



**MINUTES OF A REGULAR MEETING OF THE  
EAGLE RANCH DESIGN REVIEW BOARD  
January 19, 2023**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, January 19, 2023, at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

**MEMBERS ATTENDING**

Melanie Richmond  
John Martin  
Tom McCord  
Rick Messmer (via Zoom)

**MEMBERS NOT ATTENDING**

Alicia Davis  
Jim Crine  
Rick Dominick  
Michael Sanner

**OTHERS ATTENDING**

Shelley Bellm, Association Assistant Manager  
Mike Ingo, DRB Administrator  
Rudin – Jeff Manley  
Krueger – John Krueger, Maggie Fitzgerald  
Kay – Bobbi Kay (via Zoom), Dave Herron (via Zoom), Kyle  
Hoiland (via Zoom)

**MEETING MINUTES**

The Board reviewed the December 15, 2022, meeting minutes. There being no corrections to the minutes, the minutes stand approved.

**ADMINISTRATIVE REVIEW** – Board Discussion/Clarifications to Administrative Review Items, follow respective item in red italics

**Rudin Garage** Filing 04 – Block 06 – Lot 42 \_ 1746 Eagle Ranch Road – Major MEI – Architect: Alicia Davis Architect; Meadows, Craftsman

- a. **Discussion Item:** Maximum square footage of 6,000SF. MDG 2.1.1. *Previous approval was provided to use the original as-built square footages. Square foot as shown on plan is under max allowable so acceptable.*
- b. **Discussion Item:** Gravel/rock mulch shown around perimeter of new garage. Organic mulch is strongly preferred. MDG 2.4.2.2. *OK to use gravel mulch.*
- c. **Discussion Item:** Garage must be the same architectural style, exterior materials, and color palette as the house. MDG 2.2.6.2.
  - i. Shutters not shown on new garage. *OK*
  - ii. Stone wainscoting not shown on new garage. *OK*
  - iii. Stone post bases not shown on new garage. *OK*
  - iv. Review divided lights of windows and doors on new garage. MDG 2.3.2.3.5. *Remove the vertical muntins creating cross shape. OK to use horizontal muntins as matches house windows better which are double hung.*

- v. Clarify vertical siding. 3 options listed in detail. *Intent was to provide options to contractor. Final look will complement existing home and must be approved on Mock-up prior to ordering materials.*
- d. **Discussion Item:** Clarify column base detail and finish. Arch detail calls "Custom Metal Connection", Struct calls for Simpson connection. *OK as shown. Simpson stand-off is covered with a black steel base.*
- e. **Approval Letter Condition:** Lights fixtures (2) being removed from (E) home to meet max. lumen calc. for added fixtures at New Garage shall not be installed after Certificate of Compliance. MDG 2.3.6.4.
- f. Provide colors of finishes on Materials Detail 2/A0.2 for Technical review. *On site mock-up required for DRB approval. Vertical siding to be natural wood tone, differing from existing house paint. Board requested a richer stain color that compliments house.*
- g. Site/Construction Management Plan: Provide construction and silt fencing to identify limits of disturbance and provide silt fence details this sheet for Technical review. Final Check List 2.a & 2.f.
- h. Site/Construction Management Plan: Provide utility connection points with proposed routing for Technical review. Locations outside LOD shall be restored immediately. Final Check List 1.h.
- i. Site/Construction Management Plan: Provide Project Sign and Mock-up near street with combined detail for both on this sheet for Technical review. Final Check List 2.g.

**Summary:** Provide continuing compliance with Meadows Design Guidelines.

**Additional Board Discussion:** *Discussed deleting window on north elevation above garage that would show elevated car. Potentially create faux window or closed shutters to fill in space.*

**Motion:** Melanie Richmond motioned to approve to Technical with conditions: 1.) Provide full mock-up for DRB approval, showing siding material options and color along with window clad; 2.) Items "a" through "d" above are acceptable, except windows shall have one divided light horizontally at midpoint; 3.) Items "e" through "i" shall be completed for Technical review; 4.) Window on north elevation above garage for Technical review can be either included or excluded. John Martin seconded. Motion passed unanimously.

**Krueger Residence** Filing 01 – Block 01 – Lot 31 \_ 0077 Seven Hermits Drive – **Preliminary** – Architect: Maggie Fitzgerald Architects; Meadows, Prairie

