3.3 ADDITIONS TO HISTORIC STRUCTURES page 23
A. Location of the Addition
B. Scale and Massing
C. Building Character
D. Guidelines for Small Additions
E. Guidelines for Standard Additions

3.4 ARCHITECTURAL ELEMENTS page 25
A. Roofs and Dormers
B. Windows and Doors
C. Porches and Decks
D. Decorative Elements

3.5 HISTORIC OUTBUILDINGS page 27
A. Preservation and Relocation of Historic Outbuildings
B. Restoration of Historic Outbuildings
3.1 PRESERVING HISTORIC INTEGRITY

**Principles:**

- The planning and execution of a project involving a historic structure should limit the damage to the integrity of the structure. This includes repairs, maintenance, alterations, and additions.

- The demolition of original structure and materials should be minimized. Original materials should be preserved to the greatest extent possible.

- The original setting and location of the building should be preserved.

**Background:**

One of the most important tenets in historic preservation is integrity. A building must retain its integrity in order to accurately convey the history that it represents. Integrity is based, in part, on the materials, construction methods, and the details of a historic building. As these elements are removed or replaced, integrity is diminished. It is the goal of the RHPC to ensure that any project involving a historic structure does not diminish the integrity of the building through the loss of original materials.

Setting and location are also important aspects of integrity and should be taken into consideration when planning a project with a historic structure. The relocation of a historic structure can alter the context of the building, as well as the original pattern of buildings on the street, thereby changing the historic character of the town.

This section refers to on-site relocation only. The RHPC will consider on-site relocation on a case by case basis using the following guidelines. Off-site relocation requests
Guidelines:

A. Preservation of Historic Materials
1. Maintain the original materials to the greatest extent possible. If replacement is necessary, new materials should match original materials as closely as possible in order to preserve the historic integrity of the structure.
2. Create simple details to replace original details where they are missing and there is no information about the original appearance of that detail. Avoid creating an inaccuracy about the original appearance of the structure.
3. Design an addition to minimize the demolition of historic materials.

B. On-Site Relocation of Historic Structures
1. Relocation must be in the best interest of the historic structure and will only be considered in extreme circumstances.
2. Relocation may be considered to mitigate deterioration of the structure due to natural conditions.
3. Relocation may be considered to mitigate for the encroachment of contemporary construction on the historic structure where no other solution is available.
4. Relocation of historic outbuildings will be considered based on the criteria in section 3.5.
Chapter 3 • Working with Historic Structures

3.2 ALTERATIONS TO HISTORIC STRUCTURES

**Principles:**

- Alterations to historic buildings should minimize the damage to the historic building.
- Non-characteristic features should not be added to historic structures.
- The setting of the historic building relative to the public way should be preserved or improved by the alteration.

**Background:**

Because it is critical to preserve the integrity of a historic structure (See 3.1), the term alteration refers both to proposed changes to the structure as well as to repairs that have the potential to erode the historic integrity of the building.

Under these guidelines, repair includes:

- *Exterior maintenance such as: re-roofing, repair or replacement of siding or windows, or repair of decorative elements;*
- *Replacement of windows or replacement of deteriorated material.*

Under these guidelines, alterations include:

- *Changes to exterior constructions such as decks, awnings or shutters;*
- *Reconstruction of missing historic features when no other construction is proposed.*

Repair and Alteration proposals must be reviewed by Pitkin County staff and may be forwarded to the RHPC.
Guidelines:

A. Repair of Historic Structures
1. When replacing a roof, the new roof should be darker in color than the rest of the building. Dark asphalt shingles is the preferred material.
2. Metal roofs will only be approved in a rusted, dark brown, or dark gray color, with a non-reflective surface.
3. An existing roof that does not meet the coloration requirements described above may be replaced in kind if RHPC finds that the color has historical significance to the building.
4. Replacement of materials may be considered after physical review of the materials and agreement on the specific process for repair, including approval of replacement materials.
5. Restore original windows rather than replace them. Windows that are not original to the building may be replaced with units that comply with the guidelines in the Materials chapter.
6. Original window openings on the principal facades should not be altered.

B. Alterations to Historic Structures
1. Preserve original building features.
2. Preserve original surface detailing and its visibility.
3. Repair original materials to the extent possible.
4. Front porches should not be enclosed with walls or screens.
5. Original window openings on the principal facades should not be altered.
6. Non historic decorative elements should not be added to historic buildings.
7. Historic elements that have been lost may be restored under the following conditions:
   - Photographic evidence should exist which describes the missing element to an extent that makes accurate reconstruction possible. That evidence should be used to create a plan for reconstruction that will be evaluated by the RHPC. The plan should include all details, materials and finishes proposed for the reconstruction.
   - In the absence of photographic evidence, reconstruction may take place provided that the applicant makes a compelling case for the historic accuracy of the proposal.
   - Reconstructions that are based solely on conjecture cannot be considered.
C. Awnings, Signage and Other Elements Applied to the Building

1. Elements applied to historic buildings should utilize minimal connections to the historic building and limit destruction of historic materials.

