

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
August 6, 2015**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, August 06, 2015, at 8:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, Larry Deckard, Connie Powers, Larry Rogers and Karen Zavis. The Architectural Consultant, John Perkins, was also in attendance.

**MEETING MINUTES** – The Committee reviewed the July 2, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the July 2, 2015 meeting minutes as submitted.

**Lauterbach Duplex**

**Flg. 3, Blk. 3, Lot 19  
621 Singletree Road**

**Final Review**

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

- a. All of the street facing deck columns should have a similar orientation of their rectangular bases and column shape.
- b. Additional detail is required on mechanical vents as venting is not allowed to protrude from the face of the building and is to be painted to match adjacent building color. (Design Guidelines Section 2.14 page 16)
- a. Details are required for the electrical meter concealment and must be indicated on the plans and elevations. (Design Guidelines Section 2.18 page 19)
- c. Details are required of the fastening technique for the proposed exterior metal paneling.
- d. Additional shrubs are required to soften the berms along the driveway entrance.
- e. Any changes to the approved plans need to be approved by the DRC prospectively.
- f. The Design and Construction Site Compliance Fee and Landscape Deposit will be \$14,500.
- g. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above. For final design review sign-off, a complete set of plans per the Design Guidelines must be submitted (Design Guidelines page 51, Section 9) including the Construction Management plan and the Design and Construction Compliance Fee deposit.

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.

**Lockhart Residence  
John Martin**

**Flg. 2, Blk. 5, Lot 2  
0040 Prairie Circle**

**Conceptual/Preliminary  
New SF Construction**

John Martin along with Kim and Doug Lockhart presented the conceptual/preliminary plans to the Committee for their review and the following matters were noted:

- a. Indicate on the floor plan that the crawl space will have a finished height of 5' or less.
- b. Details are required for the metal sunshade on the south elevation of the house.
- c. Color board will be submitted at the next meeting and indicate roof material and reflectivity.
- d. Note on plans that all mechanical flues, etc. are to be painted to match adjacent building color. (Design Guidelines Section 2.14 page 16).
- e. Snow storage strategy is to be indicated on the site plan.

- f. Indicate on the floor plan that the third garage bay cannot be made into living space.
- g. The proposed fire pit must be gas and comply with Eagle County Building Department regulations.
- h. Indicate the height of the proposed privacy wall on the south side of the home and detail the proposed stone cap.
- i. A 3D model will be required at the next review.
- j. Indicate the existing and proposed grade line on all exterior south elevations.

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.

**Lozano Residence**  
**Rick Hermes**

**Flg. 2, Blk. 1, Lot 17**  
**0241 Rawhide Road**

**Conceptual/Preliminary**  
**New SF Construction**

John Perkins presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The project intrudes into the building setbacks.

The matter is tabled due to the design intruding into the setbacks.

**Iverson Residence**  
**Billy Iverson**

**Flg. 2, Blk. 2, Lot 20**  
**0140 Howard Drive**

**Railings/Colors/**  
**Garage Doors**

Billy Iverson presented the plans for the new trellis, garage door header and railing and the new proposed colors to the Committee for their review and the following matters were noted:

- a. The existing roof is asphalt shingles and must be replaced with an approvable roofing material if replacement is being considered. (Design Guidelines Section 2.9 page 12).
- b. The proposed trellis is approvable and details are required indicating materials, connections and dimensions.
- c. Details of the proposed garage door header and new configuration are required.
- d. The proposed additional concrete path is to match the existing concrete.
- e. Details are required of any new railings and manufactured products such as Trex products are not approvable for the handrail portions of any deck.
- f. Any changes to the approved plans need to be approved by the DRC prospectively.
- g. A \$3,000 Design and Construction Compliance Fee deposit is required. \$2,500 will be returned after completion of all work and \$500 is retained by SPOA as an administrative fee.
- h. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

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

**RESOLVED** to approve the plans subject to the conditions outlined above.

**Zeno Residence**  
**Mike Zeno**

**Flg. 4, Blk. 4, Lot 5**  
**0490 Winslow Road**

**Preliminary/Final**  
**New front porch design**

Mike Zeno presented the preliminary/final plans to the Committee for their review and the following matters were noted:

- a. The proposed front porch remodel will include 3 stone piers, timber framing and a new hammered iron flat black metal handrail.
- b. Details and dimensions are required for the new stone piers, support structure and roof overhangs, etc.
- c. A color sample for the standing seam metal roof is required and a detail of the proposed handrail.
- d. Dimensions for the concrete path are required to indicate its connection to the existing driveway.
- e. The finished deck material will be 2' x 6' redwood.
- f. Any changes to the approved plans need to be approved by the DRC prospectively.
- g. A \$3,000 Design and Construction Compliance Fee deposit is required. \$2,500 will be returned after completion of all work and \$500 is retained by SPOA as an administrative fee.
- h. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

