



Design Review Board - Minutes

Tuesday, 8 May 2018

408 Carterville Road, Cordillera, Colorado

ATTENDANCE

Members Present Gene Shanahan - Chair
 Lee Hegner – Board Member
 Dennis Moran – Board Member
 Eric Jung – Board Member

Members Absent David Staat – Board Member
 Henry Reed - Board Member
 Judy LaSpada - Board Member

Others present: Millie Aldrich - DRB Administrator
 Paul Miller - DRB Architectural Consultant
 Kirk Pliske – Public Safety Director
 Ed Shriner – COPA president

SITE VISIT – 92 Sunquist Road

8:45 a.m.

CALL TO ORDER

9:24 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Declaration was noted for the record a quorum was present for the purpose of doing business of the Cordillera Design Review Board.

DISCLOSURE MATTERS – Eric Jung has a conflict of interest and removed himself during the discussion of 1510 Red Draw.

APPROVAL OF AGENDA –DRB unanimously approved the agenda.

APPROVAL OF MINUTES – Minutes from April 10, 2018 approved, moved by Hegner second by Moran all in favor.

PUBLIC INPUT – No public input was noted.

DRB ACTION ITEM –

1. **Jennings Residence – 420 Little Andorra**

10:20 a.m.

Review: Sketch

Present: Martin & Manley: John Martin, Mountain CAD Services: Rob Dale,

Owner/Contractor: Don Jennings

Sketch – approved with comments. (See memo located in page 3)

2. **Powell Residence – 92 Sunquest Road**

11:00 a.m.

Review: Pre-Design

Present: Karen Wray – Interior Designer / Contractor

Pre-Design – denied (See memo located in page 4-5)

3. Jung Residence - 1510 Red Draw

11:40a.m.

Clarification on private property signs

Present: Eric Jung

- The log cabin and ponds are a point of interest on the property
- There is a Cordillera trail head and fishing ponds which are bordering the property
- There have been several trespassing incidences: hikers, snowshoeing, recreational vehicles
- Remove and relocate the section of log rail between the residence and vacant lot

Board Comments:

- Owner can have Sign Design create (3) Private Property / No Trespassing signs
 - Sign must match 889 Granit Springs: size, color and lettering for the sign at the owner's expense
- Owner, Kirk, Millie and Ed Shriner (adjacent owner) to locate and identify the sign locations
 - (1) on the existing fence of the cabin
 - (1) on the existing fence near the pond
 - (1) on new section of fence near the trail head, located on the owner's property

STAFF APPROVALS - 2

- Mitchell Residence – 388 Forest Trail – new roof - Final – DRB approved
- Dolan Residence – 1596 Gore Trail – Technical Review – DRB approved

SINGLE FAMILY CONSTRUCTION STARTS – 0

SINGLE FAMILY INSPECTIONS – 0

ADMINISTRATIVE UPDATES

COMPLIANCE OFFICER UPDATES

- 220 Casteel – currently has not paid CPOA Dues, work continues but slow. Project will be monitored on exterior stone, patio and landscape to be completed.
 - DRB Administrator to follow up with the owner on summer schedule
- 322 Granada Glen – changes to approved plans
 - Pass-through of legal fees for non-compliant projects

ADJOURNMENT

12:28 p.m.

There being no further information before the Cordillera Design Review Board, the meeting was adjourned.



Design Review Board - Staff Memorandum

Date: 5/8/2018

Applicant: Jennings Residence
Location: 420 Little Andorra Rd / Lot 64, Filing 3
Representative: Don Jennings – Owner, John Martin – Architect,
Rob Dale - Mountain CAD Services
Staff Contact: Millie Aldrich, Coordinator
Review: Sketch

Project Overview

The Jennings Residence is a new residence located at 420 Little Andorra Rd / Lot 64, Filing 3. The site is 6.01 acres. The proposed residence is 4,606.7 square feet, per drawing set 4/26/18. The Jennings Residence is being reviewed today for Sketch approval and is subject to the Divide Design Guidelines.