2. Awnings and signage should be designed so as to not conceal or damage historic features of the building.

3. Awnings on residential structures should be limited to the rear of the building.

D. Addition of Decks

1. Decks should be located in the rear of the building so as to have the least negative impact on the overall character of the building.

2. Decks should be designed to be consistent with the character and scale of the building, utilizing similar railings, proportions, and materials.

3. Decks on the main level should be within 18 inches of grade.

4. Decks proposed to exceed 18” of grade will be considered on a case by case basis.

5. Decks that are located on upper stories shall be considered on a case by case basis and evaluated for their impacts on the historic structure. Considerations include the following: area of deck proposed, complexity of railing and stair details, visibility from the public way, and materials and finish.

E. Foundations

1. New foundations may be added to a historic structure provided that the structure remain in its existing location and that the original relationship to grade is preserved.

2. Areas of Redstone that are in the flood plain require the new floor level of a building to be a minimum of 1’ above the flood level. This is the maximum amount of increase in the height of the floor level that will be considered.
3.3 ADDITIONS TO HISTORIC STRUCTURES

Principles:

- Additions to historic buildings should be designed to minimize the damage to the historic building.
- Additions should be designed to be subservient and sensitive to the original building.
- A subtle distinction between old and new should be created and the new addition should not mimicking the original architecture.
- The setting of the historic building should be preserved relative to the public way.

Background:

Additions should be designed to limit both the visual and physical impacts to a historic structure. Additions can alter the character of historic buildings through their location, scale, proportion, detail, and materials. Additions may also adversely impact the materials of the historic structure, diminishing the integrity of the building.

The various areas of Redstone have specific characteristics that are expressive of Osgood’s original vision for his development. The hierarchy of building types that express his original social vision can be seen clearly throughout the village. This hierarchy should be respected and used in the design of both additions and new buildings.

Additions are considered as two types:
- Small Additions are defined by an increase in floor area of less than 30% of the total original structure. This could include dormers and the reconstruction of a previous small addition.
- Standard Additions will include all other increases in floor area.
Guidelines:

A. Location of the Addition
1. Locate an addition to the rear of the historic structure.
2. Minimize the amount of damage to the historic structure, both in terms of materials and impacts on form and significant features.
3. Locate a new addition to replace a non-historic addition.

B. Scale and Massing
1. Design an addition that does not dramatically alter the scale or form of the historic structure.
2. Design an addition to reflect the massing of the original historic structure.
3. Establish a clear distinction between the forms and planes of the historic building and new construction.

C. Building Character
1. Maintain or compliment the sense of symmetry or asymmetry as defined by the original structure.
2. Maintain or compliment the proportions of the historic structure in the design of the new addition.

Guidelines for Small Additions
1. Provide a clear separation between the wall and roof surfaces of the historic structure and the new construction. (greater than one foot)
2. Dormers shall not be added to the historic roof plane. They may be added to areas of previous non-historic construction.

Guidelines for Standard Additions
1. Provide a connecting link between the historic structure and the new addition that is a minimum of 10’ in length.
2. Break down the volume of large additions into modules that are sympathetic to the size of the historic structure.
3.4 ARCHITECTURAL ELEMENTS

Principles:

- Architectural elements should be used to enhance the overall design of the addition; this includes door and window types, door and window patterns, and details such as porches, dormers, and decorative elements.

- The patterns and level of detail of the historic structure should be respected.

Background:

Architectural elements play an important role in defining the overall scale and massing of the structure as well as providing design characteristics. Building elements should not simply mimic existing historic elements, but be elements which are compatible but are of our time. Building elements should be consistent with the complexity and pattern of the historic structure and other historic styles should not be introduced to the project.

The various areas of Redstone have different levels of detail relative to Osgood's ideas of social hierarchy. These levels of detail should be respected when designing additions in the district.

detail of the Redstone Inn
Guidelines:

A. Roof and Dormers
1. Design roof forms that compliment the historic form, both in complexity and character.
2. Utilize roof pitches that are in a similar range to the historic structure and are appropriate to the new roof form.
3. Design dormers which utilize the guidelines for dormers in Section 6.1.
4. Locate skylights in the rear 2/3 of the structure.
5. Select skylights that are low profile and can be mounted as flush to the roof plane as possible.

B. Windows and Doors
1. Avoid alterations to existing window and door patterns in the historic structure.
2. Place windows proportionately around the structure and maintain the established solid to-void patterns.
3. Utilize window types that are compatible with the historic structure.
4. Restore historic windows if they have been altered, enclosed or removed.

C. Porches and Decks
1. Historic front porches should not be enclosed.
2. Restore the historic front porch if it has been previously altered, enclosed, or removed.
3. Locate decks to the rear of the structure, using guidelines on page 22.
4. Design decks to be consistent with the character and scale of the building, utilizing similar railings, proportions, and materials.

