



TOBIN SMITH ARCHITECT

EAGLE RIVER RESIDENCE

Letter of Intent

21 March 2025

Eagle River Residence is a proposed single-family home for Patty and Ken Halliday, current Minturn residents. This structure would replace an existing single-family structure and detached shed currently on the site. A notice of intent to demolish these structures was previously filed and notice posted; the structures were not nominated for historic status.

The design of Eagle River Residence will allow Patty and Ken to live primarily on one level giving them confidence that they can enjoy this home for years to come. A lower level, hidden from the street, contains bedrooms and bathrooms to accommodate their grown children as well as young grandchildren, when they visit. Viewed from the street, a game room above the garage gives the impression of a two-story pitched-roof residence in keeping with the adjacent homes. While the massing and rooflines are different from house to house, the overall scale and building forms are similar.

Located approximately forty-five feet from the front property line, significantly beyond the ten-foot setback line, the home is sited to continue the pattern of development established by the adjacent houses. This larger buffer space accommodates both parking and plantings. A flagstone walkway flanked by five new Aspen trees and native grasses connects the sidewalk and driveway to the welcoming entry porch, a design element that reinforces Minturn's architectural character and neighborliness. The architectural design accommodates four on-site parking spaces with snow storage conveniently located adjacent to the driveway and flagstone entry walkway.

The exterior palette includes vertical wood siding, dry-stacked stone, and standing seam metal roofing – materials utilized throughout town on both historic and contemporary structures. Oxidized steel accents, touches of warm wood tones, and bronze window and door cladding complete the grouping of materials. The varied tones and textures will connect Eagle River Residence with the town's fabric and history.

Last, Patty and Ken will be pursuing an upper-level deck encroachment agreement with Eagle River Water & Sanitation District. As designed, the deck cantilevers four feet over the district's easement approximately eleven feet above natural grade. The support columns are set back from the edge of the deck and are located outside of the easement. Final approval of the proposed design shall be contingent upon approval of the proposed encroachment.