



MINUTES OF A REGULAR  
MEETING OF THE EAGLE RANCH  
DESIGN REVIEW BOARD

March 31, 2022

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, November 18, 2021 at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado.

**MEMBERS ATTENDING**

Rick Messmer  
Michael Sanner  
Rick Dominick  
James Crine  
Melanie Richmond  
John Martin  
Tom McCord

**MEMBERS NOT ATTENDING**

Alicia Davis

**OTHERS ATTENDING**

Mar Ruh, Association Manager  
Alyson Leingnag, DRB Admin.  
Nick Richards, Assoc. Asst. Mgr.  
Jim Regele  
Glenn Harakal  
Susie Kokoska  
John Boles  
Mike Kosel  
Brennan Fitzgerald  
John Clements  
Stephanie Heitz  
Brad Hagedorn  
Bruce Hagedorn  
Jesse Hagedorn  
Greg Marik  
Will Hentschel  
Griffin Gilbert  
Craig Snowdon  
John Boles

Executive Session: Called to order by Alyson Leingang at 3:02 PM.

**Regele Residence** Filing 21 – Block 00 – Lot 37, 299 Harvester Court – Preliminary – Architect: Alicia Davis & John Martin, Martin Manley Architects – Uplands, Craftsman

- a. **Discussion Item:** Front Garage: Door plane must be oriented at right angles (+/- 22.5) from a line between two front corners of homesite.
- b. **Discussion Items:** Exterior Materials:
  - i. Clarify cladding material on rear elevation
  - ii. Divided light pattern around home – garage vs. main house is different.
  - iii. Dog Fence in side yard. (Does fence match rear fence?)
- c. Maximum height of a continuous window opening is limited to 10 feet. UDG 2.3.3.(8)
- d. Provide eave drip lines on Site Plan(s) at Final.
- e. DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review location of landscaping on site plan(s) prior to any DRB approvals.
- f. Provide all trim and siding details at Final.
- g. Provide Site Improvement Calc table on set for Final.
- h. Provide existing and final grade on Elevations at Final.

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

**Discussed:** Regele residence: John Martin, AIA, presenting:

- discussion item front garage door must meet the plane of the structure.
- Clarification of exterior materials (DaVinci roofing), lighting.
- Clarification of dog run location.
- Variance for position of garage due lot placement on the cul de sac.

**Board review:**

- *See comments above*

**Motion:**

- Rick Dominick presented a motion for preliminary approval with a variance for the angle of the garage. Variance due to position of the lot within the cul de sac. The motion was approved by the board with John Martin abstaining. 3:25PM.

**Kokoska Residence** Filing 24 – Block 00 – Lot 39, 2272 East Haystacker Drive – Preliminary – Architect: Glenn Harakal, Scott S. Turnipseed – Highlands, Craftsman

- a. **Discussion Item:** Areas of cut and fill varying more than five from existing grade. HDG 2.2.2
- b. **Discussion Items:** Max. height is determined by a plane elevated 35 feet above the more restrictive of the existing or finished grade along the perimeter of the building. Ridge and dormer set back from said plane. (Rear Elevation) HDG 2.14 (1)
- c. **Discussion Item:** Two floor area calcs will be needed for ADU area – both gross area (not provided) and ADU based on PUD measurement of perimeter of interior walls. HDG 2.1.1. Currently exceeding the allowable gross area of 7,000 sq.ft.

- d. **Discussion Item:** Dead spaces over 5'-0" at upper level.
- e. **Discussion Items:** Exterior Materials:
  - i. ADU Balcony on Garage (Street view)
  - ii. Window muntin pattern
  - iii. Clarify wood window trim – not consistent on drawings
  - iv. Clarify siding size(s) – not consistent on drawings
- f. Review grading, building envelope, and site improvements (i.e. fence) on site plans(s) -not consistent with Landscape Plan.
- g. Roofs must be sloped within the pitch ranges described in Craftsman style. Dormers to be min. 2:12 slope. HDG 3.3.2.2. (5).
- h. Lighting will need to meet Town Code – missing fixtures at some man-doors. Revisit lighting worksheet for Final Plan.
- i. Landscape plan: Any landscaping taller than 1 foot within five feet of structure is considered part of the structure and Zone 1 inner border needs to be extended accordingly. (Revisit front of residence). Minimum of five evergreens required. HDG 2.4.1.4
- j. Roof rake and eave ends to have at least 30" overhang. HDG 3.2.2.2.

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

**Discussed:** Kokoska residence: presented by Glenn Harakal of Scott Turnipseed, AIA, landscape plan was used in discussion.

Cut and fill areas on plan addressed, calculation of the maximum roof height of 35 feet was discussed, structural plans for the Dead Space of five feet or above on the top level was clarified. ADU balcony and railing clarified.

