

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
October 6, 2016**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, October 6, 2016, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the September 15, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the September 15, 2016 meeting minutes as presented.

Smith Residence	Filing 4 Block 2 Lot 26	Conceptual Review
Ron Preston, Isom & Associates	0030 Appaloosa Drive	New Duplex
Brett Heckman, attorney and Chip Smith, via phone		

Ron Preston, architect, reviewed the changes since the last presentation. The mass over the west garage has been moved above the center of the duplex and is cantilevered approximately 8'. Currently the cantilever is shown differently from the section to the plan. The east unit has moved downhill and the west unit has moved uphill, consequently the boulder retaining walls along the driveway have been removed from the plan. They anticipate solid deck walls that have a southwest feel, with clean simple trim around the doors and windows. There will be two shades of stucco, stone and wood siding all grey tones. The roofs will be standing seam metal, except the flat roofs. Based on the proposed height a framing ILC will be required.

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

- a. The support for the cantilever on the north side should be given more attention. Make sure it is anchored and proportionate to the cantilever.
- b. The use of stone on the building should be evaluated. The stone gives good texture and feel, but should not “just be applied.”
- c. A Preliminary Review will require a complete Preliminary Review Submittal.

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

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

Prentis Residence	Filing 4 Block 5 Lot 32	Conceptual Review
Hans Berglund, Berglund Architects	0021 Corral Road	New Single Family

Hans Berglund, architect, reviewed the changes since the last presentation. The siting of the house has moved back up the site and the parking has been moved out of the setback. The

house location moved 6' to 7' forward on the lot. It is anticipated that the exterior will be two shades of stucco and Colorado sandstone.

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

- a. Review the garage roof lines and massing to lower the northwest garage wall.
- b. Consider adding landscaping along the driveway.
- c. Locate the retaining wall adjacent to the street within the property.
- d. A Preliminary Review will require a complete Preliminary Review Submittal.

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

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

Ryan Residence	Filing 3 Block 1 Lot 2	Preliminary Review
Mike Suman, Suman Architects	0030 Lariat Road	New Single Family

Mike Suman, architect, and Mr. and Mrs. Ryan presented the Preliminary Plans. Changes since the Conceptual Review include recessing the garage doors 2', the addition of an auto court that allows a car to turn around, and the house has been lowered about 1' reducing the driveway grade to less than 10%. The house will be on a 4' crawl space and the mechanical room will have a 7' ceiling height. The house will have two grey shades of smooth texture stucco with subtle joint lines and cedar wood in the center and include a 12" metal band. The soffits and fascia will be wood with a metal edge trim. The landscaping will include evergreen trees to screen the golf course, remain native in the ravine, with shrub beds around the north and northeast side of the house. The covered terrace will step down and include a water feature.

- Wood Stain – Driftwood Grey
- Windows - Jeld Wen in Chestnut Bronze
- Metal – Warm Charcoal Grey
- Stucco - Sherwin Williams Gauntlet Grey #7019 and Mindful Grey #7016

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

- a. A Final Review will require a complete Final Review Submittal.

A motion was made to approve the Preliminary Plans. By motion duly made and seconded, it was unanimously (Suman recused himself)

RESOLVED to approve the Preliminary Plans.

Scott Lucas and Yolanda Marshall

Mr. Lucas and Ms. Marshall came to speak with the DRC about the location of the electrical meters at 0140 Chapparral Road. They are concerned that the meters are located approximately 7' in the air mounted to metal posts at the edge of the street.

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 6th day of October 2016.

Staff Approvals

- **Hinman Residence** Remove cottonwood trees adjacent to driveway
Filing 4 Block 5 Lot 6
0160 Mustang Road
- **Scott Residence** Replace existing double slider with 108" triple slider – trim and
Las Vistas Unit 1E finish to match existing
0751 Singletree Road Unit 1E
- **Nevin Residence** Remove cottonwood trees adjacent to driveway
Filing 4 Block 5 Lot 47
0030 Pinto Drive
- **Lozano Residence** Change to approved plans – remove windows in garage and
Filing 2 Block 1 Lot 17 change kitchen window into a bay window
0241 Rawhide Road
- **Obourn Residence** Re-roof with fire retardant wood shakes
Filing 3 Block 1 Lot 23
0141 Chaparral Road
- **Berry Creek Metro Dist.** Change to approved plans – color revisions
Filing 2 Tract K
1010 Berry Creek Road
- **Zaytsev Residence** Re-roof with DaVinci in Dark Mountain
Filing 2 Block 5 Lot 31
110 Longhorn Road