

THE KEYSTONE DESIGN REVIEW BOARD

February 19, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:00 p.m. in the Neighbourhood Company conference room on Monday, February 19, 2007.

Board Members Present Were;

Randy May, Chairman
Paul Duxbury, Member
Gene Baker, Member
Todd Weber, Member
Ken O'Bryan, Member

II. Approve Previous Meeting Minutes – February 5, 2007

The previous minutes dated February 5, 2007 were reviewed and approved as presented.

III. Lot 41 Elk Run – Schematic (Karl Koch Owner, Castle Rock Architect)

The Keystone Design Review Board reviewed the orientation phase for Lot 41 at Elk Run. As discussed in the meeting, even though the project was developed to a more detailed level than the orientation submittal requires, the board reviewed this project for the first time and this was considered an Orientation meeting. The next meeting will be a schematic design review however, the Board has issues with the initial submittal they feel are directly related to the Elk Run Architectural Standards and Procedures and can be addressed by following the guidelines. The following are sections of the guidelines that are critical in developing a project that is complementary and consistent with the neighborhood.

VI. Architectural Standards

A. Professional Design Assistance

It is required that all owners engage a licensed architect, familiar with mountain home design, for the design of their residences. It is further **required** that the architect personally visit the lot prior to the submission of the Schematic Design Statement of Intent.

The board strongly recommends the architect attend the board meetings throughout the review process.

B. Design Configuration

Points 1-5 must be taken into consideration and based on the orientation submittal the boards concerns are specific to items 2 thru 4.

A site plan with including building location, driveway, parking, grading, existing tree locations, trees proposed to be removed due to disease revegetation, retaining wall, (if any) designated storage areas for excess fill, construction debris and material, and designated parking for construction vehicles will be required for this submittal in order to understand the overall design and site configuration.

C. Building Height and Massing

Although this lot does not have a bulk plane limit, all of the other items in this section do apply to the project. The intent of the limiting the second floor to 75% of the first floor area is to encourage stepping the house in or reducing the massing and scale of the walls as the building increases in height. An opportunity to reduce the mass and scale of the walls is to take advantage of elevation changes within the building envelope.

D. Exterior Walls

Large expanses of continuous vertical wall planes shall be avoided. No more than three exterior wall materials shall be used.

Section C. and D. are closely related and although material changes can be used break up massing of walls, it is encouraged to use substantial changes (extending or recessing) wall elevations whenever possible to eliminate large sections of wall.

E. Roofs

The guidelines recommend simple forms that utilize the gable configurations, however, complementary forms can be used to enhance the design in areas where elevation changes occur while reducing wall massing and scale. Large overhangs are also encouraged when possible.

G. Entries and Exterior Doors.

The front entry shall be the dominant feature and while the size of many of the lots do not allow for side load garages the board prefers to see the detail where possible. Garage walls, if adjacent, shall be set back a minimum of five feet (5'-0") from entry walls. The board considers the extension of the entry feature beyond the garage doors an acceptable solution to this detail.

While these are not all of the items to take into consideration as part of the initial design they are some of the key items that were identified during the orientation meeting. I hope this will assist in developing a design form and character plan that will meet the requirements of the home owner along with enhancing the Elk Run community.

IV. Lot 7 Settlers Creek – Construction Documents (Baker, Hogan, Houx Architecture)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 7 at Settlers Creek.

V. Lot 5 Settlers Creek – Schematic (Steve Harrison Architect, Donald Smotzer Owner)

The Keystone Design Review Board reviewed the Orientation phase for Lot 5 at Settlers Creek. As discussed in the meeting, even though the project was developed to a more detailed level than the orientation submittal requires, the board reviewed this project for the first time and this was considered an Orientation meeting. The next meeting will be a schematic design review however, the Board has issues with the initial submittal they feel are directly related to the Settlers Creek Architectural Standards and Procedures and can be addressed by following the guidelines. The following are sections of the guidelines that are critical in developing a project that is complementary and consistent with the neighborhood.

VI. Lot Development Standards

H. Driveways

The maximum width of paved driveway surfaces, excluding parking areas immediately adjacent to and within twenty-four feet (24"-0") of garages, shall not exceed twelve feet (12'-0"). Drainage must be taken into consideration at the intersection of the driveway and public road, if a culvert is proposed it must be reviewed and approved by the Board of Summit County Engineering.

VII. Architectural Standards

B. Design Configuration

The Board feels changing the location of the garage and driveway could be beneficial to the project, however, review the summit county planning development codes related to driveway separation from adjacent properties to verify minimum separation requirements. A site plan with including building location, driveway, parking, grading, existing tree locations, trees proposed to be removed due to disease, revegetation, retaining wall, (if any) designated storage areas for excess fill, construction debris and material, and designated parking for construction vehicles will be required for this submittal in order to understand the overall design and site configuration.

C. Building Height and Massing

Although this lot does not have a bulk plane limit, all of the other items in this section do apply to the project. The intent of the limiting the second floor to 75% of the first floor area is to encourage stepping the house in or reducing the massing and scale of the walls as the building increases in height. An opportunity to reduce the mass and scale of the walls is to take advantage of elevation changes within the building envelope. Review the exterior fireplace on the second floor deck, it appears there are potential structural issues that could result in unusual design requirements which may not be consistent exterior elevations.

D. Roofs

The guidelines recommend simple forms that utilize the gable configurations, however, complementary forms can be used to enhance the design in areas where elevation changes occur while reducing wall massing and scale. Large overhangs are also encouraged when possible.

F. Exterior Walls

Large expanses of continuous vertical wall planes shall be avoided. No more than three exterior wall materials shall be used.

Section C. and D. are closely related and although material changes can be used break up massing of walls, it is encouraged to use substantial changes (extending or recessing) wall elevations whenever possible to eliminate large sections of wall.

G. Windows

Window openings in mass walls should be relatively small in scale and be used in an informal pattern on the wall with deep-set reveals and varied proportions.

H. Entries and Exterior Doors.

The front entry shall be the dominant feature and while the size of many of the lots do not allow for side load garages the board prefers to see the detail where possible. Garage walls, if adjacent, shall be set back a minimum of five feet (5'-0") from entry walls. The board considers the extension of the entry feature beyond the garage doors an acceptable solution to this detail.

While these are not all of the items to take into consideration as part of the initial design they are some of the key items that were identified during the orientation meeting. I hope this will assist in developing a design form and character plan that will meet the requirements of the home owner along with enhancing the Settlers Creek community.

VI. Lot 11 Elk Run – Set Back Question (Guss Boughton Owner)

The Keystone Design Review Board reviewed the set back requirements for Lot 11 at Elk Run. The Board supports a modification to the front set back to be 10 feet on one side gradually increasing to 25 feet on the other side as long as the owners of Lots 10, 12 and 16 are supportive of the change.

VII. Mountain Treasures Gifts – Sign Application (Moe Shawar, applicant)

The Keystone Design Review Board reviewed and approved the sign application for Mountain Treasures Gifts.

VIII. Adjournment

The meeting was adjourned at 2:05 p.m.