

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
August 7, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, August 07, 2014, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

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

**MEETING MINUTES** – The Committee reviewed the July 17, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the July 17, 2014 meeting minutes as submitted.

**Lewis Residence  
Miller Lewis**

**Flg. 3, Blk. 1, Lot 16  
140 Chaparral**

**Preliminary/Final Review**

Miller Lewis and Jay Carlson presented the plans to the Committee for their review and the following matters were noted:

- a. Stair details must match what is depicted on the elevations with regards to the railing supports.
- b. An egress window on the East Unit Master Bedroom is required.
- c. Specifications for the glazing and the metal on the garage door are required.
- d. The bottom of the drainage swale on the West side of the property needs to be sod (min. 3 ft. wide) for erosion control.
- e. It was suggested to conceal the utility meters in a recess into the garage walls in addition to the proposed planted areas.
- f. There is to be a note on the drawings indicating that all exposed mechanical venting will be painted out to match the adjacent building color.
- g. Note on drawings the final color of all concrete at on grade terraces.
- h. An ILC is required at completion of framing to verify maximum building height and building location on site relative to property lines and setbacks.
- i. Details on the metal sunshade are required.
- j. Construction Management Plan details are to be added to a reproducible drawing in the set of construction documents.
- k. The Design and Construction Compliance Deposit shall be \$14,500 and the \$250 Site Observation Fee will be collected at the time when the Final documents are submitted to the Architectural Consultant.
- l. It was noted to the applicant that any exterior changes to the approved design need to be submitted to the Singletree DRC before commencing with any changes to the project.

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.

**NOTE:** John Perkins is authorized to verify that all of the above detailed conditions have been fulfilled before plans the plans are stamped and are then available for submission to the Eagle County Building Department for permitting purposes.

**MacDonald Duplex**  
**Melissa MacDonald Nelson**

**Fig. 4, Blk. 1, Lot 24N**  
**30 Filly Drive**

**Parking Expansion**  
**Setback Exception**

Melissa MacDonald Nelson presented the proposed parking expansion and the proposed conversion of a window to a door on the North side of the unit to the Committee for their review.

The applicant is requesting a variance of the Singletree setback requirements for additional parking on the north side of the driveway. The DRC considered the approval of this variance due to the hardship circumstances of access to the garage and the steep hillside on the front elevation of the North unit of this duplex property.

A motion was made to approve the variance of the setback requirement for the addition of the proposed parking area, provided that the maximum length of the space is 35 feet, which includes the tapered portion nearest the home as indicated on the submitted drawing. The design is intended to permit the parking and maneuvering of 1 vehicle only. The parking area surface is to be an open-celled product which allows the planting of grass inside it and that the necessary proposed boulder retaining walls are to be no more than 4'-0" in height.

The conversion of a window into a door on the north side of the house was also approved.

A motion was made to approve the parking expansion and window conversion; subject to the conditions outlined above by motion duly made and seconded it was unanimously

**RESOLVED** to approve the parking expansion and the window conversion subject to the conditions outlined above.

**Kunst Residence**  
**JMP Architects**

**Fig. 4, Blk. 1, Lot 13**  
**161 Palomino**

**Material Change**

The builder, Tony Bishop, submitted the material and color changes to the Committee for their review and the following matters were noted:

- a. Removal and replacement of the existing stucco with board and batten on the lower level of the home as indicated in the drawings furnished by John Perkins was approved. The solid color stain for the new wood siding will be Behr Coffee ST103. The new wood stair and balustrade is to be painted with Behr's solid color stain Cordova Brown SC104.
- b. All exterior lights must be down lights and cut sheets are required and can be submitted to John Perkins for approval.

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

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

**Spangler Residence**  
**Phillipe Courtois**

**Fig. 4, Blk. 3, Lot 21A**  
**960 Winslow Road**

**Exterior Changes**

Rob Spangler and Phillipe Courtois presented sketches for proposed revisions to the above referenced duplex property which includes: 1) modifications to the existing front entry (removal of the entry gable

roof, a revised window fenestration above the entry, a new entry door and new stone stairs to grade); 2) replacement of the existing kitchen door; 3) changing the stain color of the trim and fascias to Behr Cordova Brown SC104 on the entire duplex; and 4) the installation of new metal cable railings on the exterior decks of both sides of the duplex.

The applicant was requested to have his Architect prepare a more complete graphic presentation of all proposed changes to the front entry (Item 1. Above), so that the DRC and the duplex neighbor could review and approve the proposed revisions to the entry.

A motion was made to approve: 1) the paint changes to the trim and fascias on both sides of the duplex; 2) the replacement of the existing deck railing to a metal cable railing on both sides of the duplex that will be powder coated black; and 3) the replacement of the entry and kitchen doors as depicted in a cut sheet presented during the meeting. The proposed buyer of the attached duplex (sale to close in approximately 10 days) has approved these changes.

**RESOLVED** to approve the paint changes to the trim and fascia of the duplex, the replacement of the existing deck railing to a metal cable railing that will be powder-coated black, and the replacement of the entry and kitchen doors as depicted in a cut sheet presented during the meeting.

#### **DISCUSSION ITEMS:**

**Daniels/Rosenbach Residence** – The Committee reviewed the ILC for the completed home and agreed that the finished project is within the site setbacks. Mr. Perkins will be visiting the project to conduct the completed construction inspection as a request for the refundable deposit has been received. It was noted that the landscaping for the project appeared incomplete at this time.

**Dowling Residence** - The Committee reviewed the ILC for the completed framing of the home and agreed that the finished project footprint is within the site setbacks and that the maximum building height is within the Guideline requirements, and therefore the foundation portion of the refundable deposit is eligible for release to the homeowner.

**Schwartz/Eggers Residence** – Mr. Perkins indicated that he would be doing an inspection for compliance with the approved plans and the refund of the compliance deposit at the residence, which was for exterior changes related to landscaping, drainage and tree removal.

**Armistead/10<sup>th</sup> Mtn. LLC** – As a result of questions raised by neighbors, the DRC requested that Mr. Perkins visit the site and determine that the installed fencing is within the setback lines in accordance with the Design Guidelines as well as the approved plans.

**Insull/Kisker Duplex** - It was brought to the attention of the DRC that the previously discussed ‘wall’ on the west side of the duplex is in fact a ‘storage shed’. The addition of this structure was not approved, and in fact is not approvable in its current design.

After discussion by the DRC, it was agreed that this non-conforming condition must be addressed by the Applicant prior to submittal for final approval of the revisions/additions to the west side of the duplex. At a minimum, the Applicant is to be directed to demonstrate to the DRC that: 1) said structure is within the property setbacks; and 2) that the Site Coverage maximums have not been exceeded by the addition of this structure. In addition, it will be required that the east elevation of the structure is enclosed and that

access to the utility meters is maintained. The Applicant will be directed to provide detailed drawings related thereto, indicating that all materials are to match the existing structure or the proposed materials for the remodel and modifications currently pending approval.

**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 7<sup>th</sup> day of August 2014.