

**TO: Redstone Historic**  
**CC: Community Development**

**EMAIL:** jeffrey@cloudhilldesign.com

**LOCATION:** Lot 2, Bighorn Ridge Subdivision, 250 East Creek Road, Carbondale 81623

**ZONING:** AR-10 **PARCEL ID #:** 272917407002 **SIZE:** 4.543 acres

**Type of Application:** Site Plan Review **Description of Project/Development:** Applicant has received Site Plan Review to construct a single-family residence within the previously approved/platted building envelope.

**Background:** Subdivision General Submission for the East Redstone PUD was approved pursuant to Resolution 92-260, Reception No. 351557. Detailed Submission for Subdivision was approved pursuant to Resolution 94-71, Reception No. 370734. A Final Plat with Building Envelopes was recorded June 30, 1996, Plat Book 39, Page 83 and Resolution 96-80, Reception No. 392083. Covenants were recorded June 30, 1996, Reception No. 393182. The Lot is currently vacant except for a roughed in driveway. Vested rights expired in 1999. The lot is within the Redstone Historic District and was referred to the HPO in April of 2021 following the pre-application meeting and again by the Senior Planner as a referral agency during the notice period.

**Reviewed by:** Community Development Director, approved already by the Community Development Director.

The comment period ended on 15 April 2022 and comments were received by neighbors in the 300' radius, staff (post site meeting) and CPW (as per mapping).

**Public Hearing:** No. However, the Applicant posted a public notice sign on the property at least 15 days prior to the date specified for the Administrative Decision pursuant to Sec. 2-20-100(a)(3) of the Land Use Code. In addition, the Applicant shall mail notice (to all property owners within 300' of the subject property with the return address of the Community Development Department (form of notice to be obtained from the Community Development Department). The names and addresses shall be those on the current tax records of Pitkin County, as they appear no more than 60 days prior to the date of the public hearing. A property owner receiving the public notice shall have 2 weeks from the date the notice was postmarked to submit comments or objections to the Community Development Department.

**Staff referred to:** Zoning, Planning Engineer, Attorney, Redstone Water & Sanitation District, Carbondale Fire, Historic Preservation Officer, Crystal River Caucus

**Big Horn Ridge, Lot 2, 250 East Creek Road**

Architectural individualization- Mr Osgood's historical influence- of many styles John Cleveland Osgood's Crystal River coal mining town was about providing worker housing for his Fuel and iron Company. The energy future, coal, from sedimentary rocks extracted from Coal Basin, and Osgood's Colorado Fuel & Iron Company distinguished the town through worker's cottages (aka the welfare capitalist, promoting hygienic new homes- to replace the less than salubrious existing homes, pre-corporate paternalism.)- "...not monotonous rows of

box-car houses with battened walls, painted a dreary mineral red, but tasteful little cottages in different styles..."

### **New Construction in the Redstone Historic District**

Big Horn Ridge, Lot 2, takes its architectural inspiration from the Crystal River Valley and the Centennial Farms and Ranches along Highway 133.

Coal extraction and worker housing, influenced the (Tudor) manor of Osgood and the model company town (housing, schooling and medical care, circa 1902.

The formal structure and siting of Big Horn Ridge, Lot 2, is not intended to mimic the rectangular lots of the Boulevard. The siting of the structure on Big Horn Ridge, Lot 2, takes advantage of the pre-existing site disturbances, avoids major old-growth conifers, maximizes the distance to the community trail easement and provides expansive views from the cabin. The structure forms continuous architecture, whereby the main structure and automobile are separated by negative space. In agricultural vernacular buildings of the Crystal Valley, buildings are connected- leaving a breezeway for storage between habitable spaces. Allowing small constructions to have light available from all four sides, while working with the slope of the building envelope, breaks up the mass and provides light and air to the living spaces.

Deemphasizing the automobile, semi-detached, from the living structure affords better indoor air quality and lends itself to opening up the views to the valley.

Is this high style welfare capitalist housing? This is sensible site analysis. This is repose. This is working with the client, the civil engineer, the contractor and the natural environment to provide a built environment that fits rather than competes with its surroundings. This is working with the hillside and providing a respite in the heavily wooded surroundings.

4.1 The scale and massing complements the architecture found on the Boulevard. The scale is less than half of that proposed in the BOCC adopted Big Horn Ridge PUD. The scale is nearly one-third the scale as adopted in the GMQS exemption. This is a 4.53 acre parcel and zoned AR-10. The division and separation of the residence/cabin from the garage via a breezeway further reduces the mass, hidden in the brush and conifers and deciduous surrounding landscape.

The new construction compliments the historic town, the pattern of the Boulevard is not applicable. This designer can not respect the founder and his staffs beliefs (eugenics and other pseudoscience, nor should they be tolerated in a historical "Master Plan". Today we would call Mr Osgood and his disciples racists.

