

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
August 6, 2020**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, August 6, 2020, at 8:30 am, via GoToMeeting.

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 July 16, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 16, 2020, meeting minutes.

Bennett Residence	Filing 4 Block 1 Lot 47	Final Review
Phil Bennett, Owner	0121 Morgan Drive	Master Bedroom Addition

Phil Bennett, owner, and Gabby, designer, presented update plans to the proposed master bedroom addition. The Committee felt the new proposal was more in keeping with the architecture of the house and the removal of the upper level deck was a better look. They commented that the new garage door felt too wide for the space and a 5’ door should be considered, with the arch above the door increased to look more consistent with the existing garage door. The Committee commented that the timber braces on the house should be continued on the new front porch. Following discussion, by motion duly made and seconded, it was unanimously

- a. Increase the arch over the new garage door and paint it to match the other garage door.
- b. Add timber braces to match the existing braces on the new front porch, at the shoulders.
- c. Final approval shall be granted upon receipt of \$5,000 for the Construction 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 above.

Meynier Residence	Filing 1 Lot 69	Final Review
Melissa Brandrup, Architect	0811 Charolais Circle	Addition, Re-Roof & Alteration

Melissa Brandrup, architect, explained her clients would like to add a master suite to the home while preserving as many of the trees as possible. An additional storage area with 8’ head height will be added under the new master suite area. They also plan to re-roof with a standing seam metal roof in dark bronze and replace all the windows with new windows clad in dark

bronze. The garage door will also be replaced with a wider glass garage door. Current Habitable Area is 3,456 sq ft and an additional 860 sq ft is allowed. The proposed master suite addition is approximately 790 sq ft.

Stucco	Benjamin Moore Windsbreath (981)
Fascia & Trim	Benjamin Moore Havana Coffee (N210-7)
Wood Beams & Columns	Espresso Stain
Standing Seam Metal Roof	Dark Bronze
Windows	Jeld Wen Sitrine Dark Bronze
Patio	Colorado Buff
Garage Door	Horizontal Distressed Wood
Stone Veneer	To match existing

The Committee listened to the presentation and reviewed the proposed plans presented for the addition, re-roof, and exterior alteration. Following discussion, by motion duly made and seconded, it was unanimously

- a. The new storage area is considered Habitable Area if it has a head height of 5' or greater.
- b. No fencing is allowed in setbacks.
- c. Confirmation of the window cladding as either Chestnut or Dark Bronze.
- d. Final approval shall be granted upon receipt of \$7,500 for the Construction 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 above.

Addis Residence	Filing 4 Block 1 Lot 16	Conceptual/Preliminary Review
Mike Suman, Architect	0050 Palomino Road	New Construction

Mike Suman, architect, presented plans for a new single-family residence. The plans show flat and low-slung roof forms with the body of the home being stucco. The design takes advantage of the north and northeast views and space between the existing homes. The lower level walks out on grade and due to topography, the upper level will also walk out on grade. The driveway will be between 8% and 9% and will require an extension of the existing culvert. There will be three garage bays plus two additional parking spots in the driveway. The window cladding and horizontal deck rails will be black metal. Currently working on a plan to screen the window in the master bathroom.

Allowable Habital Area	6,648 sq ft
Proposed Habital Area	5,059 sq ft
Allowable Site Coverage	6,648 sq ft
Proposed Site Coverage	3,450 sq ft

The Committee listened to the presentation and reviewed the proposed plans presented for a new single-family residence. The Committee commented on the site plan that utilizes the topography nicely. Following discussion, by motion duly made and seconded, it was unanimously

- a. Concern was expressed about the proposed driveway grades.
- b. Consider adding posts at the entryway.
- c. A complete final submittal is required for final review and approval.

RESOLVED to give conceptual and preliminary plan approval subject to the conditions 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 6th day of August 2020, at 10:15 AM.