- a. **Discussion Item:** House Orientation skewed due to angle of side property lines. MDG 2.2.3.3. *OK*
- b. **Discussion Item:** Review proposed massing cone. MDG 2.2.8. *OK*
- c. **Discussion Item:** Review garage setback. MDG 2.2.6.5. *Should be 25" to street side of porch post.*
- d. **Discussion Item:** Review cantilevered balcony at ADU. Large cantilevered second story elements are discouraged because they are foreign design elements in traditional Colorado architecture. MDG 2.3.8. *Supporting knee braces would be OK*
- e. **Discussion Item:** Window orientation and divided lights. Awnings shown horizontal opposed to square or vertical. MDG 2.3.2. & 3.4.8. *OK*
- f. **Discussion Item:** Eave overhang dimension at front elevation mass projection. MDG 3.4.4. *OK*
- g. **Discussion Item:** Exterior Materials
  - i. Horizontal siding: 6" Hardi with 6" reveal
  - ii. Stucco: Shown as larger base, on various masses, and chimney. The base should be low, approx. 24 to 36 inches above the floor level. MDG 3.4.7.2. Shown as 5 foot on west massing and majority massing on NE and SW elevations. *Study stucco massing some more*
  - iii. Trim: Clarify 2x8 engineered. Is this Hardie 5/4x8? *Clarify within details*
  - iv. Clarify bottom of wall and horizontal bands. Provide details for Final Plan review.
  - v. Roofs: Primary hip and ridge are asphalt shingle. Secondary sheds are standing seam metal.
  - vi. Review House Colors. Fascia is dark gray, window and corner trims will match field. Exposed posts, beams, garage door?
- h. **Discussion Item:** Landscape Plan
  - i. Review mulch beds on landscaping for proposed gravel/cobble option. MDG 2.4.2.2. *OK*
  - ii. Review considerations for rear yard transition with the golf course. MDG 2.4.1. & MDG 2.4.6.
  - iii. Review front yard. Should appear as a manicured landscape that compliments the street presence of the home. MDG 2.4.4.
  - iv. Review berms. MDG 2.4.2.4. *OK. Push for more meandering to match adjacent golf course terrain*
  - v. Plantings and Irrigation should be coordinated with recommendations in Soils Report to avoid irrigation within 10 feet of foundation walls, porches, or patio slabs. Lawn Irrigation section of report and MDG 2.4.2.1.7.
- i. Verify Gross Floor Area is calculated from exterior of walls and includes vertical circulation. ADU is calculated under the Gross however has its own separate calculation based on interior space, excluding vertical circulation. MDG 2.1.1. & 2.1.2.
- j. Reduce driveway flare to 16 feet in width at the point of connection to the street. Driveway width cannot exceed 12 feet from the front lot line to the front of the façade zone. MDG 2.2.5.3.

- k. Provide walkway from the public sidewalk to the front porch. MDG 2.2.10.1.
- l. Wall light count shown on Lighting Worksheet as 7. Site Plan appears to show 4 at Level 1 and notes 2 additional at Level 2 balconies.
- m. Provide ADU address numbers at ADU entry. MDG 2.2.4.2 *Parking for ADU looks tight. Will widen to align with hammerhead drive*
- n. Provide details for all trims for Final Plan review.
- o. Provide garage door spec for Final Plan review. MDG 2.2.6.8.
- p. Provide chimney details for Final Plan review.

**Summary:** Provide continuing compliance with Meadows Design Guidelines.

**Motion:** Melanie Richmond motioned to approve to Final review with conditions: 1.) Provide garage setback, item "c", shall meet 25' setback from outside of porch post; 2.) Rear cantilevered ADU balcony shall be supported either by posts or some form of bracket back to the house; 3.) Window orientation and divided lights are acceptable as drawn; 4.) Eave overhang at front elevation is acceptable as drawn; 5.) Exterior materials are acceptable as drawn; 6.) Provide additional detailing for corner pieces for Final; 7.) Study stucco elevation and belly band interface in Item "g"; 8.) House colors as shown are acceptable but a final mock-up shall be provided prior to ordering and installation of materials; 9.) Study landscaping plan further with berm and planting materials; 10.) Items "e" through "p" shall be reviewed and modified for Final as necessary. John Martin seconded. Motion passed unanimously.

**Kay Residence** Filing 24 – Block 00 – Lot 28 \_ 2604 East Haystacker Drive – **Final** – Architect: Herron & Partners; Highlands, Alpine Ranch

