

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
August 4, 2016**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, August 4, 2016, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Alex Coleman, Larry Deckard and David Viele. The Architectural Consultant, John Perkins, was also present.

MEETING MINUTES – The Committee reviewed the July 21, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 21, 2016 meeting minutes, as submitted.

Mayo Residence	Filing 4 Block 2 Lot 35	Final Review
Steve Elicker, SRE Building	0160 Foal Circle	Exterior Alterations

Steve Elicker, SRE Builders, representing the Mayos presented plans to modify the exterior of the home based on changes to the interior. The changes include:

- Replacement of windows at the front deck and rear patio with bi-parting 16’ wide doors.
- The in-fill of two small windows.
- Replacement of one door with a window on the backside of the house.
- Replacement of the railing at the front deck with glass panels.

All new materials and finishes, and any stucco repairs will match existing. The DRC expressed concern about the proposed new deck railing. It is not consistent with the design of the home and is not consistent with the other existing deck rails. New deck rails need to be consistent on the home and consistent with the homes design.

The applicant requested the DRC consider the door and window replacements and the proposed new deck railing be removed from the request. If the homeowner chooses to replace the deck railing(s) they will come back to a future meeting for review.

A motion was made to approve the Finals Plans, with the exclusion of any new deck railings. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Finals Plans with the exclusion of any new deck railings.

Baker Residence	Filing 4 Block 2 Lot 8	Final Review
Steve Elicker, SRE Building	1321 Winslow Road	Fence/Screening below deck

Steve Elicker, SRE Builders, representing the Bakers presented a plan to construct a 5’ tall fence to screen storage beneath an existing deck. The cedar fence will be set between two new posts, recessed from the front of the deck and will be 6” off of the ground with finished height at 5’6”. The DRC expressed concern that it appears like a free-standing wall and the house is stucco.

Concern if the wall went to the underside of the deck it would be too tall. The fence cannot be seen from the road.

The Committee reviewed the plans and the following matters were noted:

- a. The fence should be cedar painted to match the existing deck.
- b. The fence shall be 6" off of the ground and have a finished height of 6'6".
- c. The top of the fence shall be clipped.
- d. The support structure will be behind the fence and not visible.
- e. An 8.5" x 11" drawing of the fence and structure shall be submitted. The drawing will include a note that the fence shall be painted to match the existing deck material.

A motion was made to approve the Final Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Final Plans subject to the conditions outlined above.

**Smith Residence
Chip Smith/Ron Preston**

**Filing 4 Block 2 Lot 26
0030 Appaloosa Drive**

**Conceptual Review
New Duplex**

Ron Preston, architect for the owner, outlined the challenges of access to the lot. There is a double fall line and the driveway has been designed to follow the existing topography. There is 6,860 square feet of Habital Area allowed and as currently designed there is 6,851 square feet of Habital Area (3,051 sq. ft. and 3,800 sq. ft.). There are two roof pitches (3:12 and 6:12) with lots of metal roofing material. The exterior is reclaimed barn wood with the lowest level stucco. The design is similar to the look of The Pointe in Edwards and other homes throughout Singletree.

The DRC noted the following matters:

- a. The proposed duplex lacks context to the surrounding homes. The cul-de-sac has southwest adobe style homes.
- b. The materials proposed are appropriate.
- c. The roof forms are not compatible with the neighborhood.
- d. The design reads too much like two separate homes.
- e. The massing of the two structures are too similar. It appears as two free-standing matching units and not consistent with a duplex design.
- f. Break up the glazing patterns of the two units.
- g. The large garage element is too heavy and dominate.
- h. Simplify the massing and the design. Too much going on (siding in two directions, two roof materials, lots of roof pitches intersecting).
- i. Consider breaking the garage form from the residence.
- j. Look at the adjacent home designed by Kyle Webb or mid-century modern for design cues.
- k. The hammerhead is not allowed in the setback.
- l. A variance for the driveway in the setback may be approvable based on the topography and narrow access to the road.

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 4th day of August 2016.

Staff Approvals

- Coffin Residence Unit 48 Remove dead aspen tree and replace it with a new 3”
Mission Ridge Townhomes Lot 1 caliper aspen tree
48 Mission Place
- Gingras/Gourgeois Duplex Add landscaping material and expand stone patios at
Filing 2 Block 6 Lot 49 entry and rear of homes
1123 Berry Creek Road
- O’Neil Residence Add tri-panel trapezoid window above existing
Filing 2 Block 6 Lot 47 windows – trimmed and painted to match existing
0435 Longhorn Road
- Schwartz/Egger Residence Remove 1 pine tree behind patio
Filing 1 Lot 59
0539 Charolais Circle
- Allstadt Residence Solar roof installation, repair cedar shakes, install new
Filing 2 Block 6 Lot 13A gutters, and remove trees
0320A June Creek Road
- Las Vistas Repaint buildings – Sherwin Williams Paint
Las Vistas @ Singletree Phase III Stucco Field in Stone Lion
751 Singletree Road Balconies & Stucco Columns in Foothills
 Wood trim at windows, fascia and logs in Buckthorn