

Town of Vail Design Review Board Meeting
September 5, 2018
Statement of Michael L. & Betti B. Tiner
1045 Homestake Circle
In Respect of Proposed New Construction At
DRB 18-0271 - 1012 Eagles Nest Circle

We are unable to attend the Vail Design Review Board (the “DRB”) hearing scheduled for September 5, 2018, at which time the DRB will consider the revised submission of plans for construction of a new home at 1012 Eagles Nest Circle. We (Betti and Michael Tiner) are residents of 1045 Homestake Circle, which is one home removed from the subject location.

As Betti presented in her verbal remarks at the July 18, 2018 meeting of the DRB, it continues to be our strong view that the design of the proposed duplex (even with the revisions since the July 18, 2018 submission) does not comply with the Town of Vail Code, Title 14 (Development Standards), Chapter 10 (Design Review Standards and Guidelines). Chapter 10-2 clearly states, “Structures shall be compatible with existing structures, their surroundings, and with Vail's environment.”

There have been no meaningful structural changes made to the proposed design since its original submission on July 18, 2018, at which time the applicant was advised that the proposed structure would not be approved. We believe that changes to the external façade of the proposed structure do not deal with the fundamental issue and are best described by the old saying of “putting lipstick on the pig”. The proposed structure continues to fundamentally be an extremely contemporary “boxy” design that is very rectangular in appearance with sight lines at essentially 90-degree angles. The proposed structure continues to be fundamentally inconsistent and incompatible with the existing structures in the Vail Golf Course Neighborhood along and adjacent to Vail Valley Drive and is not in keeping with the more traditional existing Alpine mountain architecture environment of the surrounding community.

The DRB, in its initial review on July 18, 2018, could not have been more clear in its guidance. Specifically, the DRB stated that it would limit its consideration of design proposals for 1012 Eagles Nest Circle and surrounding areas to structures that were no more contemporary in appearance than the two newer homes at the west end of Ptarmigan Road that were completed in the last year or so. Both of those homes have sight lines that are much less “boxy” in appearance and although new and modern, are generally in keeping with the surrounding neighborhood.

The proposed design of 1012 Eagles Nest Circle clearly still does not meet the compatibility standard, nor does it conform to the guidance provided by the DRB in the July 18, 2018 meeting.

Eagles Nest Circle, Vail Valley Drive and Homestake Circle are iconic streets in our Vail History. 1012 Eagles Nest Circle also fronts on Homestake Circle and Vail Valley Drive. The new structure that is built on this lot will influence the architecture along and adjacent to Vail Valley Drive for generations to come. This new structure, because of its location, will also influence the feel that future visitors to Vail form of our community and thus influence their desire to invest in a home here. The vision of Vail's founders was to replicate the village to village skiing experience and atmosphere they observed in the Alps while serving in the 10th Mountain Division during World War II. The home that Vail's principal founder, Pete Seibert, originally built at 1012 Eagles Nest Circle set the tone for other homes that were to follow in and along the Vail Golf Course community. Pete Seibert's original home is about to be torn down and replaced. But the original vision of Pete Seibert and Vail's other founders should not be destroyed along with his original home. That vision is part of Vail's history, is woven into the fabric of our community and is part of our environment. Respecting it and preserving it has been codified by the Town of Vail Code. Most of us purchased homes and live here because we value the Alpine feel upon which this town was founded. We believe that the Design Review Standard/Guideline referenced above that is embodied in the Town of Vail Code exists to empower and, in fact, require the DRB, and ultimately the Town Council, to take into consideration the vision of our founders to preserve the Alpine look and feel of our community. Why else would that provision exist?

We look to the DRB to live up to its responsibility as it considers the proposed design of the new structure at 1012 Eagles Nest Circle. The new structure on this iconic location will be precedent setting - there is little doubt about that. We believe it is the duty of the DRB to ensure that this new precedent setting structure is not inconsistent with our history, our existing structures, nor with our environment and the very fabric of our community. Do not approve a structure that because of its design and location can ultimately lead to materially and forever changing the look and feel of our Alpine mountain community. The modernization and upgrade of our community must be influenced by our tradition and the existing fabric of our community. Key provisions of the Design Review Standards and Guidelines embodied in the Town of Vail Code require it.

Respectively submitted,

Betti B. Tiner
Michael L. Tiner