

SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
January 19, 2017

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, January 19, 2017, 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 December 15, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

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

Ebner Residence **Filing 4 Block 1 Lot 7** **Preliminary Review**
Kyle Webb, KH Webb Architects **0021 Palomino Road** **Single Family – New Construction**

Kyle Webb, architect, identified changes since the last meeting. The driveway has been moved substantially out of the setbacks. The County will not vacate its easement so improvements, except for a retaining wall, have been moved out of the easement area. The goal is to reduce the amount of retaining walls, but this will not be known until excavation is complete. The residence is right at the height limit on the west corner of the Master Bedroom. The garage doors will be a custom design and include opaque glass.

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

- a. A 3-D model showing the perspective from Winslow Road shall be provided.
- b. An exterior lighting plan is required. Please be aware of the exterior light shining from this location.
- c. Make sure the plans call out the glass in the garage door(s), the maximum height of the residence, and the roof planting specifications.
- d. A complete Final Submittal is required for a Final Review and Approval.

A motion was made to approve the Preliminary Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously (Coleman recused)

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

Weisman Residence **Filing 3 Block 3 Lot 13** **Conceptual Review**
Ben Marion, Judge + Associates **0451 Singletree Road Single Family – Substantial Remodel**

Ben Marion and Austin Cajka, architects, provided the Committee with an overview of the proposed remodel of an existing single family residence. The standing seam metal roof will remain with the exception of a new roof element at the new entry feature. The hot tub room will be removed completely and the octagon living room will be squared off with a gable end. There will be new entry stairs and roof covering them. The existing eifs will be removed and will

be replaced with light grey stucco with expansion joints. The windows will all be replaced with windows that match existing openings. The new entry feature will include 5" stained concrete slabs floated on metal stringers with a small gap between the treads for a light source to show through. There will be recessed stucco walls under the entry stairs allowing for open storage. The entry feature roof structure will have four metal posts that will go to the ground and there will be a flat roof structure over the stairs. Gutters will be pre-painted to match the fascia. The three chimney caps will be replaced with cage type louvers. The boulder walls will be redone to match existing. The existing belly band will also be removed from the exterior. They are not anticipating preparing a 3-D model because it is a remodel rather than new construction and they are only changing two existing elements.

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

- a. Consider a deeper overhang at the living room.
- b. A much darker stucco color should be chosen so it does not appear white.
- c. Ensure that the flat roof over the entry feature works with all of the existing hip roof forms.
- d. A gutter and down spout should be considered at the entry way.
- e. Provide a handrail detail.
- f. A \$12,000 Design and Construction Site Compliance deposit shall be required due to the scope of the exterior remodel.
- g. A complete Preliminary Submittal is required for Preliminary Review and Approval.

A motion was made to approve the Conceptual Plans 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.

Litviakou Residence Irina & Andrei Litviakou	Filing 2 Block 1 Lot 2 0017 Rawhide Road	Change to Approved Plans Single Family - New Construction
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Irina & Andrei Litviakou, owners, explained that during Eagle County's framing inspection the inspector identified that the ceiling height in the crawl space beneath the house was greater than 5' tall. The County requested a letter from the Property Owners' Association stating this was an acceptable condition. The owners showed pictures showing how the footers crisscross the crawl space eliminating the ability to convert the space into Habitual Area. The DRC concluded there are two ways to eliminate the greater than 5' ceiling height, either the floor could be raised or the ceiling can be lowered. The following solution was agree to:

- a. A 2" x 4" will be run every 32" and installed with ring shank nails to reduce the maximum ceiling to five feet or less.

A motion was made to not send a letter to Eagle County approving the ceiling height over 5', thus increasing the Habitual Area over the maximum allowed. By motion duly made and seconded, it was unanimously

RESOLVED to not allow a crawl space ceiling height over 5' tall thus increasing the Habitual Area over the maximum allowed per Section 2.1 of the Design Guidelines.

Euroshield Beaumont Shake

Following a request by a homeowner, a presentation from a Euroshield Representative on November 17, 2016, and research and a site visits by various DRC members, there was consensus that the thicker Euroshield synthetic shake roof product should be allowed in Singletree. The thinner Euroshield product shall not be allowed.

By motion duly made and seconded, it was unanimously

RESOLVED to allow Euroshield Beaumont Shake only be used in Singletree.

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 19th day of January 2017.

Staff Approvals

There were no staff approvals.