Muntin patterns were clarified. Wood trim and siding sizes discussed.

**Board review:**

- See comments above.

**Motion:**

- Rick Dominick presented a motion to approve preliminary. John Martin 2nd with additional comments regarding clearer cut and fill plans. Calculations of the roof height within the 35-foot height parameter done properly. Overall square footage with the ADU calculation added may need removal of basement space. Additional items which need clarification:

D: Dead Space over 5 feet tall on the upper-level need clarification in plans.

E: Clarify trim, muntin patterns and siding

F: Landscape plan and master plans do not match.

H: Slope of roof does not meet the DRB requirements in the Craftsman style.

I: lighting plan must meet town code. Update plan for final and include fixtures that are not presently listed.

Motion for approval of preliminary was unanimously approved at 3:51 PM.

**Heitz-Kosel Residence** Filing 24 – Block 00 – Lot 12, 2655 East Haystacker Drive – Preliminary – Architect: Brennen Fitzgerald, Scott

S. Turnipseed – Highlands, Alpine Ranch

- a. **Discussion Item:** Dog run in side yard.
- b. **Discussion Item:** Lower pitched shed roof for main massing may be considered by the DRB. It is preferred that the sheds be used in conjunction with a primary gable roof form. HDG 3.5.2.2.
- c. **Discussion Items:** Exterior Materials:
  - i. Heavier material (stucco) used over wood lap siding. HDG 2.3.1 (3) Material changes occur vertically.
  - ii. Stone walls on more than 50% of walls may be considered. HDG 3.5.2.5 (Alpine Ranch). No more than 2/3 of any elevation may be clad in masonry in Highlands General guidelines.
  - iii. Clarify window trim at stucco.
  - iv. Clarify window trim at wood siding (metal?).
  - v. Window pattern- add muntin in areas?
  - vi. Color palette – white board and batten siding (Warm whites preferred).
  - vii. 6-foot site wall for hot tub screening
- d. Provide fence for Final Plan. Consider non-combustible turf material at dog run to meet wildfire defensible criteria.
- e. Review site plan(s) – no disturbance outside the Building Envelope. HDG 2.2.1. Landscape Plan building envelope is not consistent with site plan.
- f. Provide all trim and siding details at Final. Reveal for wood may not be less than 8 inches. HDG 2.3.1.3 Corner trim required at horizontal siding. Window trim to be detailed with head and sill differentiated. HDG 2.3.3.2.
- g. End of the three car garage door planes(s) must be set back a minimum of two feet from the other. HDG 2.5.2.1.
- h. DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review for Final.
- i. Front porch to be 16' x 8' wide – update all plans accordingly for Final Plan. HDG 2.2.7.
- j. Provide the Site Improvement Worksheet on Final set.
- k. Provide proposed lighting and lighting plan for Final.
- l. Fire suppression required in homes in Filing 24.

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

**Discussed:** Heitz-Kosel Residence: Brennen Fitzgerald of Scott Turnipseed, AIA presented.

The landscape plan was used to discuss the items: dog run, gables regarding pitch and roofing materials. Exterior materials were discussed as was the stucco cladding and the percentage of material use in relation to coverage of structure. Window trim clarification needed at contact of stucco. Board and batten color revision needed. Additional landscape planting needed to soften the 6' stucco privacy wall next to the proposed hot tub.

**Board review:**

- See comments above

**Motion:**

- approve preliminary made by Rick Dominic. Discussed items to be addressed at technical. Window patterns, color pallet and dog run at technical. Motion carried unanimously at 4:17PM

**Clements Residence** Filing 25 – Block 00 – Lot 78, 1364 East Haystacker Drive – Preliminary –  
Architect: Brennen Fitzgerald, Scott S.  
Turnipseed – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Area of fill varying more than five from existing grade- at rear patio. HDG 2.2.2
- b. **Discussion Items:**
  - i. Dog run location
  - ii. Full metal roofs may be approved by DRB on Alpine Ranch style homes.
  - iii. Angled windows at Entry are not permitted.
  - iv. Windows set in rustic barn wood or metal may be approved without window trim by DRB.
  - v. Window pattern- add muntins in areas? Clarify large frame around windows.
- c. Review building height graphic line on elevations – not labeled correctly.
- d. Review scale of site plans(s) – not scaled as noted.
- e. Provide fence/ exterior guardrail detail(s) for Final. Consider non-combustible turf material at dog run to meet wildfire defensible criteria.
- f. Provide all trim and siding details at Final Plan.
- g. Primary roof pitches must be between 4:12 and 8:12 per Highlands Ridgeline. HDG 4.4
- h. Fire suppression required in homes in Filing 25.
- i. Site grading must be contained in Building Envelope (review right-of-way). HDG 2.2.2.
- j. Provide proposed lighting and lighting plan for Final.
- k. Front porch to be 16' x 8' wide –update site plan(s) for Final.
- l. Provide Site Improvement Calc table on set for Final.
- m. DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review for Final.