Board Comments:

Landscape & Site Plan

- Concrete boarder along driveway
 - Discussed Board would prefer to see gravel edge
- Coordinate site plan height calculations with front elevation grade heights
 - Discrepancy between A0.1 and A3.0
- Driveway light fixture doesn't match the architectural character of the house.
- Downhill side of culvert, collecting drainage from utility easement, must be screened with stone
- A1.1 verify highpoint natural grade 7811'-0", grade line 7814 is not consistent with A3.0
- Address Marker identify: provide elevation, height, material, lighting, identification
- A1.2 include fire hydrant
- The driveway is tight to back out of the garage, consider a hammerhead at the east end of the driveway
- West side of driveway, pull asphalt away from entry steps. Use the paver material to create entry arrival.
- A1.2 identify material on landing
 - Discussed sandstone
- Leach Field must be revegetated with shrubs, as well as native grasses.

Plan and Elevations

- Provide a building height calculation calculation summary.
 - Conflict between A0.1, A1.1 (natural high point), A3.0
- Entry should be an integrated element to the home.
 - Entry supports need to have more mass and grounded, similar to the living room supports
 - 2 stone pillars on either side
 - Widen the entry
- Living room cantilevered deck must have support beams and braces
- Dormer elements should make sense with the fenestrations
 - Increase the dormer size
 - Add support braces
 - East side: should reflect the window language

General:

The Board cannot give Final approval, until Eagle River Water Sanitation Department has signed of on crossing the easement.

Approved with comments – Sketch



Applicant: Powell Residence
Location: 92 Sunquist Rd / Lot 58, Filing 27
Representative: Karen Wray – Mountain Log Homes
Staff Contact: Millie Aldrich, Coordinator
Review: Pre-Design

Project Overview

The Powell Residence is a new residence located at Sunquist Rd / Lot 58, Filing 27. The site is 2.347 acres. The proposed residence is 4,124 square feet, per drawing set 4/26/18. The Powell Residence is being reviewed today for Pre-Design approval and is subject to the Summit / Ranch Design Guidelines.

Board Comments:

Section 1.01.00 PURPOSE OF THE CORDILLERA DESIGN GUIDELINES

Another goal is to create and promote an architectural vernacular consistent with landforms and surrounding vegetation. This is to be achieved by encouraging a characteristic style of landscape and building design that not only conveys an image, but also assures compatibility between buildings and their setting. While all buildings in Cordillera are to reflect the architectural styles defined in these guidelines, each building should also present unique and creative design solutions that avoid a repetitive copy of precedent structures.

Landscape & Site Plan

- The design of the home must unique and evolve from the site.
- There is no sense of arrival
- The driveway should follow the site contours to increase elevation

Plan and Elevations

- There is no sense of arrival with the 2 ½ story garage element towering
- The side door near the garage door could be mistaken as the front door.

Section 5.02.01B Garages

Garages are encouraged to have semi-attached or detached garages which form part of the protected yards and are related to the main structure with breezeways or other covered, connecting structures. However, attached garages are permitted if they are clearly articulated as separated forms.

- The garage has a stone base with board and batten siding, the second level is heavy log construction stacked on the board and batten siding below.

Section 4.03.05 D. Logs

Logs may be used as stacked load bearing walls, but when expressed on the building exterior, logs must be set on a stone base.

- Trapezoid window to the ‘outdoor room’ has an odd relationship to the windows below.

Section 4.03.06 B. Windows and Doors

Trapezoid windows and other unusual shape and size windows are generally not encouraged and if used must be in conjunction with divided light windows and set behind a truss element.

- The main entry appears to be a screened in porch for the front door.

Section 5.04.05 Windows and Doors

Heavy wood entry doors should evoke a sense of strength, protection, and shelter, using heavy planking and sturdy hardware.

- Main entry is on the second level, framed stairs to a screened porch. No sense of arrival or grounding the house.

Section 5.04.06 Porches, Terraces, and Balconies

Residences shall incorporate low, covered porches, minimum depth of eight feet, located to take full advantage of views and to provide shelter for main entries.

General:

The Board cannot give approval with the proposed submittal. There are too many significant site planning conflicts with the Design Guidelines.

Denied – Pre-Design