

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
June 18, 2015**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, June 18, 2015, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Larry Rogers, Karen Zavis and Charlie Dolan.

MEETING MINUTES – The Committee reviewed the June 4, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 4, 2015 meeting minutes as submitted.

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| Coleman Residence | Flg. 2, Blk. 2, Lot 30 | Conceptual Review |
| Alex Coleman & Bill Nutting | 123 Howard Drive | New Construction |

Alex Coleman and Bill Nutting presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The Committee felt that the revised design of the home was effective in solving the former massing concern of the 2-car garage.
- b. The Committee felt that the long east/west ridgeline is problematic, and suggested that the design be studied for alternatives that would break this up.
- c. The Committee also felt the flat roof form of the Master Bathroom area on the front east side of the home needs additional study. It was suggested by the Committee that this singular flat roof was out of character with the other roof forms and that using a shed roof would be more appropriate.
- d. The Applicant should reconsider the east-facing wall of the garage, as its current design is a long expanse of uninterrupted stucco. The Committee suggested that adding windows to the garage and upper level bedrooms and bathrooms would be very helpful in breaking up the currently solid wall.
- e. The Committee suggested that the windows on the west elevation could be further developed.
- f. The Committee suggested the Applicant review the garage access and consider how vehicles will turn around in the driveway, in order to avoid having to back into the street to exit the property.
- g. The proposed stucco color sample is too light and a color board with actual color chips, window frame colors and roof finish must be submitted.
- h. The proposed landscape plan needs to be supplemented with shrubs and ornamental trees to soften the connection between the house and the ground and the Committee recommend that the Applicant should consider reducing the amount of sod in favor of a native grass mix.
- i. The Applicant was directed to the Guidelines, and the checklists contained therein, to review the requirements for a complete application with regards to the design documents.

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.

NOTE:

The following two agenda items were brought to the meeting for the input of the DRC. These projects were both unrepresented at this meeting.

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| Gardner Residence | Flg. 2, Blk. 2, Lot 27 151 Howard Drive | Conceptual Review Exterior stair/awning |
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The Committee reviewed the conceptual plans for a new exterior stair and awning addition to the existing residence and the following matters were noted:

- a. Design for stair is approvable pending additional information, including detailed drawings.
- b. Detail of proposed handrail was not included. New handrail should match the existing handrail detail on the home currently and all new finishes are to match existing and need to be indicated.
- c. Detail of the structural elements of the new stair are required and shall include all framing sizes, whether open risers or closed, riser height, tread length and floor to floor height of finished stair and pad material at base of stair.
- d. Non-compliant exterior lighting to be updated.
- e. Sample of proposed awning material is required for final 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.

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| Foster Residence | Flg. 2, Blk. 2, Lot 29 135 Howard Drive | Conceptual Review New entry pergola/door |
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The Committee reviewed the conceptual plans for a new exterior entry pergola and entry door relocation to the existing residence and the following matters were noted:

- a. Design of the pergola and relocated exterior door is approvable pending additional information, including detailed drawings.
- b. Dimensions and sizes are required of framing members for the proposed pergola, new terrace and entry area where the existing wood deck is being removed.
- c. Details are required of the new entry door.
- d. Non-compliant exterior lighting to be updated.
- e. A landscape plan is required indicating all revisions to the site and any new plant materials.
- f. All new materials to match existing finishes of home.

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.

ADDITIONAL MATTER - Unscheduled

**Dickerson Duplex
Ryan Dickerson**

**Flg. 2, Blk. 5, Lot 14
323 Longhorn Road**

New duplex construction

Ryan Dickerson, along with his wife and architect requested a brief, impromptu session with the Committee to highlight the changes that the Dickerson's are proposing after having met with the Committee on 6/4/15. The proposed revisions were generally well received by the Committee, but were not reviewed in detail. The Applicant was advised to verify compliance with the Site Coverage requirements of the Guidelines (Section 2.1; page 5). No action was taken by the Committee.

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 18th day of June 18, 2015.