D. Decorative Elements
1. Use decorative elements that are consistent with the level of detail that exists on the historic structure.
2. Use decorative elements which are consistent with the overall design of the addition.
3. Avoid adding new decorative elements which are not original to the historic structure.
3.5 HISTORIC OUTBUILDINGS

Principles:

- Historic outbuildings are an important part of the character of the community, and few remain.

Background:

Historic outbuildings are indicative of the lifestyle of Redstone residents at the turn of the 20th century and often have elegant proportions and details. The restoration and reuse of these buildings preserves the town pattern and adds an element of character which was unique to the time.

Guidelines:

A. Preservation and Relocation of Historic Outbuildings
1. Historic outbuildings should not be demolished.
2. Preserve outbuildings in their original location to the greatest extent possible.
3. Relocate outbuildings only when it is in the best interest of the preservation of the structure and to a location which is historically appropriate.

B. Restoration of Historic Outbuildings
1. Restore deteriorated materials and elements with the assistance of the RHPC.
2. Use photographic evidence to restore missing elements or materials.
3. Restoration of outbuildings should not add non-original elements or details and should not alter the modest character of buildings.
CHAPTER FOUR

NEW CONSTRUCTION IN THE REDSTONE HISTORIC DISTRICT

New construction should draw references from the historic architecture that defines Redstone; however, new construction should not be an exact replication of historical buildings or elements. Redstone was built at the end of the 1800’s and the architecture was influenced by a number of styles popular during the period. While some elements of Queen Anne may be present, they are combined with stronger influences such as Tudor and Colonial Revival. Therefore Neo-Victorian architecture, by itself, is not appropriate.

Examine the existing historic buildings to determine the basic characteristics that are repeated in Redstone’s historic building stock and respect them in a new design. New construction does not need to be stripped of all detail to the point of being a plain box, but it should not in any way be mistaken for a historic building. Note the characteristics of the smaller simple houses on the Boulevard when constructing in that area and the more high style architecture of the manager’s houses when developing on the hillside.

Included in Chapter 4:

4.1 NEW CONSTRUCTION
A. Scale and Massing
B. Simplicity of Form and Pattern
C. Simplicity of Details

4.2 ARCHITECTURAL ELEMENTS
A. Roof Forms and Dormers
B. Windows and Doors
C. Porches and Decks
D. Decorative Elements

4.3 ACCESSORY BUILDINGS
A. Location
B. Character

page 29
4.1 NEW CONSTRUCTION

Principles:

• New construction in the district should be designed to create a building that is compatible in scale and massing to the historic buildings.

• New buildings should also be respectful and complimentary in design to the historic district.

• A clear distinction between old and new should be created; simply mimicking historic architecture is not encouraged.

Background:

The Historic District of Redstone was created by a single individual with a singular vision for the community. The original architecture has a distinct style, not found anywhere else. The layout of the town and the hierarchy of building types was specific to Osgood's social vision. New construction within the district should recognize this original vision through buildings that are appropriately scaled and detailed for their location and use. While modern day uses, both commercial and residential, do differ from the original plan for Redstone, new construction should respect and compliment the historic town pattern.
**Guidelines:**

**A. Scale and Massing**
1. Create primary and secondary volumes by breaking the massing of new construction down into modules that relate to the typical historic house size in Redstone.
2. Restrict unbroken wall surfaces to be no more than 30 feet in length.
3. Use low plate heights on the second level to minimize tall wall planes.
4. Locate garage space in a detached accessory structure.

**B. Simplicity of Form and Pattern**
1. Design the proportions of the building to reflect the proportions of the historic structures in the area.
2. Reflect the Redstone tradition with designs that are simple in form and volume.
3. Respect the simple repetitive pattern of windows and doors that is traditional in Redstone's historic buildings.

**C. Simplicity of Details**
1. Respect the hierarchy of building detail that is an essential part of Osgood's original vision for Redstone.
2. Respect the unique style of Redstone's historic structures and limit architectural references to other styles of the period (i.e. Victorian styles).
4.2 ARCHITECTURAL ELEMENTS

Principles:

- Architectural elements should be designed to enhance the overall scale and massing of the structure as well as to provide appropriate design characteristics. This includes, door and window types, door and window patterns, and details such as porches, dormers, and decorative elements.

- Architectural elements should not mimic existing historic elements, but be elements which are compatible and respectful of the character of the District.

- Architectural elements should respect the patterns and level of detail of the historic structures in the area.

Background:

Architectural elements play an important role in defining the overall scale and massing of the structure as well as providing design characteristics. Building elements should not simply mimic existing historic elements, but be elements which are compatible and of our time. Building elements should be consistent with the complexity and pattern of the historic structure and other historic styles should not be introduced to the project.

The various areas of Redstone have different levels of detail relative to Osgood's ideas of social hierarchy. These levels of detail should be respected when designing additions in the district.
Guidelines:

A. Roof Forms and Dormers
1. Design roof forms that compliment the forms found in the District, both in complexity and character.
2. Utilize roof pitches that are in a similar range to historic structures.
3. Design dormers that utilize the guidelines for dormers in Section 6.1.
4. Locate skylights in the rear 2/3 of the structure.
5. Use skylights which have a low profile and can be mounted as flush to the roof plane as possible.