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

**Discussed:** Presented by Brennen Fitzgerald of Scott Turnipseed, AIA., Landscape plan was use in discussion. Landscape plan and master plan has differences and should match. Dog run location, metal roofing and window trim. Angle cut windows not allowed on front of structure. Building height not measured correctly. Roof pitch corrections addressed.

**Board review:**

- See comments above

**Motion:**

- Approve preliminary made by Rick Dominic. Conditions of the motion: revise grade and landscape set plans detail on dog run, detail on asphalt and metal shed roofing angles remove front window angle revise height of structure calculations. Revisions may be presented at technical. Motion passed unanimously at 4:34 PM.

**Gold Dust Capitol Partners** Filing 30 - Block 00 - Lot 01, 1200 Capitol Street - FINAL – Architect: 359 Design – Mixed-Use Commercial

- a. **Discussion Item:** Grade change at South elevation. Provide rail or barrier for grade change?
- b. **Discussion Item:** Capitol Street elevation/ stucco planters.
- c. **Discussion Items:** Exterior Items:
  - i. Window trim in stucco and siding are not differentiated.
  - ii. Clarify window trim size height at both wood and stucco cladding.
  - iii. Corner trim at wood siding – review size proposed (not shown on elevations). Clarify outside corner trim where stucco and wood siding meet.
  - iv. Clarify trim at store front windows – not consistent with details. Review size proposed in detail.
  - v. Raised concrete patios – confirm finish on exposed concrete?
  - vi. Color palette.
- d. Any exterior signage and signage at passages to be submitted to DRB prior to install. Page 15
- e. Any mechanical equipment on roof to be screened. Page 15
- f. Provide soffit detailing and material selection. Page 21
- g. Provide details for stucco planters, steel header openings, and limestone and stucco base(s).

**Summary:** Provide continuing compliance with Commercial Guidelines.

**Discussed:** Presented by 359-Design et al: Presented plans do not meet the grade change nor do the plans indicate proper grading. Stucco planters on capitol street do not appear at scale. Clarification of window trim for front and side is needed. Windows on ground floor need to reflect the grading. Corner trim of side and store front windows need clarification. Exposed concrete and color palette detail need addressing.

**Board review:**

- See comments above.

**Motion:**

- Rick Dominic presented for final approval with conditions; regarding window trim grading and slope detail, storefront and corner detail, stucco planter box detail and exploration of color modifications. Mel Richmond suggested tabling the motion and present detailed plans one month, April 28th DRB meeting. The motion was unanimously approved to table for review of revisions on the 28th of April 2022. At 5:26PM

**Boles Residence** Filing 08 – Block 10 – Lot 02 \_0046 Harrier Circle – FINAL – Architect: Jennifer Buck, Scale Production Architects – Uplands, Craftsman

- a. **Discussion Item:** Front courtyard gate relocated – offset from entry. Antique metal gates used at split-rail fence.
- b. **Discussion Item:** Revised rear elevation. Cladding changes on outside corner (3x8 timber trim used to terminate material (stucco and wood siding))
- c. **Discussion Items:** Exterior Materials:
  - i. Substantial rear deck columns used?
  - ii. Corner trim must be at least 2x6. Provide a detail for Technical.
  - iii. Window trim thickness should be 2x
  - iv. Window at stucco with sloped stucco sill. If trim is expressed head and sill only, window to be recessed 2”. UDG 2.3.3.2.
- d. Include solar path lighting lumen count on Lighting Worksheet for Technical.

e. Review grading at garage as it appears to be greater than a 30% gradient.

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

**Discussed:** Presented by Craig Snowdon, AIA., Landscape plans used. Desired front gate was offset from the entry landscape plans were updated. Revised rear elevation and cladding changes discussed. Rear deck columns were updated corner trim was discussed window trim and materials discussed. Lighting plan to include lumens of solar lights. Gradient of garage discussed.

***Board review:***

- See comments above.

**Motion:**

- approve presented by John Martin with conditions: size of the four by eight Timbers to increase to differentiate the transition of materials braces on posts to the entry beam to reflect the rear ornamentation. Detailed plan of the columns and cladding at the base of the columns the rear of the structure presented at technical. Motion carried unanimously at 5:57PM.

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END OF REVIEW

**Other discussions:**

Marc Ruh asked the board if they wished to continue meeting remotely, have an in-person meeting, or have a hybrid meeting. a discussion was made amongst the board and a hybrid meeting is favorable.

A motion for adjournment was presented by Alyson Leinang, motion carried unanimously at 6:10PM.