- a. **Discussion Item:** Review revised massing of rear dormer above garage requested at Preliminary, 11/17/22 Meeting. **OK**
- b. **Discussion Item:** Review revised roofed front porch and overall front elevation revisions.
- c. **Discussion Item:** Exterior Materials:
  - i. Window trim proposed - approved for 4" Head and Sill with 2" Jambes at 11/17/22 Meeting. Now showing 4" Head, Sill, and Jambes. Window trim must be detailed with head or sill differentiated at a minimum,....HDG 2.3.3.2.2. *Picture framed as shown not acceptable. Jambes will be adjusted to 2".*
  - ii. Review revised window pattern and mullion pattern. *Windows look small for home, perhaps study again.*
  - iii. Stucco at ADU garage mass changed to Board & Batten per discussion at 11/17/22 Meeting. *See notes at end.*
  - iv. Review reduced fascia sizing discussed at 11/17/22 Meeting. *See notes at end*
  - v. Clarify soffit materials and finishes.
- d. **Discussion Item:** Chimney detail requested in Preliminary Review. No detail provided and shown as metal roof material in elevations and renderings. HDG 2.3.5.
- e. **Discussion Item:** Review drainage grading along east side of driveway. HDG 2.2.1.2 **OK**
- f. Provide revised final contour lines shown on Sheet C1 on all site plans and coordinate accordingly for Technical review. *Yes, need to be provided*
- g. Provide platted easements on the Improvement Location Certificate for Technical per the checklist requirements. *Show drawing with 25' rear setback line. Can be a smaller scale 1:20 detail to fit on page with an enlarged plan per required scaled 1:10.*
- h. Review Floor Area and Site calculations. Provide percentage of coverages in area table. MDG 2.1.1., 2.1.2., and 2.1.3. *Include on plan sheets.*
- i. Provide ALL applicable supplemental narrative information on respective Plans for Technical review. Do not include not applicable info as provided in Final, i.e. full garage door manufacturer's brochure.
  - i. Landscape Plan per HDG 4.3.3.3.e ("d"), page 60.
    - i. Landscape Plan Details/Notes: Zone 1, Zone 2, photos (optional).
    - ii. Plant List Table
    - iii. Cost Estimate & Estimated landscape completion date.
    - iv. Address Marker detail and notes as applicable.
    - v. Fencing detail and notes as applicable. Fencing noted as 48" height. The height of the fence may not exceed 42 inches except for dog runs, sound and headlight attenuators, or pool enclosures. Fence Guidelines, Item #7.
    - vi. Provide Zone 1 and Zone 2 revegetation on plan and legend. *Seed mix to be shown*
  - ii. Irrigation Plan
    - i. Summary Table of Irrigation. Provide temporary irrigation calculations as included on Site and Improvements Calculations Table. Temporary Irrigation area as shown on Plan does not cover all area of disturbance needing revegetated. Provided updated Plan and calculations for Technical review. HDG 2.4.1.4.10.
    - ii. Irrigation Notes as applicable.
  - iii. Reflected Ceiling Plans (or add sheet)
    - i. Exterior Lighting Worksheet
    - ii. Exterior light fixture cutsheets
  - iv. Schedule Sheet

- i. Garage Door specs and color. *Include on plan sheets with exact spec and color selection*
- j. Landscape Plan: Zone 1 extends minimum of 25 feet from the drip lines of structures, decks, and associated shrubs and trees HDG 2.4.1.2. Zone 1 dimensions on plan are taken from face of structure.
- k. Exterior Lighting Worksheet does not match what is shown on the Reflected Ceiling Plan. Clarify the following discrepancies that exceeds the max. lumens and correct for Technical review following the max. 5,500 lumens. *Correct for Final and include on plan sheet*
  - i. Plan shows 4 wall lights at garage and 2 at rear patio, worksheet calls 6 between garage & front patio.
  - ii. Plan shows no can lights at front patio ceiling, worksheet calls 2.
  - iii. Plans show 8 can lights at rear covered patio ceiling, worksheet calls 3.
- l. Provide Structural plans for Technical review.

**Summary:** Provide continuing compliance with Highlands Design Guidelines.

**Additional Board Discussion:** 1.) Roof pitches should match. Typically changes in pitch happen at shed roof locations. Review Garage and Entry gables to get roof pitches to match or close to matching. Consider shed roof over ADU garage; 2.) Bump fascia board up to 10" and add additional smaller piece to create a shadow line; 3.) Fence details (materials, post size, stain color, and mesh size) need to be shown and shall not be taller than 42"; 4.) Siding as Board and Batten should be true board and batten. Spacing shall be 8" for battens. Natural wood products have been the standard in Highlands. Review the following sections of the guidelines HDG 1.2.3 & 2.3.1.2.(6) (excludes sheet stock products) & 3.5.1. (Overview of Alpine Ranch Architecture); 5.) Clarify garage doors, 2 conflicting submittals in packet. HDG 2.3.2. Garage Doors: (2.) Modern flat panel metal garage doors may be considered if integrated into the style of the house. Polyester applied finish not approvable. 6.) Window trim shall not be picture framed. Acceptable to have 4" head and sill with 2" jamb; 7.) Provide a chimney detail – dimensions and materials; 8.) Sheet C1 title block address shows Gypsum, not Eagle; 9.) Comply with other Administrative Review notes above; 10.) Need to get lighting into compliance- include worksheet on plans; 11.) Overhangs need to be dimensioned on plans and details. Consider 18" – 24"; 11.) Clarify soffit materials and color. 12.) Review location of Utility Enclosure. Contact utility companies for any requirements they may have. 13) Full material mock up to be provided on site and approved prior to material purchases.

HDG 4.3.3.1 Final Plan Review Purpose: The purpose of the Final Plan Review is to ensure responsiveness to Preliminary Plan Review guidance, and to ensure that the construction plan set including all improvements to the site conforms to the Design Guidelines. *Final review should only need to flush out minor details of window muntins/sizes, review details not required at Preliminary, final finish materials, site issues discussed at prelim review, etc. for approval of the Architectural portion of the Construction Set to be submitted for Building Permit with the Town of Eagle.*

**Motion:** Melanie Richmond motioned to table. John Martin seconded. Motion passed unanimously.

## **OTHER BUSINESS**

No discussion on DRB Check List.

Melanie Richmond made a motion to adjourn at 5:02 pm, second by John Martin

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END OF MINUTES