

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
December 15, 2016**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, December 15 2016, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the December 1, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the December 1, 2016 meeting minutes as presented.

Sulack/Bombard Residence
Ann Darby, Architect

Filing 3 Block 1 Lot 2
0177 Chapparral Road

Final Review
Single Family - Remodel

David Viele left the room due to a conflict of interest with this project.

Ann Darby, architect, let the Committee know the landscape plan was still a work in progress. Changes since the last meeting include tapering of the front chimney and the proposed exterior colors. They are working with Holy Cross to incorporate the existing electrical meter into the new trash enclosure. The exterior lights will include a hanging pendant at the front door and cans in the soffit. The Committee reminded the architect to ensure a bare bulb is not visible from below.

The exterior colors will include:

- Existing 1X8 Wood Siding: Benjamin Moore Solid Latex Stain Rustic Taupe (#999)
- Existing Stucco : Benjamin Moore Elastomeric Paint Cliffside Gray (#PM-5)
- New Shiplap Siding: Benjamin Moore Semi-Transparent Stain Fairview Taupe (#HC-85)
- Existing & New Fascia, Timber Columns & Beams: Benjamin Moore Semi-Transparent Stain Spanish Moss
- Roof, Gutters and Downspouts – Drexel Metals medium bronze

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

- a. A final landscape plan and exterior light cut sheet shall be submitted to the Architectural Consultant for review prior to the final stamp of approval.
- b. Please show the green plastic construction fence on the plans.
- c. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- d. The Construction Site Compliance Fee shall be \$6,000, of which \$500 shall be collected by SPOA as their fee. There shall also be a \$1,500 refundable 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 (Viele recused)

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

Prentis Residence	Filing 4 Block 5 Lot 32	Final Review
Berglund Architects	0021 Corral Road	Single Family – New Construction

Elisha Wegner, architect, provided the Committee with a quick overview of the previously reviewed plans and pointed out that the electrical meter is located inside a closet on the north side of the garage and the site plan shows the location of the green netted construction fence. The Committee suggested there are still too many cans in the soffit and they could be reduced by one-half based on the residences location, the soffit height and interior light bleeding outside. There was concern about the number of exterior lights elsewhere too.

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

- a. A revised exterior light plan shall be submitted and approved by the Architectural Consultant prior to the final stamp of approval.
- 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.

50 Rawhide LLC Residence	Filing 2 Block 1 Lot 23	Conceptual Review
Larry Rogers, Architect	50 Rawhide Road	Duplex – New Construction

Larry Rogers, architect, presented conceptual plans for a new duplex on a 0.37 acre lot that allows for up to 4,000 square feet of Habital Area. The plans show a primarily stucco structure with metal railings. The height is proposed to be 33'5" with the duplex extending from nearly setback to setback.

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

- a. The massing of the two units are mirror images.
- b. The mass does not taper down from the center.
- c. The architecture lacks context in the surrounding area.
- d. The entryways should be addressed and enhanced.
- e. The roofs appear clipped and out of character. Consider making the eaves more substantial.
- f. Based on the lot, the siting is good.

- g. Consider stepping the west unit down and making the duplex read more like a single-family residence.
- h. Further evaluate the garage door locations as these add to the mirror image appearance.

A motion was made to table the Conceptual Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously (Rogers recused)

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

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 15th day of December 2016.

Staff Approvals

There were no staff approvals.