B. Windows and Doors
1. Limit large, undivided areas of glass by utilizing small scale, double-hung or casement windows, with vertical proportions.
2. Design the window pattern to reflect the solid-to-void patterns seen in the historic structures.
3. Design the entry door to face the street.
4. Limit the use of non-orthogonal window units.

C. Porches and Decks
1. Create a usable covered front porch on the street facade. The porch must be open on at least two sides and may have screens.
2. Locate decks at the rear of the building. Use guidelines on page 22.
3. Design the details of the deck to be consistent with the character and scale of the building, utilizing similar railings, proportions, and materials.

D. Decorative Elements
1. Use decorative elements that are consistent with the level of detail that exists in neighboring historic structures.
2. Use decorative elements that provide emphasis to the public face of the building.
3. Limit the use of decorative elements which are characteristic of the same period, but not the same style.
4.3 ACCESSORY BUILDINGS

Principles:

- Accessory structures should have a subservient role to the main structure and be obviously detached.

Background:

Accessory structures provide opportunities for additional storage, garage space, and accessory residential space. They also serve an important purpose in maintaining scale by allowing more floor area distributed into smaller volumes on the site. Accessory structures include both large garage buildings and small storage structures. A building permit is not needed for an accessory structure that is less than 120 sq.ft., however RHPC approval is needed for all accessory structures.

Guidelines:

A. Location
   1. Locate accessory structures at the rear of the site.
   2. Limit the visibility of storage sheds from the public way.
   3. Use alleyways for access, if possible.

B. Character
   1. Utilize the guidelines for new construction in the district for the design of garages, accessory dwellings, etc.
   2. Associate sheds and other storage buildings with the principal structure by using similar design and color scheme.
   3. Temporary sheds will be considered on a case by case basis.
CHAPTER FIVE

MATERIALS FOR ANY NEW CONSTRUCTION

The selection of materials can be as important as the scale and massing of a building. Materials can be used to create distinctions between old and new; can be used to create relationships between volumes; and to temper or accentuate scale. Materials can be the key to creating compatibility both in additions to historic structures and in new construction.

Included in Chapter 5:

5.1 MATERIALS
A. Exterior Wall Materials
B. Roof Materials
C. Windows and Doors
D. Details
E. Wall Finishes
F. Accessories
5.1 MATERIALS

Principles:

• Materials used in new construction should create compatibility in scale, detail, and quality of finish with the historic building or the district.

• Materials should create a clear distinction between old and new.

• Materials used in new construction should be appropriate to the style of the building.

• Replacement materials should preserve the historic integrity of a historic building.

Background:

Materials consist of all the exterior finishes of a building. As the most visible part of the design, materials play an important role in the physical expression of a building. Historically, the materials are used to impart high or low style relative to the amount of decoration and the level of workmanship associated with the details. The historic material palette is limited and includes horizontal wood clapboard siding, wood shingles, wood double hung windows and asphalt roofing. Stone and other more decorative wood elements are added to the basic palette in the more high style structures. Awareness of the characteristics of each area of the district is an important basis for the selection of materials.

the historic Fire House
Guidelines:

A. Exterior Wall Materials
1. Select wall finish materials that are appropriate for the District, such as wood clapboards or lap siding, and wood shingles.
2. Address scale and pattern when selecting siding materials.
3. Choose natural materials, not manufactured ones, for new construction.
4. Logs are not appropriate for locations on the Boulevard.
5. Adobe construction is not appropriate for the District.
6. Brick and stone are discouraged as a primary wall material.
7. Replacement materials used in repair work must match the historic materials in type of material, profile, and quality.
8. Select accent materials that are appropriate for the area of the District.
9. Use of brick and natural stone should be consistent with the level of detail found in the surrounding historic buildings and consistent with the design intent.
10. Other materials may be considered for accent materials on a case by case basis.
11. Additions to existing log structures may have log elements, provided they meet the guidelines for building elements and additions.

B. Roof Materials
1. Roofs should be darker in color than the rest of the building.
2. Dark asphalt shingles is the preferred material.
3. Metal roofs will only be approved in a rusted, dark brown, or dark gray color, with a non-reflective surface.
4. An existing roof that does not meet the coloration requirements described above may be replaced in kind if RHPC finds that the color has historical significance to the building.
Chapter 5 • Materials for Any New Construction

C. Windows and Doors
1. Paint windows and doors when in close proximity to historic materials.
2. Clad wood windows may be acceptable on new construction. The profile must be approved by the board. Vinyl and aluminum frame windows are not acceptable.
3. Use wood framed screen and storm windows on historic windows, metal is not appropriate.
4. Metal screens and storms may be appropriate on new construction.
5. Glass block and other exotic materials are not appropriate.

D. Details
1. Make any decorative details of wood or other appropriate materials.
2. Demonstrate a similar quality of fabrication as the details found on historic buildings.
3. Use simple metal flues or brick for chimneys. Stone is not encouraged.

