

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.

how to use these guidelines

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:

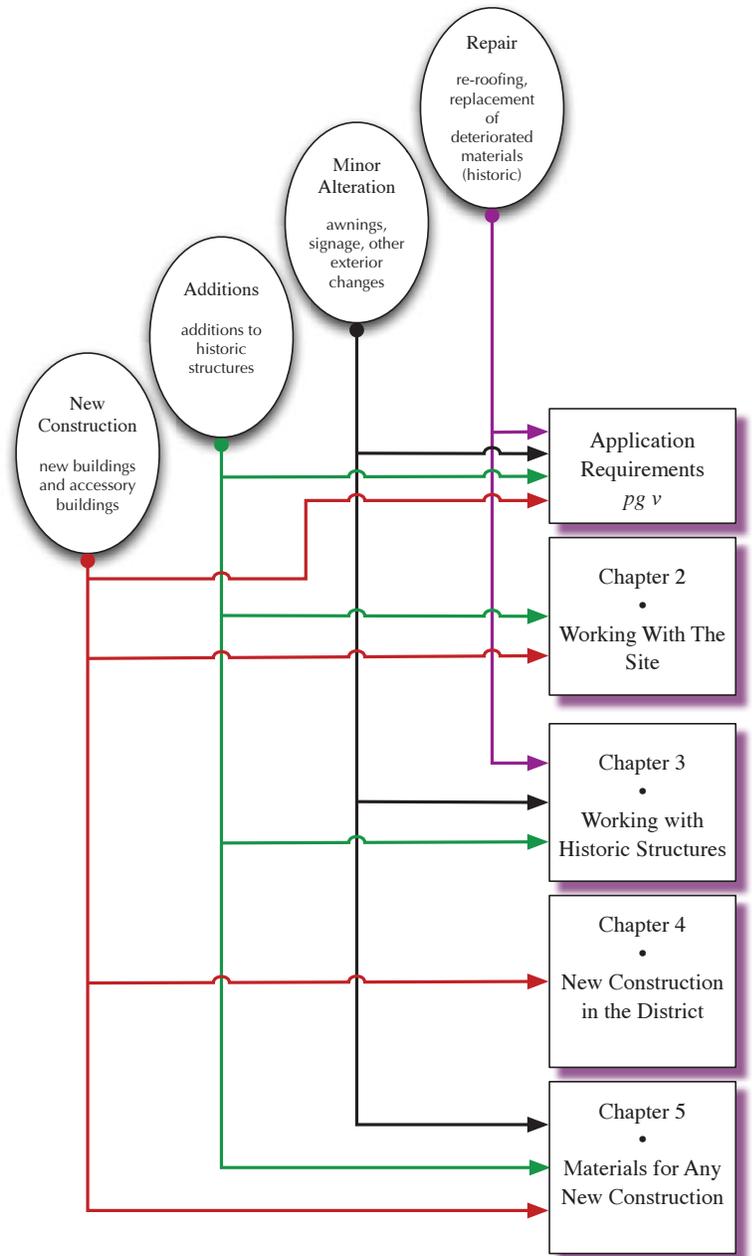
- All exterior work on historic structures, including re-roofing or other material replacement.
- Any exterior changes to historic buildings or new construction in the District, including decks, adding windows, etc.
- All additions or new sheds or buildings in the District.
- Any other work which may 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 and process

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.

Notes on Applying the Guidelines

The RHPC's approval of a proposed development project must include a positive finding that the project has utilized the guidelines as the basis for the proposed development activity. Not every guideline will apply to every project and some balancing of the guidelines may occur on a case by case basis.

In addition, when the following document refers to the Pitkin County Land Use Code, the accompanying described action represents a mandate to the applicant.

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.

