

CHAPTER SIX
•
APPENDIX



the Redstone Castle

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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.

PRESERVATION

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.

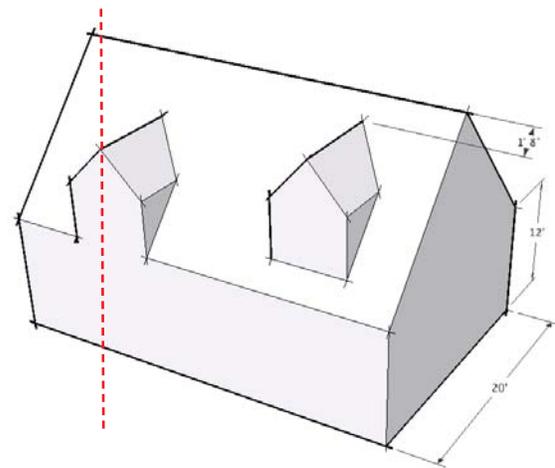
LAND USE CODE TERMS

DEMOLITION

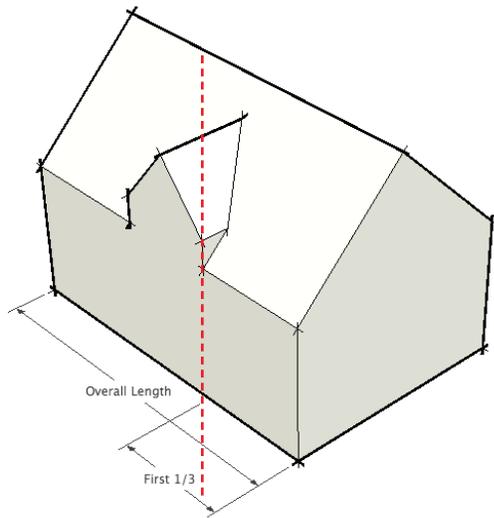
The total razing of a structure. The total demolition of structures original to or significant to the historical context of Redstone is, by policy of the Redstone Historic Preservation Commission, not permitted. Very limited demolition may be allowed for the purpose of making an addition to the existing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

EXEMPT DORMER

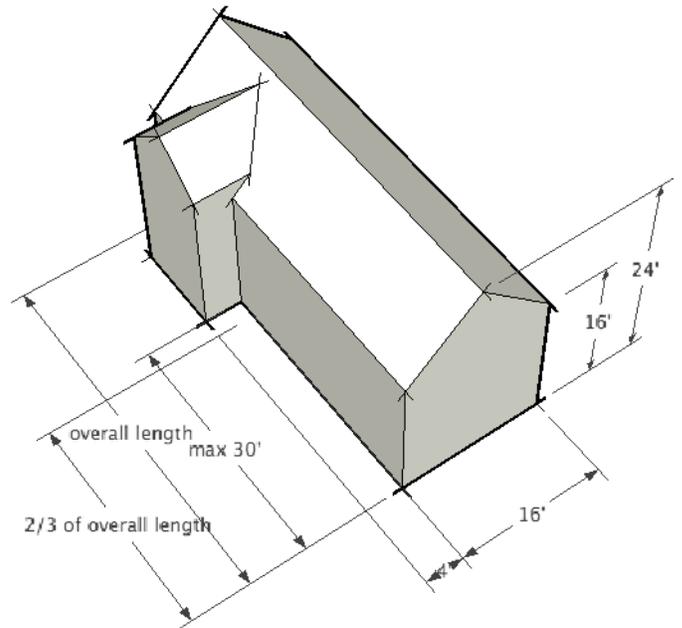
Dormers are exempt from the eave height restriction. The following diagrams and text define dormers for the purpose of construction in Redstone. Dormers may be constructed that do not meet these requirements, provided that they are restricted by the eave height.