E. Wall Finishes
1. Paint wood wall materials. While the RHPC does not approve paint color, simple, restful color schemes are encouraged.
2. Aluminum or vinyl siding is not acceptable as an exterior material on either principal or accessory buildings.

F. Accessories
1. Design solar panels to be integral to new construction.
2. Solar panels may not be attached to historic structures.
3. Solar panels are subject to review based on their impacts to the individual building and the District.
4. Satellite dishes should be located as far to the rear of the structure as possible, with minimal visibility to the street. Satellite dishes do not require approval by the board.
CHAPTER SIX

APPENDIX

Included in Chapter 6:

6.1 ILLUSTRATED GLOSSARY  page 40
6.2 PROCEDURE AFTER APPROVALS  page 46
6.3 BASIC MAINTENANCE TECHNIQUES  page 47
6.4 PITKIN COUNTY LIGHTING STANDARDS  page 48
  Excerpts
6.5 PITKIN COUNTY SIGN CODE  page 50
  Excerpts
6.6 MAP OF THE DISTRICT  page 52
6.1 ILLUSTRATED GLOSSARY

HISTORIC PRESERVATION TERMS

ASSOCIATION
Association refers to a link between a historic property and an event, activity or person. It also refers to an aspect of integrity.

HISTORIC SIGNIFICANCE
As a general rule in preservation, any structure or portion of a structure which is at least fifty years old may be considered historically significant. In Redstone the primary period of significance is the turn of the 20th century, when the town was created.

INTEGRITY
Integrity is the measure of the wholeness or quality of all of the historic features which make up a building.

PRESTERVATION
The maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time.

REHABILITATION
The alteration or addition to a historic property to meet continuing or changing uses while retaining the property’s historic character.

RESTORATION
The repair or recreation of historic elements that have been damaged or removed based on clear evidence of the original form.

LAND USE CODE TERMS

DEMOLITION
The total razing of a structure. The total demolition of structures original to or significant to the historical context of Redstone is, by policy of the Redstone Historic Preservation Commission, not permitted. Very limited demolition may be allowed for the purpose of making an addition to the existing structure.

EXEMPT DORMER
Dormers are exempt from the eave height restriction. The following diagrams and text define dormers for the purpose of construction in Redstone. Dormers may be constructed that do not meet these requirements, provided that they are restricted by the eave height.

1. The ridge of the dormer must be separated from the main ridge of the structure by a minimum of 18”

2. Gable dormers must have the same pitch on either side of the ridge and multiple dormers shall keep the same pitch.
3. No dormers may be placed in the first 1/3 of the building. An exempt projecting bay may be located on the main facade.

4. Dormers may project from the surface of the main wall provided that they are not located in the first 2/3 of the length of the building.

5. The area of the ‘footprint’ of the dormer may not exceed 30% of the area of the roof plane upon which it sits.

These criteria for dormers are intended to provide guidance for the designer. Exceptions may be made if the proposed design meets or exceeds the intent of the relevant guidelines.
HEIGHT
Height is controlled by a number of methods under the Land Use Code, depending on the zone district.

VC and VR Districts
The Pitkin County Land Use Code uses two dimensions to control height in the VC and VR Zone Districts, maximum top of ridge height and maximum top of eave.

To measure the top of eave, continue the wall plane through the roof assembly and measure from the point on the surface of the roof that intersects with the wall plane. This dimension may not exceed 16’, in the VC zone or 14’ in the VR zone to grade.

To measure the maximum height, measure from the ridge of the roof 24’ to 2’ above grade or the finished first floor which ever is more restrictive.

SETBACK
Setbacks determine the location of a building on its site relative to the property lines.

VC and VR Districts
The Pitkin County Land Use Code specifies the front, side and rear yard setbacks. In addition, a combined side yard setback is specified.

Measure the required distance inward from the property lines to determine the set back location. Setbacks run parallel to the property line. Side yard setbacks have both a minimum on each side and a minimum combined setback. This may result in unequal setbacks.
ARCHITECTURAL TERMS

HALF-TIMBERED
One of the character defining features of the Tudor style is half-timbering. This detail originated as the result of a medieval construction method. Using large timbers to create a structure’s support system left areas of open space that were infilled with wood lath or brick; then covered with a stucco stucco surface, creating enclosure and an insulating layer. In the Tudor style the appearance of half-timbering is decorative and only created on the surface of a traditionally framed building.

HUMAN SCALE
"Human scale" describes the relationship between the average human body and space. When viewing a room for instance, one can assess its general dimensions by relating to the size of furnishings in the room or door openings. Human scale in buildings refers to the relationship of the components of a building to the human body. For example

NON-ORTHOGONAL WINDOWS
Windows which are not rectangular or square are considered non-orthogonal. Some examples: 

[Diagram showing examples of non-orthogonal windows]
PROPORTION
Proportion is the size relationship between elements. Proportions may be considered on any scale from a window unit to an entire facade. Many proportioning systems exist that give specific numerical values to the relationships. Proportions are easily perceived by the human eye and can lead to both positive and negative impressions.