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

**RESOLVED** to approve the preliminary/final plans subject to the conditions outlined above.

**Under Contract**  
**Larry Rogers**

**Flg. 3, Blk. 5, Lot 33**  
**0141 Saddle Drive**

**Deck Addition/  
Window Change**

Larry Rogers presented the conceptual plans to extend the existing deck in front of the Living Room and utilize an open metal handrail on that deck; replace the existing set of divided light casement windows in the Living Room with a fixed clear picture unit; and, install a new air-conditioning unit under the existing deck.

This application is being made to determine if the proposed revisions are approvable after purchase of the property. If the applicant purchases this side of the duplex and would like to pursue these changes, then a 'Duplex Owner Written Approval letter' will be required.

Final approval of the proposed changes will be conditional on the visual appearance of the property as a whole, and the consistent use of materials on both sides of the duplex.

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

**RESOLVED** to approve the conceptual plans subject to the conditions outlined above.

**Gardner Residence**  
**John Perkins**

**Flg. 2, Blk. 2, Lot 46**  
**0151 Howard Drive**

**Conceptual Review**  
**Ext. stair re-design**

The project is tabled due to a lack of information.

The request to eliminate windows on the east elevation is tabled and the applicant/applicant's representative is reminded that they need to bring modifications in approved plans or new proposed improvements to the Committee prospectively for approval.

<b>Graham Residence</b>	<b>Flg. 4, Blk. 2, Lot 46</b>	<b>Guideline Discussion</b>
<b>LuAnn Graham</b>	<b>1480 Winslow Road</b>	

LuAnn Graham requested a discussion with the Committee to discuss how the Singletree Design Guidelines affect the design of a proposed home on her lot (currently for sale) at the corner of Winslow Road and Foal Circle. The primary discussion centered on Section 2.6 page 8 of the Guidelines which refers to the design of a new home within the context of an existing neighborhood.

<b>Lewis Residence</b>	<b>Flg. 3, Blk.1, Lot 16</b>	<b>ILC Review</b>
<b>John Perkins</b>	<b>140 Chaparral</b>	<b>Height verification</b>

John Perkins reported that the ILC survey for this property under construction indicates that the foundation of the building is within the site setbacks and that the framing of the highest portion of the roof structure is within the maximum height allowable. (Design Guidelines Section 2.2 page 5).

**STAFF APPROVALS:**  
**Verratti**

<b>Verratti</b>	<b>Flg. 4, Blk. 5, Lot 14</b> <b>0111 Mustang Road</b>	<b>Color Change</b>
<b>Carrington/Doggett Duplex</b>	<b>Flg. 1, Lot 42</b> <b>0181 Hackamore</b>	<b>Window Well with</b> <b>Cover</b>
<b>Sunderland Residence</b>	<b>Flg. 3, Blk. 3, Lot 4</b> <b>0190 Singletree Road</b>	<b>New roof/stone/color</b>
<b>Obrian Residence</b>	<b>Flg. 3, Blk. 2, Lot 25</b> <b>1101 June Creek Road</b>	<b>Landscape Improv.</b>
<b>Dockery Residence</b>	<b>Flg. 4, Blk. 2, Lot 18</b> <b>0070 Honda</b>	<b>Final/Dormer</b> <b>&amp; Structural</b>
<b>Kizer Residence</b>	<b>Flg. 2, Blk. 3, Lot 22</b> <b>0135 Buckboard</b>	<b>Remedial Structure/</b> <b>Deck Extension</b>
<b>Guy/Chapman Duplex</b>	<b>Flg. 3, Blk. 2, Lot 42</b> <b>0740 June Creek Road</b>	<b>New wood roof/Guy</b> <b>half of duplex</b>
<b>Cantwell/Talbot Duplex</b>	<b>Flg. 4, Blk. 2, Lot 42</b> <b>0021 Foal Circle</b>	<b>Patio/dry creek bed/</b> <b>Cantwell half of Duplex</b>
<b>McClurg/Goldy Duplex</b>	<b>Flg. 4, Blk. 5, Lot 38</b> <b>1480 Winslow Road</b>	<b>Remedial Structure/</b> <b>New Window</b>

**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 6<sup>th</sup> day of August, 2015.