

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
December 20, 2018**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, December 20, 2018, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the November 15 2018, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the November 15, 2018, meeting minutes as presented.

The December 6, 2018, meeting was cancelled due to a lack of agenda items.

Trotter Residence	Filing 1 Lot 67	Conceptual Review
Jim Buckner, Architect	0855 Charolais Circle	Single Family Remodel & New Habital Area

Jim Buckner presented plans to reallocate Habital Area from one area of the home to the main living area and relocate the fire place out of the home’s southern view corridor. The proposal is to close in an existing loft area with a head height over 5’. The DRC expressed concern that closing in an area does not actually remove the Habital Area. They suggested removing the loft in its entirety and create a full ceiling height in the kitchen area or find another permanent solution to remove the Habital Area from the existing loft. The applicant was reminded new exterior lights will need to be dark sky compliant.

The Committee reviewed the plans and a motion was made to table the Conceptual Plan. By motion duly made and seconded, it was unanimously

RESOLVED to table the Conceptual Plan subject to resolution of the plan to relocate existing Habital Area.

Greenberg Residence	Filing 4 Block 3 Lot 9	Conceptual Review
Russell Gies, Architect	0260 Mesquite Drive	Single Family Remodel

Russell Gies presented plans to create a flat yard area with stepped boulder walls and 6” x 6” pressure treated lumber, replace and expand the existing decks, add a 6’ diameter spiral staircase from the deck, replace the three top floor south facing window groupings, and replace the existing living room doors and windows with new floor to ceiling trapezoid windows and door. Existing windows are small and do not full advantage of the views. The DRC suggested reevaluating the use of trapezoid windows as they do not exist elsewhere on the house. Consider alternatives to the proposed arrangement of the trapezoids windows and door. The

15' evergreen on the west side of the property. The parapets will be updated but not increased in height. The house is approximately 28' tall. The plan involves adding new Habital Area on the south façade on both the main and upper levels. The plan proposes to fill in an existing crawl space on the lowest level to allow for the new Habital Area. There was discussion about the inclusion of the crawl space as existing Habital Area. The DRC requested documentation showing the space in question was deemed Habital Area in 1995, and that John Perkins verify the space's head height. The plan anticipates maintaining the existing roof as much as possible and new roofing will match existing. Windows and doors will be dark bronze metal, anticipate one stucco color, one stone type and one wood siding color. Questions related to the design include:

- Design treatment of the west wall. It is proposed to be wood and it appears as a very large mass.
- New exterior lights should be dark sky compliant.
- Provide more detail on the glass and steel railings.

The DRC is concerned about the implications of relocating crawl space area to Habital Area. This would substantially change the bulk and mass of homes in Singletree. The DRC would like SPOA and BCMD to be involved in this decision as it substantially changes the PUD.

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

- a. Evaluate the treatment of the west wall.
- b. A clear determination of the existing crawl space as Habital Area is required before the DRC takes any action on this application.

The Committee reviewed the plans and a motion was made to table the Conceptual Plan. By motion duly made and seconded, it was unanimously

RESOLVED to table the Conceptual Plan subject to resolution of the plan to relocate existing Habital 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 20th day of December 2018, at 10:35 AM.