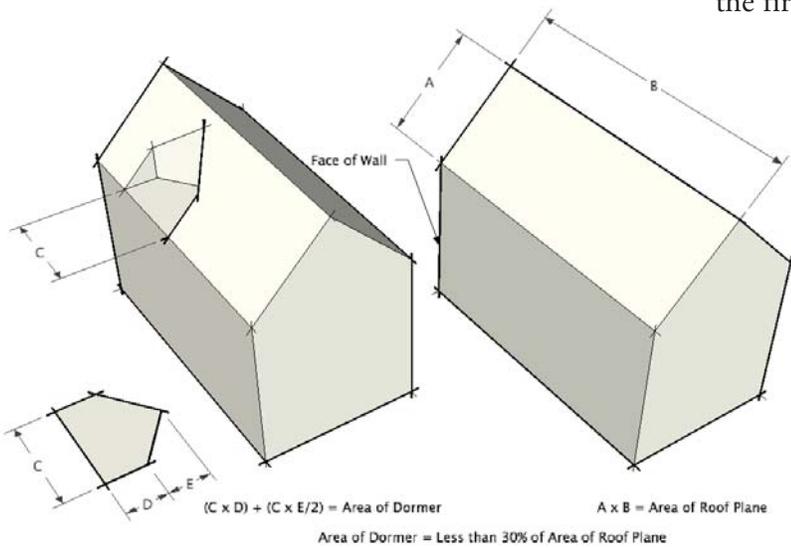
1. The ridge of the dormer must be separated from the main ridge of the structure by a minimum of 18"
2. Gable dormers must have the same pitch on either side of the ridge and multiple dormers shall keep the same pitch.



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.

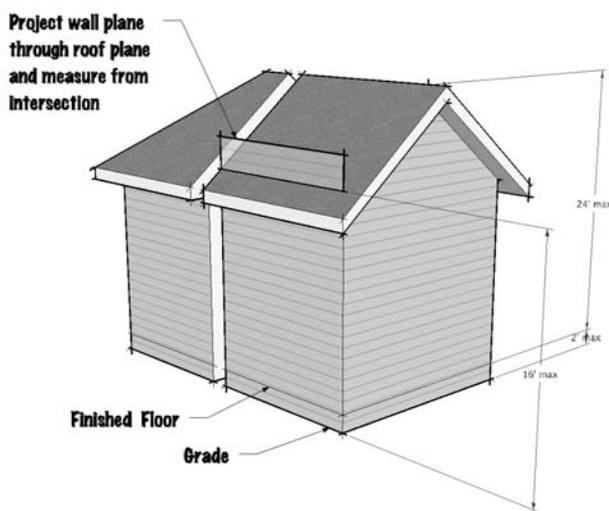
These criteria for dormers are intended to provide guidance for the designer. Exceptions may be made if the proposed design meets or exceeds the intent of the relevant guidelines.

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.

Other Zone Districts in the Area

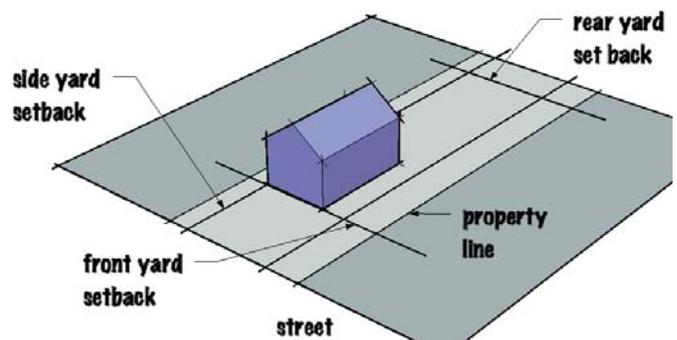
The Pitkin County Land Use Code uses two dimensions to control height; the top of ridge and the mid point of the roof.

SETBACK

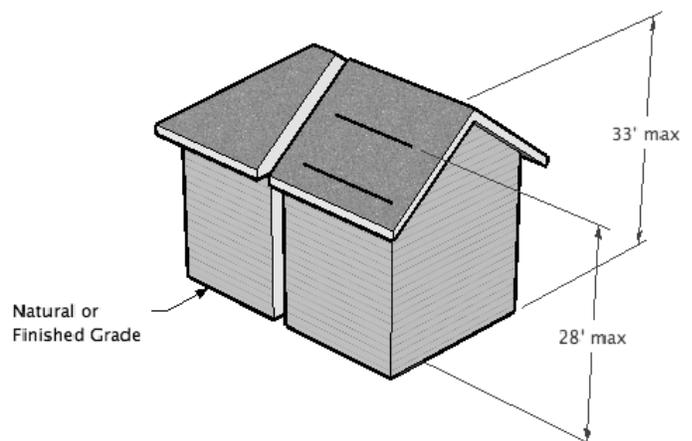
Setbacks determine the location of a building on its site relative to the property lines.

