

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
August 18, 2016**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, August 18, 2016, at 9:00 am, at the Singletree Community Center, Edwards, Colorado.

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

**MEETING MINUTES** – The Committee reviewed the August 4, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the August 4, 2016 meeting minutes, as amended.

**Brandrup Residence  
Melissa & Peter Brandrup**

**Filing 1 Lot 76  
0711 Charolais Circle**

**Final Review  
New Single Family**

Melissa Brandrup, owner and architect, presented final plans to construct a new single family residence. Since the July 21, 2016 DRC Meeting, the chimney is now stucco, color to match other stucco and the backyard and dog fence have been fine tuned. The stucco color is a warm grey (Sherwin Williams No. 7642, Pave Stone) and the roof is a dark bronze metal roof. The exterior colors include:

- Cedar fascia and garage doors - Sikksens in Butternut
- Windows - Jeld Wen in Chestnut Bronze
- Stucco - Sherwin Williams Pavestone #7642
- Roof and Gutters – Standing Seam Metal in Dark Bronze to match windows
- Stone – Telluride Greystone dry stacked with no ledges

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

- a. A complete Final Submittal per Singletree’s Design Guidelines, including an 8.5 x 11” color board, detail and dimensions for the chimney cap, dimensions for the stone detail and exterior light cut sheets indicating the color of the fixtures shall be submitted. (Design Guidelines page 51)
- b. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- c. Final approval shall be granted upon receipt of \$14,500 for the Design and Construction Site Compliance Fee and the Landscape Deposit.

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.

Ron Preston, architect for the owner, said that Chip Smith is available by phone if Ron feels like we need to call him. This is a Conceptual Review as was the case at the previous meeting.

Larry Rogers, Chairperson, spoke about the goal of the DRC being to achieve a design that the owner is looking for within the confines of the Design Guidelines. It was clarified that no member of the DRC is being influenced by any neighbors of the property. There was no resolution or formal action taken at the previous meeting. After doing research, Larry Rogers determined there is no historical precedence of a driveway being approved in a setback or utility easement and the DRC could not consider a driveway in the setback. Further, there is a patchwork of architecture elsewhere in Singletree, but not on Foal Circle and Appaloosa Drive.

The Committee suggested evaluating driveway access points further to the east/southeast that are out of the setback and utility easement. Ron agreed that it is possible to move the driveway out of the setback and utility easement, but he will have to study the feasibility of parking for the units and vehicular movements.

The DRC noted the following matters:

- a. This is a Conceptual Review and the current design and driveway location are not acceptable to the DRC.
- b. A driveway cannot be considered in the setback.
- c. The design of the duplex can be a transitional design that is harmonious with the existing context on Appaloosa Drive and Foal Circle. There are 28 existing homes with a southwest theme and that is unique to this area of Singletree and it needs to be respected.
- d. Consider a blend of exterior materials, but primarily stucco.
- e. The garage on the west side is not consistent with the design and is too dominate.
- f. Horizontal roof forms and massing would better relate to the adjacent homes.
- g. All four sides of this home are visible.

**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 18th day of August 2016.

## Staff Approvals

- Dampier Residence  
Filing 2 Block 4 Lot 42  
0511 Rawhide Road  
Replace existing exterior doors and windows to deck with new 12' wide sliding doors – finished to match existing
- Reininger Residence  
Filing 4 Block 4 Lot 18  
0581 Winslow Road  
Tree removal
- Dockery Residence  
Filing 4 Block 2 Lot 18  
0070 Honda Drive  
Re-Roof with Davinci Valor
- Thompson Residence  
Filing 1 Lot 19  
0048 Charolais Circle  
Tree removal
- Vickers Residence  
Filing 4 Block 1 Lot 21  
0081 Filly Drive  
Re-Roof with Boral Concrete Tile in “Teton”