

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
July 20, 2017**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, July 6, 2017, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the July 6, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 6, 2017, meeting minutes as presented.

Bizer Residence	Filing 4 Block 2 Lot 54	Preliminary Review
Beth Levine, Architect	0160 Foal Circle	Exterior Façade Change

Beth Levine, architect, presented preliminary plans to repair and update an existing southwest style home. The plans now include symmetrical spacing between deck posts, with the middle railings being open metal railings with vertical metal posts that line up with the window mullions and end deck railings that are solid stucco up to 36” with a metal cap and then a metal rail on top to tie it all together. The scuppers will be lowered approximately 3” and be squared off with downspouts running vertically out of them, painted to match the stucco. Breckenridge plywood was proposed for the wood elements to allow for a continuous appearance. The Committee did not believe plywood was an appropriate material for this use and recommended considering other options including select tight knot cedar or something similar. The wood trim over the window will be redone properly and now be proud of the stucco. All wood elements will be stained to match. The current plan is for the chimneys to remain unchanged. The Committee did recommend ensuring the integrity of the chimneys and stucco there and if work is to be done to chimneys consider squaring them and finish them to match the new details.

The Committee reviewed the proposed changes and the following matters were noted:

- a. Need more detail on the proposed wood elements, parapets and downspouts, and handrails.
- b. A complete submittal including a color board is required for a final review.

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

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

Saltcat Residence	Filing 2 Block 4 Lot 45	Conceptual/Preliminary Review
Jeff Manley, Martin Manley Arch.	0547 Rawhide Road	New Single Family Residence

Jeff Manley, architect, presented plans for a new single family residence on a flat narrow lot. 3,049 square feet are allowed on to be built and the proposal is for a 3,048 square feet

residence to be constructed. The plan is for slab on grade, mechanical room in the garage and air conditioning units to be installed outside, location to be determined. The exterior materials include wood, stucco and metal in grey tones. They may consider eliminating the stucco. They have identified locations for a built in BBQ and hot tub in the backyard.

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

- a. Consider simplifying the front roof forms.
- b. If using stucco consider making it a darker color.
- c. Eliminate the hammerhead from the front setback.
- d. A complete submittal is required for a final review.

A motion was made to grant conceptual/preliminary plan approval for the proposed new single family residence subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to grant conceptual/preliminary plan approval for the proposed new single family residence subject to the conditions outlined above.

Brandrup Residence	Filing 1 Lot 76	Conceptual Review
Melissa Brandrup, Owner	0711 Charolais Circle	Contemporary wood & wire fence

Melissa Brandrup, Owner, made a request to install a more contemporary wood and chicken wire fence in the same location the fence was previously approved to be installed in. A traditional split rail fence is not compatible with the more contemporary architecture of the home.

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

- a. The design concept is good and a detailed design plan should be submitted to the Architectural Consultant for staff review and approval.

A motion was made to approve the conceptual request to install a more contemporary wood and wire fence subject to the condition outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Conceptual request subject to the condition outlined above.

Colletti Residence	Filing 2 Block 6 Lot 6A	Preliminary/Final Review
Mike Roe, HMR Construction	0120 June Creek Road	Replace Windows & New Deck

Mike Roe, Contractor, presented plans to replace all of the windows and exterior doors to match the existing east side of the duplex. The proposal also includes straightening out the existing front windows that currently step up, add an awning window to the 2nd floor bathroom and add a window well on the backside of the house. Both halves of the duplex may also consider fixing some issues in the driveway. The Committee suggested keeping the step up in

the front windows and considering adding an angled transom window above the stepped windows or square off the windows on the west side of the unit so that they match.

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

- a. A complete submittal is required for a final review.

A motion was made to table the preliminary/final subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to table the preliminary/final subject to the conditions outlined above.

Sims Residence	Filing 2 Block 4 Lot 39	Preliminary/Final Review
Charlie Perkins, JMP Architect	0447 Rawhide Road	Replace Windows & Expand Deck

Charlie Perkins, Architect, presented plans to extend an existing deck 6' into the existing backyard. There is a large spruce tree and a tree well will be included in the new deck area to accommodate the tree. A 2" x 2" deck rail and built in bench will also be added along the deck. The Committee recommended beveling the newel posts. Nine windows will also be replaced to match existing.

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

- a. The deck shall be stained to match existing.
- b. An ILC is required to ensure the new deck would not encroach into the setback.
- c. A complete submittal is required for a final review.

A motion was made to table the preliminary/final subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to table the preliminary/final 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 20th day of July, 2017, at 10:45 AM.

STAFF APPROVALS

Kepen Residence Filing 3 Block 1 Lot 22 0161 Chaparral Road	4' deck addition and replace with Trex decking and Fortress metal rails
Thompson Residence Filing 4 Block 5 Lot 52 1130 Singletree Road	Replace a cedar shake roof with CeDur Shakes in Live Oak
Provencher Residence Filing 2 Block 3 Lot 26 0035 Buckboard Road	Exterior paint color change – Benjamin Moore Paints Soffit, Fascia, Shutters & Window Trim – Hamilton Blue (No. HC-191), Garage Door & Wood Siding – Nimbus Gray (No. 2131-50), Stucco – White Whisp (No. 2131-50)
Bordelon Residence Filing 4 Block 4 Lot 23 0401 Winslow Road	Repair water damage on soffit, deck and deck doors with matching materials
Nelson Residence Filing 4 Block 3 Lot 30 1040 Winslow Road	Repaint same colors – Wood in Sikkens Butternut No. 072, Body & Garage Door in Benjamin Moore Green No. 610, Railings in Gloss White
Stevens/Kunick Res. Filing 2 Block 6 Lot 14 0330A June Creek Road	Remove three cottonwood trees on the west side of the property
Connely/Windsor Res. Filing 2 Block 6 Lot 37 0021 Hereford Road	Replace cedar shakes with new metal roof
MacColl Residence Filing 4 Block 3 Lot 38 1140 Windsor Road	Exterior paint color change – Benjamin Moore Paints Body & Garage Door – Springfield Sage (No. 510) Fascia & Trim – Sterling Forest (No. 518) Stucco & Soffit – Cypress Green (No. 509)
Connelly Residence Filing 2 Block 6 Lot 37 0021 Hereford Road	Replace cedar shake roof with Una Clad Metal Roof in Mansard Brown
Ryan Residence Filing 3 Block 1 Lot 2 0030 Lariat Road	Change to approved plans – exterior color change New Stucco Color – Porter Dusty Gray (No. 7174-1) New Stucco Accent Color – Porter Marblehead Gray (No. 7175-3), New Metal Color – CMG Charcoal Grey Wood & Stone remain as previously approved
Robison Residence Filing 4 Block 2 Lot 46 0008 Foal Circle	Change to approved plans – stone chimney with metal cap Gray Ashlar Stone

