

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

A Meeting of the Design Review Board of the Eagle Ranch Association (the “Association”) was held on February 20, 2025 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference\*.

Directors Present:

John Martin  
Tom McCord  
David Burns  
John Neal  
Jim Crine  
Rick Messmer, Alternate  
Rick Dominick, Alternate

Others Present:

Jason Berghauer, EWH Design Review Board Administrator  
Thera Shannon, EWH Assistant Community Manager  
Karl Krueger – Architect  
John and Bern Krueger – Owners/Developers  
Leah Mayer – Architect  
Jeremy Hughes - Homeowner

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:02 p.m. MST. A quorum of members was present.
2. DRB Business.
  - a. Approval of Minutes. Upon motion by John Martin and second by Tom McCord, the minutes of the January 16, 2025 meeting were unanimously approved.
3. Meeting specific topics / New Business.
  - a. **01-01-30 – 99 Seven Hermits Drive – Krueger Residence – Preliminary Review**  
Karl Krueger provided a brief overview of this project.

The DRB provided the following comments:

1. The three-car garage as shown with the initial application would not be approved, as the Design Guidelines do not allow a three-car garage facing the street in the Meadows. The applicant provided an alternative two-car garage option that is compliant.

2. Staff asked for clarification regarding the maximum house width and where the 50 foot base line should align. DRB clarified that the base line is preferred to be parallel to the front structure and not the roof. With the adjustment of the design to a two-car garage, overall width of the home was demonstrated to be compliant with the design guidelines.
3. The orientation and location of the house on the site was discussed. The Board felt that aligning the home parallel to the side property lines might be preferred in this situation. Moving the home away from the street and farther into the site was suggested. Compliance would still be maintained if the porch and and/or front of the structure remain in the façade zone.
4. Staff reminded the applicant that any landscaping within the property easements may require an encroachment permit from the Town of Eagle. Applicant was open to the idea of moving the trees out of the easements into other areas on the site.
5. The front porch was discussed with three areas of focus: One being the columns piers in relation to the Prairie style. The second being the flat roof and the third being the proposed materials. The Board noted their consistency on not allowing flat roofs. The porch will be required to have a covered roof with a pitch greater than 2:12. Corrugated translucent fiberglass would not be allowed as a front porch roof material, but could be used in applications on the rear of the home. The columns without significant piers at their bases were deemed as an appropriate modern interpretation of the Prairie style.
6. Rear garage door was mentioned and the Board noted it was approvable.
7. Rear ADU deck was discussed. 2<sup>nd</sup> story decks need to be integrated into the architecture and cannot appear tacked on. Post and beam structure and adjacent fireplace mass help the deck to appear integrated and would be approvable.
8. Window trim elements need to be clarified for Final Review
9. Jim Crine opposed the idea of moving the design to Final Review based on the number of discussion points. John Martin and David Burns felt the design could be approved at Preliminary Review as long as the discussion items were attended to, but noted the design could still be denied at Final Review if the noted items were not adjusted or if other areas of concern arose.

Motion to approve with conditions:

Motion: John Martin

Second: David Burns

Vote: 4-1

Jim Crine Opposed

Conditions:

1. Adjustments to the house rotation and location on the site could be approved at Final.
2. The front porch should not appear as a pergola, but rather a “traditional” front porch structure including solid roofing with columns and column bases. Applicant will provide column base design options for discussion at Final Review.
3. Window trim should be shown with differentiation between header, sill and sides for Final Review.
4. Adjustment of landscape items out of easements may be necessary. Applicant should review best practices for wildfire defense zones.
5. Clarify color scheme for Final Review.
6. The applicant will address the comments provided by staff within the Preliminary Review Memorandum and any DRB comments prior to submittal for Final Review.

**b. 22-00-13 – 55 Avalanche Peak Way – Wyton Homes – Preliminary Review**

Leah Mayer gave a brief overview of the project.

The DRB provided the following comments:

1. Staff asked for clarification on areas above garage that may have more than 5' clear head height that have to be considered towards gross square footage calculations. Applicant noted structural trusses will occupy the areas in question.
2. The opacity of the railing facing Brush Creek Road was discussed, as Ridgelines Guidelines note that condition must be 50% opaque. Railing design as submitted was complaint.
3. The Board discussed some of the roof forms, specifically the main gabled ridge and the use of adjacent shed roofs. Applicant will review the current forms to see if alternate options might be feasible.
4. Scissor truss discussed a unique alternative. Board was open to the detail.
5. Window divisions were discussed. Mullions are not required for smaller windows.
6. "Thin" areas of stone near entryway were debated. The location and alignment of the stone veneer near the entry may be adjusted for Final Review.
7. Board suggested revisiting the size of the windows on the rear elevation adjacent to the Great Room to reduce the visual impact of structure on the view corridor.

Motion to approve with conditions:

Motion: John Martin

Second: Tom McCord

Vote: 5-0

Conditions:

1. Floor levels must be coordinated between plan drawings.
2. Stone may be adjusted near entry way
3. Window divisions may be removed from small windows.
4. Trees located in easements may require Town encroachment permit.

**c. 14-00-36 –2315 Eagle Ranch Road – Hughes Residence – Major Exterior Alteration with addition of square feet**

David Burns provided a brief overview of the project.

The DRB provided the following comments:

1. The roof overhang required for the ADU deck was discussed and it was determined that the roof as shown was acceptable. Additionally, the deck structure was discussed.
2. The Board discussed the difficulty of integrating ADU additions into existing homes. In general, the Board felt this design was appropriate and reasonably well integrated.
3. Staff inquired about the large picture-frame window. The Board discussed the window proportions relative to the existing home. The applicant was willing to adjust for Technical Review.

Motion to approve:

Motion: Rick Dominick

Second: John Neal

Vote: 4-0

David Burns recused himself.

Conditions:

1. Show substantial deck structure for Technical Review.
2. Adjust picture-window proportions for Technical Review.

There being no further business to come before the Board, the meeting was adjourned at 4:42 p.m. MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Berghauer", written in a cursive style.

Jason Berghauer, DRB Administrator