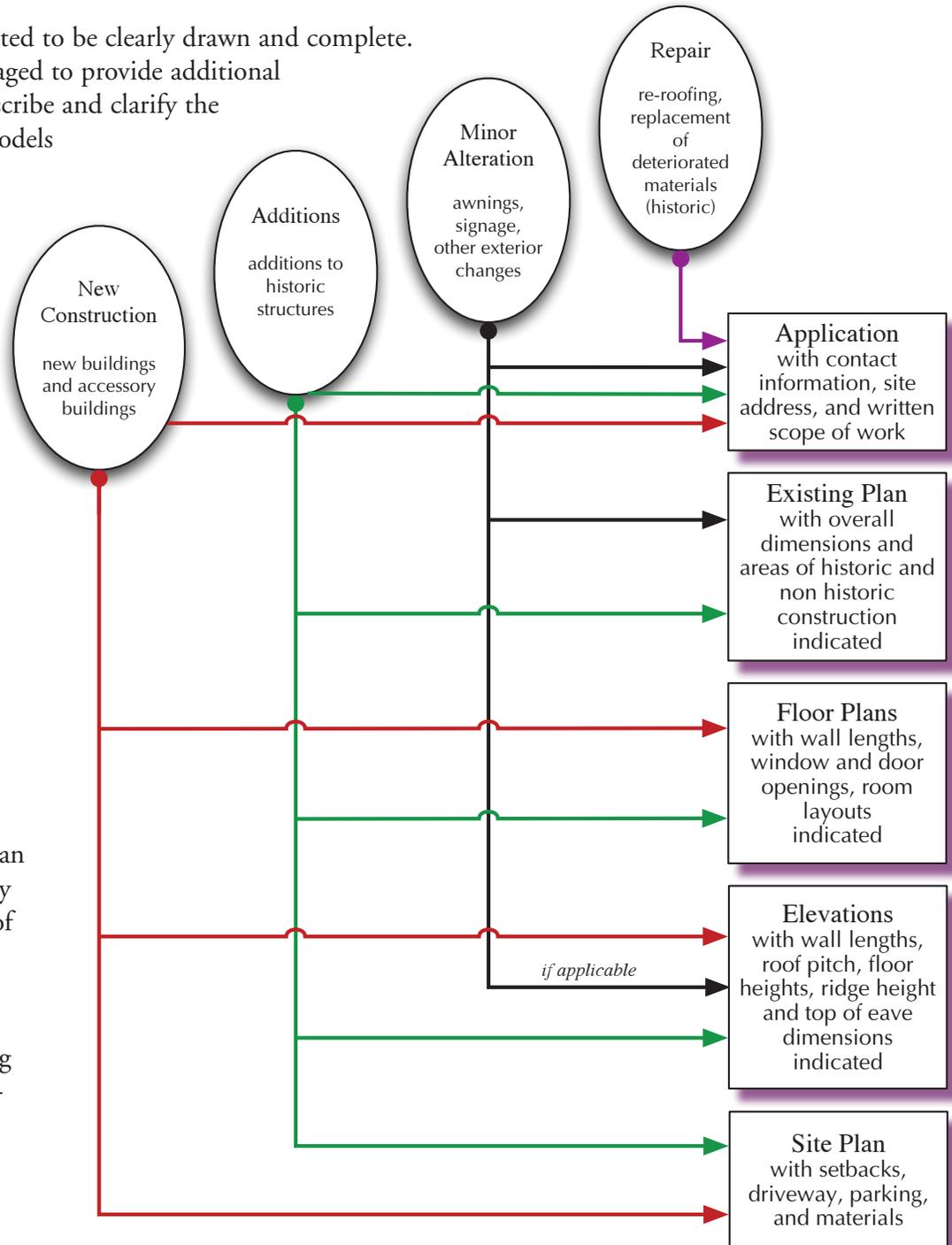
application requirements

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.

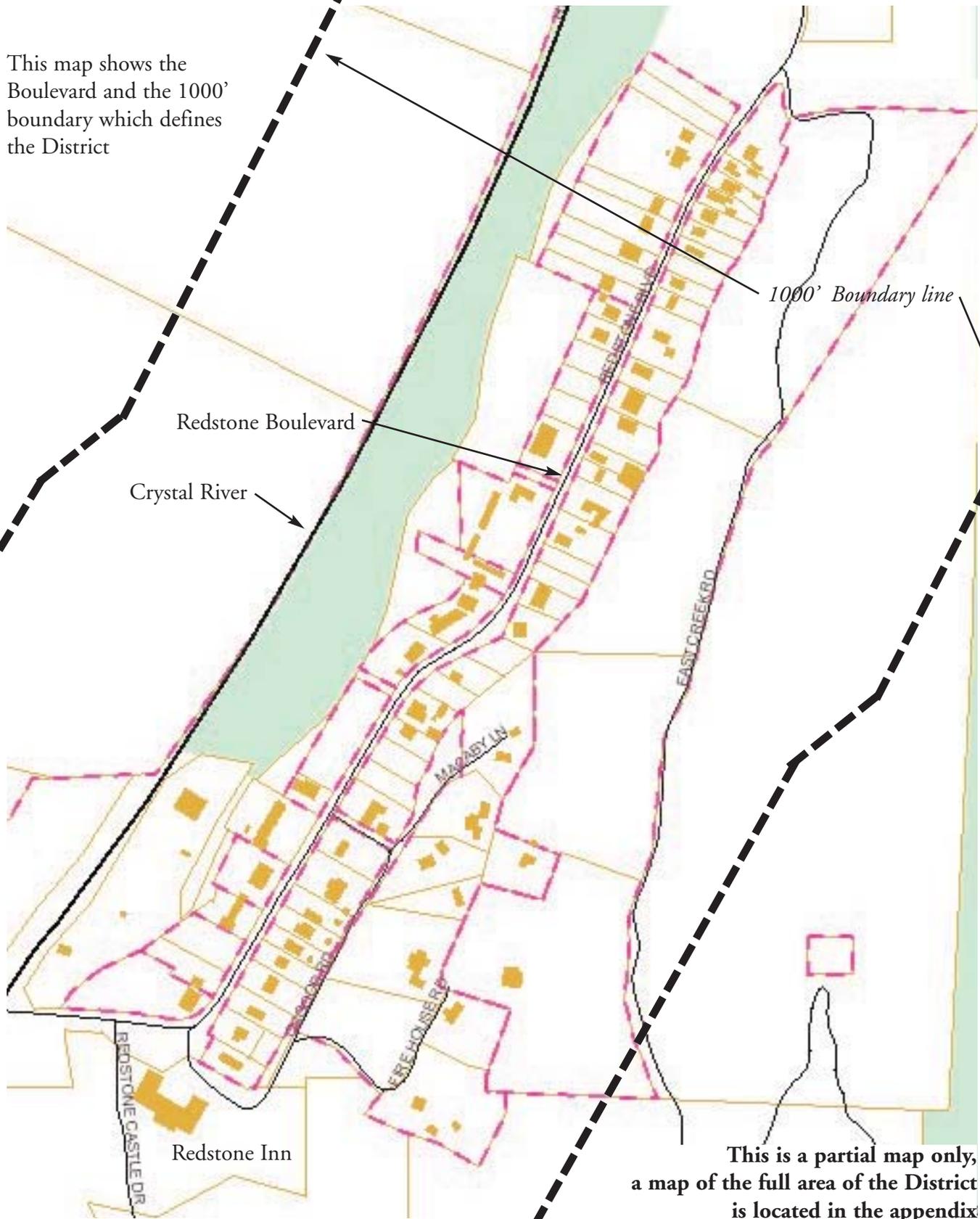


The RHPC meets on an as needed basis, usually on the third Tuesday of each month, at the Redstone Inn.

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



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