As a member of Architects Declare, Cloud Hill Design, works with the site and the environment and the client- we are focused on the climate, bio diversity and social inequities. So, yes, the PUD established by the BOCC "respects" and "complements" the historic town pattern, and is separate from the figure ground of the Boulevard. The modern day usage of this Lot is a single family residential unit.

### **Scale and Massing**

The architect created a primary and secondary volume.

The unbroken roof surfaces are in compliance with PCLUC adopted on Earth Day 2019.

The main living area has a low plate height, to economize on materials- reducing waste through cut offs.

The garage space is an accessory both in form and visually from all directions.

The continuous architecture is typical of building structures, certainly with agricultural purposes and influences, less so of mining buildings. Semi-detaching structures provides light, air and reduces the mass of the built environment.

### **Simplicity of Form and Pattern**

The mass is less than half approved by the BOCC for the PUD and one-third that available through lots in the county through the GMQS exemption. No TDR was requested for the reduction in square footage.

The gable and shed structures are typical forms, simple in form and volume.

The light and air configuration for the fenestration the main living and guest rooms are consistent forms; enabling the connectedness with the surrounding wooded area.

### **Simplicity of Details**

The architectural system and style referenced lends itself to European and therefore imported North American agricultural forms. The material palette is simple, earth toned as the county has approved and requires and chosen for Firewise reasons. While Mr Osgood original vision was for workforce housing.

The client has requested low maintenance and longevity as primary drivers behind their cladding choices. The architect and contractor had supplemented this driver with the HSW needs and building requirements as per the single-family residences fire mapping.

### **4.2 Architectural elements**

There is simplicity to the forms of the structure. There is scant ornamentation. The garage doors are minimally decorated with no glazing, to reduce light trespass. The heavier lower half of the building (warm stucco, earth tone) is coupled with a lighter upper level (warm shiplapped earth tone) and a dark metal with solar panels (use by right as per PCLUC and HERS rating for the cabin).

Mr Osgood's social hierarchy, should respect that this is a retreat and respite, to foster engagement with the surroundings wildlife, wooded terrain and views to the distant basin and peaks. We are part of an ecosystem and respect the surrounding natural elements. Our site design responded to and adjusted to maximize native, natural elements and meets the clients programmatic needs.

#### **4.2A Roof Forms**

Roof Forms are complementary to the worker housing on the Boulevard. Dormers are antithetical to a low pitched roof used for renewable electrification. No skylights are drawn or planned, respecting the night sky.

**4.2B Fenestration-** meets and exceeds the currently adopted IECC.

**4.2C Porches-** Consistent with new construction and firewise construction guidelines.

**4.2D Decorative elements-** there is decorative trim on the “street” facing garage and exposed trusses/structural elements. The bargeboard is not ornamental.

**4.3. Accessory buildings-** the garage plays a “subservient” role. The breezeway becomes outdoor circulation space and storage space.

Overall as per 4.2, this is a modest architectural form, which respects the mass and scale of the buildings found on the Boulevard, without drawing ornate references to the imported vernacular of Mr. Osgood's high perch.

### **Chapter 5 Materials for any new construction**

**5.1 Exterior Wall Materials-** Big Horn ridge Lot 2 is mapped “high fire brush danger”. Like Boulder, like other areas in Pitkin County, the architecture and design team is taking a forward

looking view on the use of exterior materials, not waiting for the VRDG 2004 or PCLUC to catch on the the health, safety and welfare of the occupants and neighbors is more important than the original vision expressed by Mr Osgood's coal company. This is new construction and the materials are compatible and appropriate to the style of the building. FireWise and life safety trumps Mr Osgood. While this is a Class V construction, the exterior materials, represented to the VRDG, are all non-combustible Class A, improving/hardening the home ignition zone in this high fire brush mapped area. (Id Est. An ignition resistant home is critical- recognizing this is still a stick frame home- for the HSW of the occupants and the surrounding area).

5.1 A. Exterior Wall Materials- as per the construction documents

Stone is used in the site construction as per civil. Cementitious products are specified for the cladding. Insulated concrete forms are the base of the building, providing fire protection and thermal performance.

5.2 B Roofing Materials. The roofing is dark metal. Solar panels are permitted as use by right as per PCLUC and as further defined through the April 2019 LUC amendments. Solar readiness informed the site plan and building orientation. Solar panels will be installed on the main gable as per the HERS rater (required by PCLUC)

5.2.C Windows and Doors- as per the contractor (The architect abhors vinyl everything and agrees with the VRDG).

5.2.D Details- Decorative trim and fascia will match the palette and material of the main element being defined by the detail.

5.2.E- Wall Finishes- the lap siding and cementitious products colors are as per the materials board. No aluminum or vinyl siding is depicted.