



**MINUTES OF A REGULAR MEETING OF THE  
EAGLE RANCH DESIGN REVIEW BOARD  
October 20, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, October 20, 2022, at 3:07 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

**MEMBERS ATTENDING**

Melanie Richmond  
Alicia Davis  
John Martin  
Jim Crine (via Zoom)  
Rick Messmer

**OTHERS ATTENDING**

Nicholas Richards, Association Assistant  
Manager  
Alyson Leingang, DRB Administrator  
The Sturde's

**MEMBERS NOT ATTENDING**

Rick Dominick  
Tom McCord  
Michael Sanner

**Design Review Board Meeting  
October 20, 2022**

***Administrative Review***

*The following projects were administratively reviewed and listed in the order they are scheduled on the agenda:*

**Sturde Residence** Filing 25 – Block 00 – Lot 08 \_ 1095 East Haystacker Road – Preliminary – Architect: Current Architects; Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Alpine Ranch Roof Forms: Their scale, varied pitches and forms should be composed to reinforce the additive nature of the building mass. HDG 3.5.2.2. *Use thinner fascia board.*
- b. **Discussion Item:** Review revised cantilevered main level elements. Large cantilevered upper story elements are discouraged because they are not typical of regional precedents. HDG 2.3.10. **OK**
- c. **Discussion Item:** Large shed roof cantilever – how will this be supported?
- d. **Discussion Items:** Exterior Materials
  - i. Review divided light pattern around home. *–Windows at rear lower level need divided lights*
  - ii. Window set in stucco at Entry. No trim surround provided. HDG 2.3.2.2 *use of reglets ok*

- iii. Clarify base of timber columns - concrete? Poured in place concrete with less than 12" exposure above grade is permitted. HDG 2.3.1.1 (4). *Suggest metal posts or bring posts to concrete with standoff base.*
- iv. Clarify Garage Door material
- e. **Discussion Item:** Front Porch Design – provide more individual expression?
- f. Provide details for all trim at Final Plan review. Window trim must be detailed with head or sill differentiated at minimum. All trim must stand proud of surrounding wall cladding.
- g. Horizontal siding must express a reveal of not less than eight (8) inches per course. HRDG 4.5 *Perhaps use of vertical siding in areas.*
- h. Provide details of deck railing at Final Plan review. Confirm railing design facing Brush Creek Road complies with the 50% solid material. HRDG 4.3.
- i. Lower Level floor elevation on Landscape Plan is not consistent with architectural plans. Please review and coordinate for Final Plan review.
- j. Homes in Filing 25 will need to have a fire suppression system.
- k. Denote address marker on site plan for Final Plan review.
- l. Building Envelope may not include slopes greater than 30% gradient – review grading at west side of garage. HDG 2.2.1(2).
- m. Exterior light sources facing Brush Creek Road are limited to code-required entrances. Wall Sconces to be located not more than 6'-8" above adjacent door. Lighting Schedule to include address marker fixture. HRDG 4.6.
- n. Provide Site Calc Sheet on the plan set at Final Plan Review.

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

A motion was made by John Martin: Approved for preliminary with the following conditions: the front porch roof shall be extended with an added post, divided lights added on all windows, add a change of stucco color to create texture, horizontal siding not less than 8", and masonry shall terminate on inside corners. The motion passed unanimously.

**Anderson Residence** Filing 1 - Block 03 -Lot 17\_ 0067 E Double Hitch Road – **FINAL**– Architect: Maggie Fitzgerald Architects – Meadows, Craftsman

- a. **Discussion Item:** Review revised lowered Great Room gable roof.
- b. **Discussion Item:** Exterior Materials:
  - i. Clarify Stucco color – *likely to switch to stone due to stepped foundation.*
  - ii. Add divided light on master bath window? *Add divided light or multiple windows.*
- c. Confirm with TOE about any landscaping in the waterline easement prior to Technical Review.
- d. Provide window trim detail at board and batten and stucco siding for Technical Review. All trim must stand proud of wall cladding by not less than ¼ inch.. MDG 2.3.2.2.(3)
- e. Provide Site Calc Sheet on the plan set at Technical Review.

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

Melanie Richmond made a motion to approve for final with the following conditions: Master bath horizontal window shall have a vertical divided light or two square windows, stone on base acceptable if changed from stucco, on site mock up required. The motion passed unanimously.

OTHER BUSINESS: Board discussed the viability of allowing individuals to exceed the allowed SF as shown in the DRB Guidelines. Based on letter shared from Rick Dominick (absent Board Member) and the Association Attorney the Board decided not allow exceptions to the allowed square footage. The other item was that Alyson received information from the Town Planners that landscaping and building envelopes cannot be changed once vegetation is established and the building envelope remains as it was original on the lot when building of the residence. No landscape modifications are allowed beyond the building envelope.

Jim Crine made a motion to adjourn at 4:05 pm

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END OF REVIEW