

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
July 18, 2019**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, July 18, 2019, 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.

**There was no meeting on July 4, 2019.**

**MEETING MINUTES** – The Committee reviewed the June 20, 2019, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the June 20, 2019, meeting minutes.

<b>Kennedy Residence</b>	<b>Filing 2 Block 2 Lot 8</b>	<b>Final Review</b>
<b>Maggie Fitzgerald, Architect</b>	<b>0181 Stagecoach Road</b>	<b>New Deck with Trellis</b>

Maggie Fitzgerald, Architect, and Jeff Kennedy, Owner, presented plans to add a new deck and trellis on the south side of the house. An existing concrete patio will be replaced as well. The deck rails will be wood with horizontal metal cables and a wood cap. No other railings exist on the house today. There are no setback concerns with the proposed new deck. Existing rail road ties will also be replaced with boulder walls and additional aspen trees will be planted. The Committee expressed concern about the proposed clear coat on the wood and the maintenance and wear that shows without staining the wood. The Committee also commented how nicely the trellis softens the southern façade of the house. By motion duly made and seconded, it was unanimously

- a. The Architectural Consultant may approve the final plans subject to submittal of the full bodied stain color that matches the belly band on the house.
- b. Final approval shall be granted upon receipt of \$3,000 for the Design and Construction Site Compliance Deposit and \$750 in fees to the SPOA (\$250 for the Site Observation Fee and \$500 Administrative Fee.)

**RESOLVED** to approve the Final Plan subject to the conditions outlined above.

<b>Budman Residence</b>	<b>Filing 4 Block 2 Lot 34</b>	<b>Conceptual Review</b>
<b>Lauren Smith, Contractor</b>	<b>0171 Foal Circle</b>	<b>Roof Mounted A/C Units</b>

Lauren Smith, contractor, presented plans to place two mini splits on the roof of the house because the house is surrounded by gravel and there is no way to screen them on the ground. Placement on the ground also requires conduit to run up the entire side of the house. The

Committee expressed concern about establishing a precedent by allowing placement of the condensers on the roof and they do not believe that is appropriate. By motion duly made and seconded, it was unanimously

- a. The air conditioning units shall not be placed on the roof.
- b. Consider placing the air conditioning units on the ground at interior corners and penetrating the parapet walls rather than going up and over the walls.

**RESOLVED** to table the Conceptual Plan subject to the conditions outlined above.

<b>Gunter/Kilzer Duplex</b>	<b>Filing 2 Block 3 Lot 2</b>	<b>Preliminary/Final Review</b>
<b>Keegan Winkeller, Architect</b>	<b>0020 Buckboard Road</b>	<b>Exterior Remodel &amp; New Roof</b>

Keegan Winkeller, Architect, and Micheal Gunter and Bill Kilzer, Owners, presented plans to reskin and re-roof the existing duplex. Existing stucco will be replaced with new dark grey stucco and there will be two different wood stains used, and the new tongue and groove soffit will be stained a light grey color. All windows, new and existing, will be stained dark bronze. On the west side of the duplex the existing cultured stone will remain in place, it will be removed on the east side of the duplex and replaced with stucco. The garage doors will match with a dark bronze color. It is acknowledged that structural deficiencies may be identified and repaired during construction. The front doors will be stained to match each other, but will be different styles. The east side of the duplex will add a pergola stained to match the dark wood color. Deck rails exist in only one location and will be dark bronze tube steel.

Standing Seam Metal Roof, flashing, Gutters & Downspouts	Sheffield Metal Dark Bronze
Timber Rafters and Fascia	Painted to match Dark Bronze Metal
Window Cladding & Exterior Steel	Painted to match Dark Bronze Metal
Stucco Wall Finish	Smooth finish in Benjamin Moore Iron Gate (BM1545)
Wood Siding – Lite	5” tongue & groove ship lap wire brushed custom color
Wood Siding – Dark	5” tongue & groove ship lap wire brushed custom color
Light Fixtures	Home Decorators LED Outdoor Wall Sconce (No. IZC1691L-2)

By motion duly made and seconded, it was unanimously

- a. All chimney flues are painted.
- b. Final approval shall be granted upon receipt of \$13,500 for the Design and Construction Site Compliance Deposit and \$1,250 in fees to the SPOA (\$250 for the Site Observation Fee and \$1,000 Administrative Fee.)

**RESOLVED** to approve the Final Plan subject to the conditions 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 18<sup>h</sup> day of July, 2019, at 9:37 AM.

**Staff Approvals –**

**Kissinger/Quintana Duplex** Replace cedar shakes with Sheffield Standing Seam Metal roof in Dark Bronze  
Filing 1 Lot 8  
0128 Hackamore Road

**Tomball/Roeland Duplex** Remove an evergreen and an aspen tree  
Filing 3 Block 3 Lot 14A  
0475 Singletree Road

**Pixley Residence** Remove two aspen trees  
Filing 2 Block 1 Lot 22  
0110W Rawhide Road

**Blume/McCain Duplex** Replace all windows with new white clad windows to match existing  
Filing 2 Block 6 Lot 22B  
0433B June Creek Road

**Copertino Residence** Repaint – all colors to match existing  
Filing 4 Block 1 Lot 41  
1541 Winslow Road

**Budman Residence** Install air conditioning condensers on the ground with piping and conduit locations at inside corners, per PSI submitted plan  
Filing 4 Block 2 Lot 34  
0171 Foal Circle

**Power Residence** Install split rail fence within backyard setbacks  
Filing 4 Block 3 Lot 14  
0111 Mesquite Drive

**Blume/McClain Duplex** Replace windows to match white/beige cladding on Unit A as close as possible  
Filing 2 Block 6 Lot 22B  
0433 June Creek Road

**Sherman Residence** Remove one cottonwood tree that has damaged the sewer line  
Filing 4 Block 3 Lot 1  
0080 Mesquite Drive

**Meyer/Varma Duplex** Remove one cottonwood and one aspen tree too close to the structure  
Filing 4 Block 3 Lot 23S  
1000 Winslow Road

**Trotter Residence**  
Filing 1 Lot 67  
0855 Charolais Circle

Replace cedar shakes with Drex Metals Standing Seam Metal roof in Dark Bronze

**Noble Residence**  
Filing 2 Block 1 Lot 10  
0031 Conestoga Circle

Replace existing log railings with new log railings to match removed railings

**Coleman Residence**  
Filing 2 Block 2 Lot 30  
0123 Howard Drive

Restain wood siding same color

**Rosenwald Residence**  
Filing 2 Block 6 Lot 41  
0061 Hereford Road

Replace cedar shakes with Firestone Una-Clad standing seam metal roof in Aged Zinc (0.24 QOR)