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 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

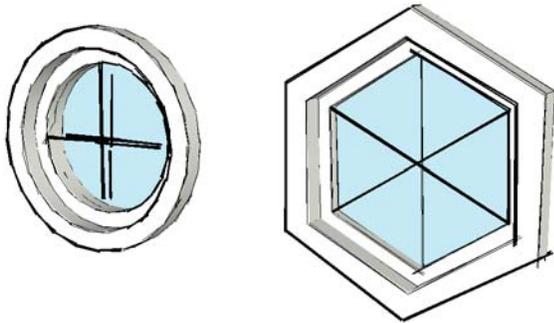
“Human scale” describes the relationship between the average human body and space. When viewing a room for instance, one can assess its general dimensions by relating to the size of furnishings in the room or door openings. Human scale in buildings refers to the relationship of the components of a building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



two examples of decorative half timbering

NON-ORTHOGONAL WINDOWS

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

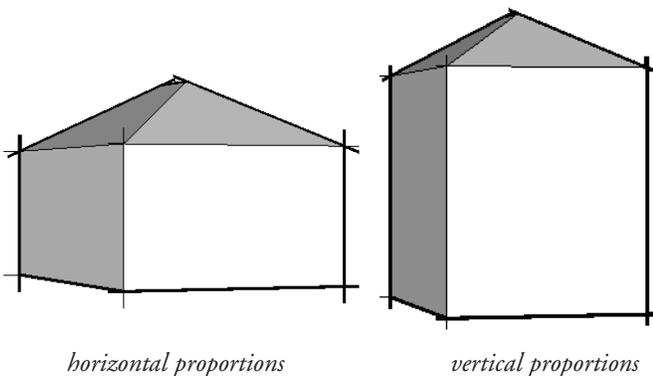


PROPORTION

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.

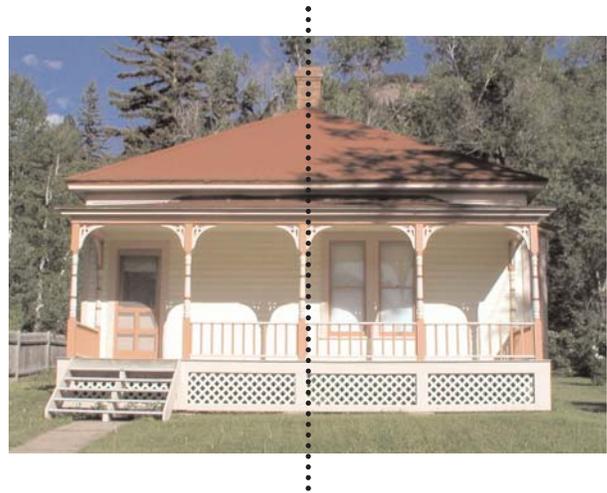
These guidelines refer to vertical and horizontal proportions. A vertically proportioned building is one where the elements of the building emphasize the vertical lines of a structure. Some building shapes lend themselves to one proportion or another; for example a building with a gable roof tends to 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.



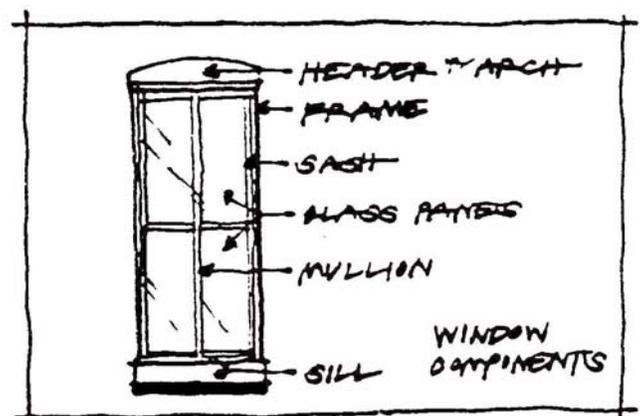
SYMMETRY

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.

