

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
February 4, 2016**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, February 04, 2016, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Connie Powers, Karen Zavis and Larry Deckard.

The Architectural Consultant, John Perkins, was also in attendance. Alex Coleman was in attendance, as an observer and possible future DRC member.

MEETING MINUTES – The Committee reviewed the December 17, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the December 17, 2015 meeting minutes as submitted.

McCalley Residence Residence John Martin Review	Filing 4, Block 5, Lot 3 0090 Mustang Road	New Preliminary
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John Martin, Architect and Patrick McCalley, homeowner, presented the Preliminary plans to the Committee for their review and the following matters were noted:

- a. It was generally agreed by the Committee that the proposed massing and style of the design for this residence is an appropriate addition to this neighborhood and was generally approvable.
- b. It was noted by the Architectural Consultant that the allowable habitable area being proposed is over the maximum allowed by the Guidelines by approximately 85 square feet and the maximum building height has been exceed by approximately 3.4 feet in the area of an upper level bedroom. (Design Guidelines page 5, Section 2.1 and 2.2).
- c. The Committee felt the proposed greenhouse presents several issues associated with the home design. The primary objection is the potential for having a light source that is not approvable per the Guidelines. Secondly, the proposed design of the greenhouse is not perceived as an integrated element of the home; rather it is viewed as an added-on, pre-manufactured component, placed on the very visible south facing side of the property. (Design Guidelines page 29, Section 3.13)
- d. Exterior details such as the window and door trim were discussed and the applicant informed the Committee that these items would be detailed in the drawings as wood trim vs. stucco.
- e. A massing model or 3D computer model is required to be submitted for final approval.

The matter is tabled per the Applicant's request.

**Boam&Sacks/Rubenstein Duplex Filing 1, Lot 21B
Landscape/Exterior**

**Sherry Dorward
Improvements**

0098 Charolais Circle

Sherry Dorward, Landscape Architect, representing Boam & Sacks, presented the proposed landscape and exterior improvements to the Committee for their review and the following matters were noted:

- a. The driveway on the Boam & Sacks side of the duplex will be replaced due to concrete cracking and will be slightly reconfigured to allow for easier maneuvering, all within the allowable lot setbacks. It is strongly suggested that if the entire property's driveway is not replaced (both sides of the duplex) that the new concrete should match the existing gray color.
- b. The main entry to the home will be reconfigured with a heated concrete walk and seating benches near the entry door. The benches will be finished in stucco, to match the existing home unless another option is proposed and approved by the duplex partner.
- c. A gas fire pit will be added to the proposed flagstone patio on the southwest side of the property.
- d. The existing exterior lights are not in compliance with the Guidelines, and must be down light. Cut sheets are required for all new and replacement exterior light fixtures, including the path lighting. (Design Guidelines page 29, Section 3.13)
- e. Detail drawings for all new constructed elements are required and colors and materials are to match the existing, unless approved by duplex partner.
- f. A \$5,000 Design and Construction Compliance deposit is required. \$4,500 will be returned after completion of all approved work and \$500 is retained by SPOA as an administrative fee.
- g. The Duplex Owner Written Approval Letter needs to be updated and re-signed to reflect the date and details of the final drawings.
- h. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

A motion was made to grant final approval to the exterior/landscape improvements, 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.

DISCUSSION ITEMS:

**Vossler Residence
Structure
Connie Vossler**

**Filing 3, Blk. 1, Lot 24

121 Chaparral**

Unapproved

Connie Vossler was present to discuss an unapproved structure that was under construction on the east side of the property, behind the existing garage. A letter from SPOA, dated in December 2015 was sent via USPS certified mail and email, requiring that Ms. Vossler stop any further work on the structure and present documentation of this work to the DRC for review and approval. The letter from SPOA was not received by the homeowner, and was returned to SPOA. Ms. Vossler indicated she had not received such letter or email, therefore, she was provided with a copy of the letter at today's meeting.

Ms. Vossler indicated that she was not aware that DRC approval was required for a storage shed such as the structure that was under construction.

The Committee advised Ms. Vossler that storage sheds and other temporary structures similar to what was under construction are generally not approvable, and referred her to the Singletree Design Review Guidelines. The Committee indicated that an addition to her property requires compliance with the Guidelines, including adherence to setback requirements, validation of habitable square foot and site coverage requirements, as well as design integration with the existing structure.

The Committee strongly recommended that Ms. Vossler engage a designer/architect for professional guidance on this project, as well as prepare an application for an addition to the property, including detailed architectural drawings, as required by the Guidelines. Ms. Vossler agreed to prepare an application, which she further agreed would be submitted to the Architectural Consultant by March 10, 2016, for review at the regularly scheduled DRC meeting on March 17, 2016.

**Conceptual Proposed Residence-Winslow/Foal Road
Alex Coleman, Builder**

Alex Coleman was present to discuss and obtain guidance from the Committee on conceptual design elements related to the development of Lot 46, on the corner of Winslow Road and Foal Circle. He was present on behalf of the purchaser of the property (under contract; not yet closed).

The Committee suggested that Mr. Coleman refer to section 2.6 of the Design Review Guidelines that reads in part, that new homes should relate with the context of the neighborhood and adjacent homes. In particular, homes on Foal Circle (including the Winslow portion of the circle) are to be designed in a manner consistent with the Southwest styling of the homes in that area.

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 4th day of February 2016.