These guidelines refer to vertical and horizontal proportions. A vertically proportioned building is one where the elements of the building emphasize the vertical lines of a structure. Some building shapes lend themselves to one proportion or another; for example, a building with a gable roof tends to be more vertically proportioned where a hipped roof is more horizontally proportioned. When a hipped roof is placed on a vertically proportioned structure, it may appear boxy or awkward.

Proportions should always be carefully considered in the design of a structure and should relate to the historic buildings in the area.

SYMmetry
Symmetry describes the organization of the elements of the building or the building as a whole. Symmetry in buildings is usually described as bilateral symmetry; where comparable building elements are reflected across a single axis.

The use of a couple of strong symmetrical elements can provide an overall sense of symmetry even if some of the subordinate elements are not symmetrical. In this example, the door, window and stair are not symmetrical, but the larger elements of the porch, roof form and chimney location create a strong symmetrical layout.

WINDOW TERMINOLOGY
TYPICAL ROOF FORMS

hipped roof
gable roof
clipped gable roof
gambrel roof
shed roof

two over one
double-hung window
two over two
double-hung window
6.2 PROCEDURE AFTER APPROVALS

RHPC Approval

Once you have received your development approval at the meeting, you may proceed with the project. Depending on the scope of work you may or may not need to acquire a building permit from the County.

Projects that do require a building permit will receive a Resolution from the Community Development Department that contains a notice of the approval along with any conditions that the Board has placed on the approval. All drawings that are submitted to the Building Department for review must be consistent with the approval and conditions.

Projects that do not require a permit will be issued a letter from the Community Development Department with a copy of the meeting minutes or an acknowledgement of administrative approval. This will also include any conditions of the approval.

In either case, the approvals are binding and the project must be carried out in accordance with the approved drawings and descriptions.

Changes to Approved Projects

It is not uncommon for things to change during the construction period. All changes to the exterior work must be reviewed by the Community Development Department staff and approved before changes can be implemented. Staff should be contacted to discuss the change and additional materials describing the change may be requested. Depending on the extent of the change, the staff may forward the materials to the RHPC for approval. Approval of the change will be issued in writing.

At the completion of a permitted project, the staff will review the completed work for compliance with the approvals and sign off on the Certificate of Occupancy.

Project Monitoring

The RHPC may assign a monitor to the project for the purpose of assisting the Community Development Department staff in monitoring the project. A monitor will be a member of the RHPC. All communications regarding the project, however, should still be directed to the staff. No verbal commitments should be made or accepted between the monitor and the contractor or owner.

Enforcement

Violations shall be enforced in accordance with the provisions of Colorado law and the Pitkin County Land Use Code. All persons are cautioned that sanctions can include revocation and withholding of building permits, injunctive relief, abatement, mandatory removal of improvements, fees, fines, and other penalties, all as provided by law.
6.3 BASIC MAINTENANCE TECHNIQUES

Principles:

• Proper maintenance of historic structures is the key to their longevity.

Background:

All buildings require basic ongoing maintenance, these guidelines are offered as recommendations for owners of historic buildings. Activities in this section are not reviewed or enforced by the RHPC. Additional information on maintenance techniques for historic structures is available from the Community Development Department.

Guidelines

A. Typical Repairs
1. Properly prepare surfaces for paint, use the gentlest means possible.
2. Sandblasting, power sanding, and heavy scraping may permanently damage surfaces and result in faster deterioration.
3. Repair deteriorated materials in accordance with these Guidelines.
4. All wood surfaces should receive a weather protective finish.
5. Stone and brick materials should be left unpainted.

B. Prevent Demolition by Neglect
1. Stabilize a structure that will remain unused over a long period of time.
2. Protect historic features from deterioration during periods of vacancy.
3. Winterize vacant structures to limit damage from freezing.

additional information on appropriate maintenance techniques is available from the National Parks Service web site www.nps.gov
The lighting standards in this section are applicable to all lighting in Pitkin County and no lighting shall be installed or continued that violates the standards of this section. This section contains excerpts from the Land Use Code and is intended to provide an overview only. The full text should be consulted for final design parameters.

Excerpts of Chapter 3-110-110

A. Applicability: The lighting standards in this section are applicable to all lighting in Pitkin County and no lighting shall be installed or continued that violates the standards of this section.

B. Bulb Visibility: All exterior lighting shall be designed so that the bulb (point light source) is not directly visible from adjacent and neighboring properties or public rights-of-way.

C. Light Trespass: Light trespass is defined as the shining of light produced by a light fixture beyond the horizontal boundaries of the property on which it is located and vertically above the property. For all types of uses, light level shall be no greater than one-half (0.5) of a foot-candle at the property line.

D. Uplighting: Uplighting is only permitted when used as follows:
   1. To light a primary entrance, when the lighting fixture is wall-mounted under an architectural element, and
   2. To light flags, when no more than two light fixtures per flag are used, with a maximum of 150 watts each. The fixture must be shielded such that the point source is not visible outside a fifteen foot (15') radius.