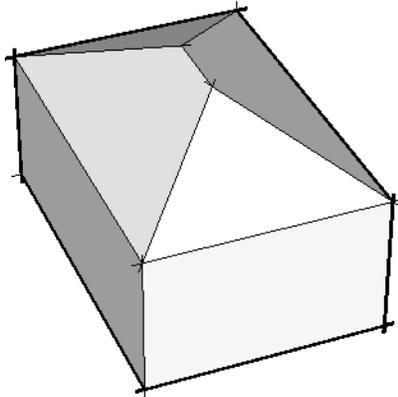


The use of a couple of strong symmetrical elements can provide an overall sense of symmetry even if some of the subordinate elements are not symmetrical. In this example, the door, window and stair are not symmetrical, but the larger elements of the porch, roof form and chimney location create a strong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

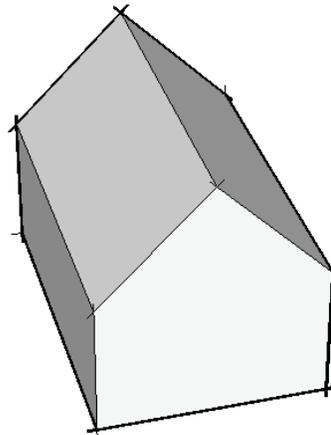
WINDOW TERMINOLOGY



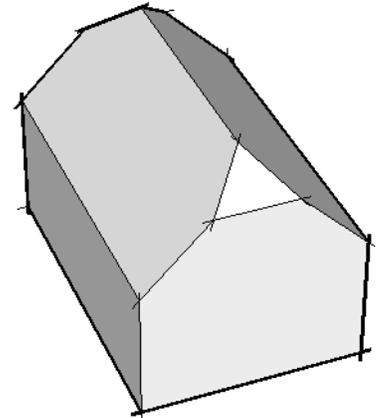
TYPICAL ROOF FORMS



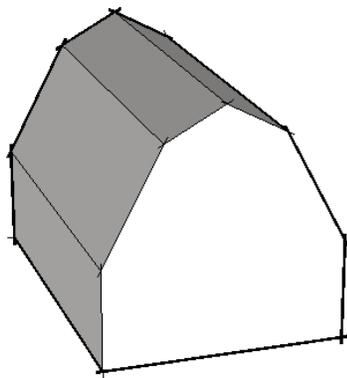
hipped roof



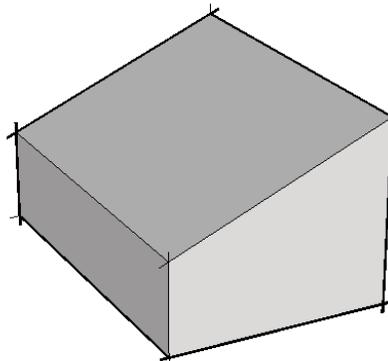
gable roof



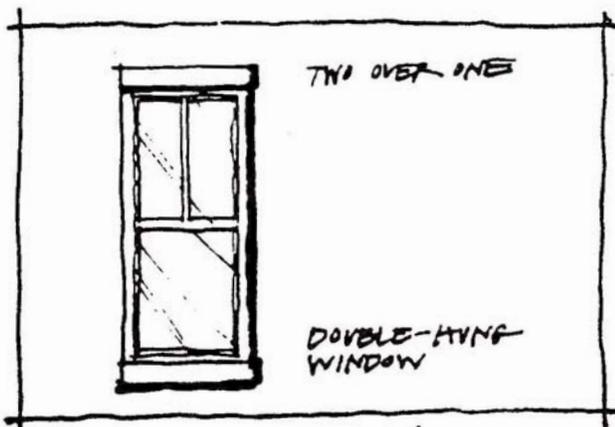
clipped gable roof



gambrel roof



shed roof



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.

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.

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.

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.



the Redstone School - demolished

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

6.4 PITKIN COUNTY LIGHTING CODE

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.
2. Holiday/Winter Lighting.
 - 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.

