

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
August 17, 2017**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, August 17, 2017, 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 August 3, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the August 3, 2017, meeting minutes as presented.

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| <b>Saltcat Residence</b>                | <b>Filing 2 Block 4 Lot 45</b> | <b>Final Review</b>                |
| <b>Jeff Manley, Martin Manley Arch.</b> | <b>0547 Rawhide Road</b>       | <b>New Single Family Residence</b> |

Jeff Manley presented updated plans for a new single family residence. All stucco has been removed from the house and it is now horizontal and vertical wood siding and stone. Due to soils it is no longer slab on grade, but will have 4' spread footers. There will be no exposed concrete at the base of the house and where there is it will be painted to match the material adjacent to it. It was noted that the west garage wall appears to be a long, blank wall and should be broken up somehow. The plans also include a glass garage door as that is what buyers like. The proposed residence is 3,047 sq ft and 3,049 sq ft are allowed on the site.

- Vertical Wood Siding – 1 x 6 rough sawn in Porter Paints Semitransparent Stain in Ebony (No. 913)
- Horizontal Wood Siding – 1 x 6 rough sawn in Porter Paints Semitransparent Stain in Teak (No. 730)
- Trim & Fascia – rough sawn in Porter Paints Semitransparent Stain in Ebony (No. 913)
- Stone – Chopped blue/grey dry stack with gray sandstone wall caps to match
- Windows – Black Aluminum Clad
- Roof – Standing Seam Metal in Burnished Slate (SR31)
- Lights – Modern Forms WS-W5019-BZ
- Path Lights – Hinkley 1518BZ

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

- a. The final plans shall indicate a maximum head height of 5' in the crawl space.
- b. Windows shall be installed in the west wall of the garage and they shall appear to be composed with the windows above.
- c. No blank concrete will be exposed at the foundation of the house.
- d. Green construction fencing shall be installed and maintained during construction.
- e. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.

- f. Final approval shall be granted upon receipt of \$13,250 for the Design and Construction Site Compliance Deposit and \$1,250 in fees to SPOA (\$250 for the Site Observation Fee and \$1,000 Administrative Fee.)

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.

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| <b>Sulak/Bombard Residence</b><br><b>Ann Darby, Architect</b> | <b>Filing 3 Block 1 Lot 2</b><br><b>0177 Chaparral Road</b> | <b>Change to Approved Plans</b><br><b>Exterior Material Change</b> |
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John Perkins, on behalf of Ann Darby, presented plans to replace existing wood elements with stucco and the new elements would continue to be sided in wood. The Committee requested a color board showing the proposed color of the stucco.

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

- a. The final stucco color shall be approved by the Architectural Consultant prior to installation.
- b. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.

A motion was made to approve the proposed change to approved plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the proposed change to the approved plans subject to the condition 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 17<sup>th</sup> day of August, 2017, at 9:35 AM.

**STAFF APPROVALS**

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| <b>Thornton Residence</b><br>Filing 4 Block 4 Lot 3<br>0440 Winslow Road | Remove two aspen trees |
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| <b>Ankerholz Residence</b><br>Filing 2 Block 4 Lot 34<br>0331 Rawhide Road | Repaint body of house Buff (SW7683) and trim Dark Clove (SW9183) and re-roof with Davinci in Espresso |
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| <b>Pierce/Fenstermacher Res.</b><br>Filing 3 Block 1 Lot 7<br>0110 Lariat Road | Reduce size of master bedroom deck and expand living room window |
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| <b>Zeno/Cavanaugh Res.</b><br>Filing 4 Block 4 Lot 5<br>0490 Winslow Road      | Re-roof with Davinci in Tahoe and repaint body of the house in Benjamin Moore Arborcoat in Rustic Taupe |
| <b>Snyder Residence</b><br>Filing 2 Block 2 Lot 15<br>0021 Stagecoach Road     | Repaint Sage Green (SW2851) and Chestnut (SW3524)   |
| <b>Schaeffer/Bain Duplex</b><br>Filing 2 Block 2 Lot 26<br>0031 Stetson Drive  | Remedial deck repair and stair replacement  |
| <b>McColl Residence</b><br>Filing 4 Block 1 Lot 36<br>0081 Corral Road         | Repaint Springfield Sage (BM510), Sterling Forest (BM518) and Cypress Green (BM509)                     |
| <b>Pelton/Rogers Duplex</b><br>Filing 3 Block 2 Lot 18<br>0981 June Creek Road | Active Energy installing solar panels   |