E. Highlighting: Illumination of building facades, driveways, and landscaping shall be prohibited. Lighting intended to illuminate the Crystal River or its tributaries shall be prohibited.

F. Floodlighting: Floodlighting is only permitted when it is down-directed and controlled by a motion sensor that is triggered by activity within the owner's property lines.

G. Safety and Security Lighting: The use of motion sensors, photocells, or photocell/timers to control duration of nighttime illumination is required for safety and security lighting. In all cases, light intensity shall be limited to between one and two (2) foot-candles.

H. Properties Adjacent to Public Rights of Way: In addition to being in compliance with the above sections, no exterior lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares.

I. Mercury Vapor and Low Pressure Sodium Sources are prohibited from use.

J. Non-Residential and/or Mixed Residential and Commercial Fixture Heights and Types: Fixture heights (as measured from grade to the bottom face of a fixture) shall be ten feet (10') or less in height, or the fixture must be fully shielded ("cutoff"), non-adjustable, and down-directed (or building mounted and directed back at a facade).

2. Pedestrian Walkways: The preferred option is for low-level "bollard" or pipe-mounted fixtures that are fully shielded and down-directed. A maximum of four feet (4') height and minimum spacing of twenty-five feet (25'). Lighting
intensity shall be between one tenth (0.1) foot-candle and one half (0.5) foot-candle

K. Signage: The following shall apply to sign illumination:
1. Internally-illuminated signs are prohibited.
2. Sign lighting shall be down-directed and shielded from neighboring property and the vision of passing motorists.
3. Total wattage shall not exceed 75 watts for incandescent light sources and 32 watts for fluorescent sources.

L. Linear Architectural Highlighting: Linear lighting (including neon, fluorescent, rope-lighting, low-voltage striplighting) intended to attract attention or used for identification or advertisement shall be prohibited.

M. Blinking Lights: Blinking, flashing, moving, revolving, scintillating, flickering, changing intensity and changing color lights shall be prohibited, except for temporary holiday displays.

N. Exemptions: The following types of lighting installations shall be exempt from the provisions, requirements and review standards of this section.
1. Health, Safety and Welfare. If a lighting plan or fixtures are proposed that do not meet this Code but have demonstrable community and/or health, safety and welfare benefits, an exemption may be considered.
   - Residential: Winter holiday lighting, including but not limited to lighting in outdoor trees, shall be illuminated only between November 15 and January 30.
   - Redstone Boulevard: Residential and commercial winter holiday lighting shall be illuminated only between November 15 and March 30, or as determined by the Redstone Community Association.
   - The light intensity of all holiday lighting shall not exceed one-half (0.5) of a foot candle at the property line.
3. Approved Historic Lighting Fixtures. Nonconforming lighting fixtures which are consistent with the character of the historic structure may be exempted with approval from the Historic Preservation Officer or Historic Preservation Commission. Approved fixtures shall be consistent with the architectural period and design style of the structure and shall not exceed fifty (50) watts.
4. Lighting for Temporary Commercial Use/Special Events. Requests for exemptions for lighting associated with temporary commercial uses and/or special events may be applied for under the Temporary Commercial Uses/Special Events procedures in the Land Use Code.

O. Nonconforming lighting: Unless otherwise specified within this section, within three (3) years of December 31, 1999, all outdoor lighting fixtures that do not conform to requirements of this section must be replaced with conforming fixtures or existing fixtures must be retrofitted to comply.

P. Lighting plan: Where Scenic Quality policies or regulations are a consideration in land use reviews of proposed development, the Community Development Department has the discretion to require submittal and approval of a lighting plan either as part of the land use review or as a requirement of building permit submittal.
6.5 PITKIN COUNTY SIGN CODE

The sign standards in this section are applicable to all signs and the maintenance of signs in Pitkin County. A permit is required for all signs and should be obtained from the Community Development Department. This section contains excerpts from the Land Use Code and is intended to provide an overview only. The full text should be consulted for final design parameters.

Excerpts of Chapter 3-110-130

A. Applicability: The sign standards in this Section are applicable to all signs and the maintenance of signs. Obtain a development permit for for all signs except local government jurisdictional signs.

B. General: Signs shall be prohibited unless permitted pursuant to Subsection 3-110-130(C) or 3-110-130(D).

C. Signs Requiring a Permit: The following is a partial list of signs are permitted within all zone districts subject to obtaining a development permit.
1. Pennants, banners and posters advertising a special civic event;
2. Free-standing identification signs;
3. Projecting identification signs;
4. Construction and agricultural product signs;

D. Signs not requiring permit: A permit is not required to erect signs listed in this Section provided such signs comply with the stated design standards. This is a partial list.
2. Official governmental regulatory signs, government street identifications sign, or governmental signs to warn of danger;
4. Temporary decorations or displays that are clearly incidental to and are customarily associated with any national, local or religious holiday or celebration; provided that such decorations are maintained in an attractive condition and do not constitute a fire hazard;
5. Temporary or permanent signs created by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices;
8. Mail boxes and house numbers;
9. Religious symbols at a place of worship or at a church owned or operated facility for purpose of worship;
10. On-site and off-site signs advertising garage sales or pet giveaways provided such signs shall be removed within one day of such sale;
11. Window display or merchandise signs that are not visible off the lot or premises;
12. Other signs not visible off the lot or premises;
13. Political signs, For Sale signs, For Rent signs.