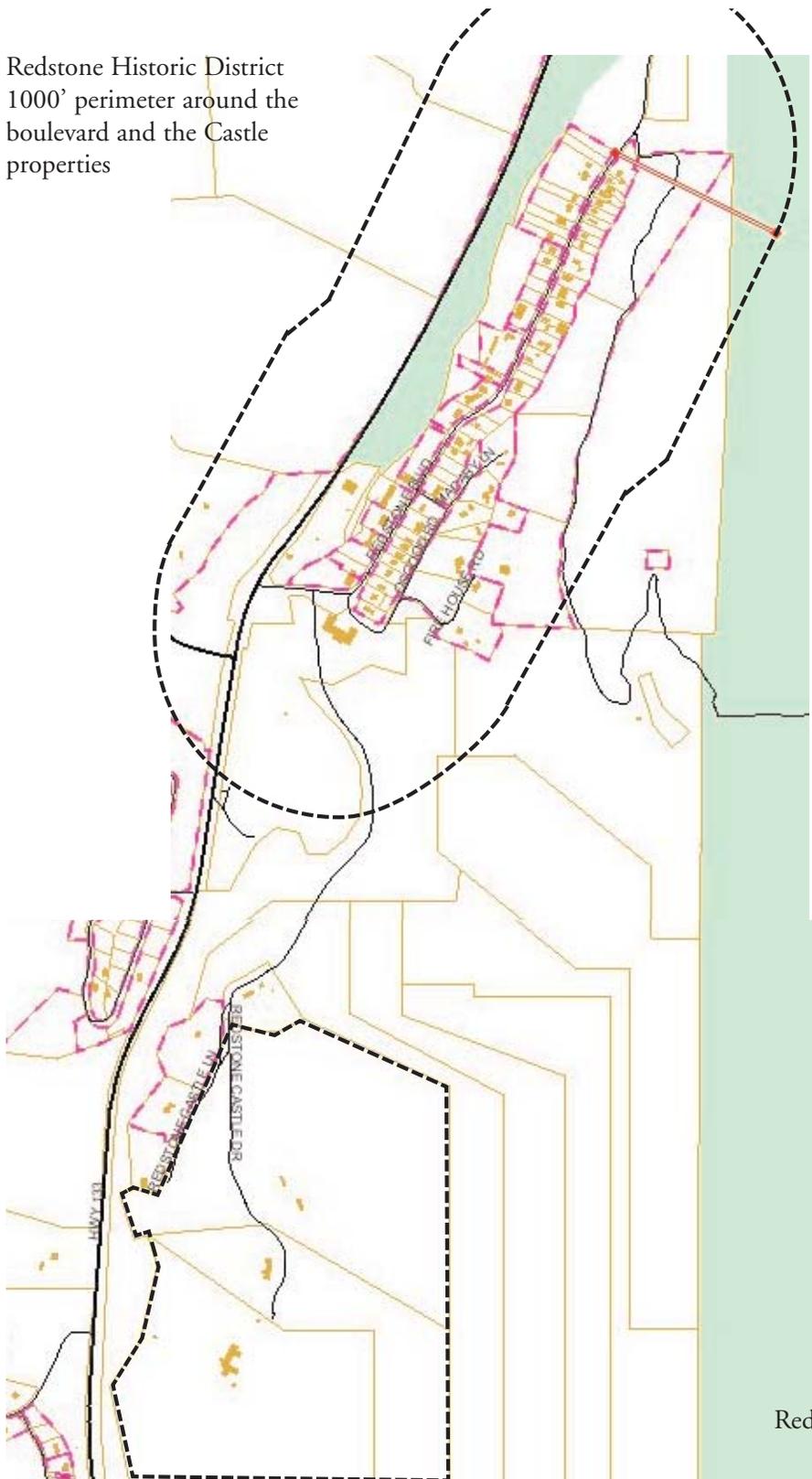
Excerpts of Chapter 3-110-130

- 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;
 7. 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;
- E. **Design Standards:** This Section establishes the general design standards for all signs and additional specific standards which apply to individual types of signs.
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.
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



Redstone, Colorado