

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
November 6, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, November 06, 2014, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, Larry Deckard, Connie Powers, Larry Rogers and Karen Zavis. The Architectural Consultant, John Perkins, was also in attendance.

**MEETING MINUTES** – The Committee reviewed the October 16, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the October 16, 2014 meeting minutes as submitted.

**Spangler Residence  
Philippe Courtois**

**Flg. 4, Blk. 3, Lot 21A  
960 Winslow Road**

**Exterior Changes  
Final Review**

Neither Mr. Courtois nor Mr. Spangler was present for the meeting. The Committee briefly reviewed the submission, concluding that it was incomplete and therefore no action was taken.

**Insull/Kisker Duplex  
Garreth Insull**

**Flg. 3, Blk. 2, Lot 12  
0861 June Creek Road**

**Remodel/Landscape  
Changes - Final  
Review**

Garreth and Lea Insull presented Remodel/Addition plans, including Landscaping changes, to the Committee for their review and the following matters were noted:

- a. The storage shed which was added to the north side of the residence will require finishing on its east facing side. This elevation is to include wall framing with siding, type and finish to match existing wood siding on the home and an access door to enclose the storage area. It was suggested that a sliding door on an overhead track would be a suitable solution; finish on new door to match exterior wood siding. A complete Architectural Drawing with details is required to be submitted and the applicant is requested to provide a date for this portion of the work to be completed.
- b. It was noted that the electric meter for the residence is located inside this enclosed space and therefore the applicant is directed to review access with Holy Cross to determine what measures need to be taken to assure access for meter readings.
- c. The Applicant is to demonstrate to the DRC that: 1) said structure is within the property setbacks; and 2) that the Site Coverage maximums have not been exceeded by the addition of this structure. These dimensions and calculations are to be included in the final design documents.
- d. The design of the wood trellis over the proposed deck was reviewed and the DRC suggested that the proposed (2) 2x8 beams be replaced by a single 3x or 4x timber for appearance and durability. The applicant was directed to revise the framing and provide details of the final structure and member sizes on the submitted plans.
- e. The proposed Landscape Plan was reviewed and suggestions were made by the DRC to maintain the existing drainage swale along June Creek Road, as opposed to installing the proposed drainage culvert, as indicated on the plans due to known issues with silt accumulation in similar installations. Applicant was directed to review this proposed

- f. new landscaping with Eagle County Road & Bridge Department, as the culvert and several new trees are proposed to be installed in the County road easement.
- g. The Applicant was requested to expand the Landscape Plan to reflect the location of the proposed replacement deck as well as the proposed size and location of proposed new shrubs or other landscaping material to be installed in connection with the remodel/addition.
- h. After receiving approval from Eagle County regarding the culvert and trees, the Applicant was advised to include the updated Landscape Plan in the Final drawing package and resize the drawing (24' x 36") to match the Architectural Drawings.
- i. The applicant is requested to install green netted plasticized construction fencing around the portion of the property under construction and reflect the placement of such fencing on the Architectural Drawings.
- j. Applicant was requested to add typical remodel/addition notes to the Architectural Drawings to indicate such features as "new windows to match existing", "new materials and colors on exterior to match existing" etc.
- k. The applicant was requested to have a complete drawing set prepared for the Final Review (per the Design Guidelines) which is to include cut sheets for items such as the new exterior lighting, new entry door, etc.
- l. The Design and Construction Compliance Deposit shall be \$3,000, of which \$2,500 is refundable upon successful completion of the project as approved.
- m. The Committee indicated that Mr. Perkins may give staff approval to this project if all of the above matters are addressed, all details have been reflected in the Final Architectural Drawings, and the submission package is complete.

The matter is tabled at the applicant's request.

**DISCUSSION ITEM:**

**Walsh Residence**

**Lot 23, Blk. 4, Flg. 4  
0401 Winslow Road**

**Project Status &  
Staff Approval**

Mr. Perkins reported to the Committee that he gave staff approval to the General Contractor on this project to commence removal of the exterior siding, pending final approval of the Architectural Drawings last week.

Subsequently, Mr. Perkins reported that he had met with the project architect from VAG and the color board has been submitted and that the final plans have been stamped with DRC approval. He indicated that the project's General Contractor is working from the same set of Architectural Drawings as were approved by the DRC, not the set submitted to Eagle County many months ago (prior to DRC approval). However, there still remain some open issues, most specifically a color sample of the metal sheeting being used as an exterior material; Mr. Perkins is to follow-up on all open issues.

Mr. Perkins was requested to contact the General Contractor and advise him that the Construction Fencing is required to be installed immediately since construction has commenced.

The General Contractor is also to be reminded that all changes to the approved set of Architectural Drawings must be submitted prior to implementation.

**ADJOURNMENT** – There being no further business to come before the Committee by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the Regular Meeting of the Singletree Design Review Committee this the 6<sup>th</sup> day of November 2014.