E. Design Standards: This Section establishes the general design standards for all signs and additional specific standards which apply to individual types of signs.
1. General Standards: All signs shall comply with the standards in this Section.
a. All signs shall comply with height and setback requirements established for the zone district in which the sign is located.
b. All signs shall comply with the road setback requirements unless a variance is granted, except for directional signs approved by a governmental entity.
c. Signs shall identify only interests conducted on the premises.
d. Lettering, including cutout letter signs, shall not exceed twelve inches (12") in height, except for the initial letter of each word which may be eighteen inches (18") in height.
e. Signs shall be a minimum of eight feet (8') above grade when located adjacent to or projecting over a pedestrian way.
f. In the case of business premises occupied by more than one business entity, the sign area allowed is as if the building were occupied by a single business entity.
g. Moving, flashing, portable, unsafe, noise emitting and billboard signs are prohibited.

h. Signs illuminated by high intensity, gas-filled lights or strings of lights are prohibited.

i. Any light illuminating signs shall be indirect and arranged to reflect light away from nearby properties and the vision of passing motorists.

j. The total wattage of all bulbs used for lighting the face of any sign shall not exceed seventy-five (75) watts for incandescent bulbs and forty (40) watts for fluorescent bulbs.

k. All metallic surfaces shall be treated in order to reduce the effects of sunlight reflection on nearby residential properties and/or the vision of passing motorists.

l. Signs shall be removed within thirty (30) days after premises have been vacated.

m. Local government jurisdictional signs (applicable to incorporated municipalities only) may vary from these general design standards, subject to approval.

2. Flags, Pennants, Banners and Posters

Advertising a Special Civic Event shall comply with the general standards above and may be erected two (2) weeks prior to the event and shall be removed within two (2) days after the end of the event.

3. Free-standing Identification Signs shall comply with the general standards above, and shall be larger than two (2) square feet in area, but not exceed ten (10) square feet in area and twelve feet (12') in height.

4. Projecting Identification Signs shall comply with the general standards above, and shall not:
   a. Be higher than the eave line or parapet wall of the principal building;
   b. Extend more than four feet (4') from the building wall except where a sign is part of an approved canopy or awning; and
   c. Exceed ten (10) square feet in area.

5. Wall Identification Signs shall comply with the general standards above, and shall not:
   a. Be higher than the eave line or parapet wall of the principal building; and
   b. Contain sign parts, including letters, projecting more than twelve inches (12") from the building wall.

6. Identification Signs Adjacent to State Highway 82 shall comply with the general standards above and:
   a. May be used to identify an access road for a business or principal authorized use of the premises where the sign is located;
   b. May contain lettering on two (2) sides;
   c. Shall not exceed six (6) square feet and a maximum height of eight feet (8'); and
   d. Shall be setback at least one-hundred feet (100') from the edge of the State Highway 82 right-of-way.

8. For Sale, Construction and Agricultural Product Signs: In addition to complying with the general standards above, for sale, construction and agricultural product signs shall:
   a. Be free-standing or a wall sign;
   b. Not exceed six (6) square feet in total size.
   c. Shall be limited to one sign per right-of-way on each property frontage.

9. For Rent Signs: For rent signs shall comply with the previous paragraph except signs shall not exceed three (3) square feet in total size.

10. Garage Sale or Pet Giveaway Signs: Garage sale or pet giveaway signs shall not exceed two (2) square feet per face.

F. Sign Measurement Methodology

1. Sign area is the smallest rectangle which encompasses the facing of a sign and sign structure, provided that cutout letter signs are considered wall signs and their aggregate area shall be credited toward allowable sign area at one and one half (1-1/2) the measured area. Directional signs shall not include the sign structure in measuring the sign area.

2. If a sign has two (2) or more faces, the area of all faces shall be totaled to determine sign area.

G. Board of Adjustment Variances for signs within the setback and/or additional signage. Refer to the full text of the Code for this section.
6.6 MAP OF THE REDSTONE HISTORIC DISTRICT
Redstone Historic District
1000' perimeter around the boulevard and the Castle properties
PITKIN COUNTY ROAD STANDARDS AND SPECIFICATIONS

CLASS I: ARTERIAL

Design Capacity: 5000 plus V.P.D.
Minimum R.O.W.: 100'
Suggested Speed: 50 m.p.h.

CLASS IIA: MAIN COLLECTOR

Design Capacity: 2000 - 5000 V.P.D.
Minimum R.O.W.: 80'
Suggested Speed: 45 m.p.h.

CLASS IIIB: COLLECTOR

Design Capacity: 1000 - 2500 V.P.D.
Minimum R.O.W.: 70'
Suggested Speed: 40 m.p.h.