

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 4, 2021**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 4, 2021, at 8:30 am, via GoToMeeting.

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

MEETING MINUTES – The Committee reviewed the February 18, 2021, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 18, 2021, meeting minutes.

Treat Duplex	Filing 2 Block 5 Lot 17	Conceptual Review
Ron Preston, Architect	0351 Longhorn Road	New Construction

Sandy Treat, Owner, and Ron Preston, architect, presented Conceptual plans to construct a new duplex. Allowed Habitable Area is 5,009 sq ft and 4,954 sq ft is proposed. The plans are designed to take advantage of Arrowhead and Game Creek Bowl views. Materials proposed include stucco on the lower level with wood siding on the upper level and stone on the chimneys and at the entrance. Both garage doors face the street and are off set approximately 20 feet and the standing seam metal clad roof forms are shed roofs to give the duplex a more modern appearance.

The Committee expressed concern about the massing of the duplex units and the mirror image. The roof forms appear to come together awkwardly at the party wall as well as at the entryways and garage roof forms. The Committee suggested studying rotating one of the garages, varying the window patterns and materials. Concern was noted that the elevations should be enriched and not just have the existing elements changed around to address the mirror image. The trim detail should be cleaned up and ensure the belly band relates to the rest of the design. Ensure windows and their placement on the east and south side of units take full advantage of the views. Consider a cantilevered section of the units over the sloping lot but beware of the height limit.

The Committee listened to the presentation and reviewed the proposed plans. Following the discussion, by motion duly made and seconded, it was unanimously

- a. Revise the massing of the duplex to address the mirror image.
- b. Study orienting one of the garages away from the street to change the massing.

- c. Ensure the design details relate to the overall design.
- d. No hammerheads, extensions of driveways or parking areas shall be constructed within the setbacks of any lot.

RESOLVED to table Conceptual Approval subject to the conditions above.

**F-Wave Synthetic Roofing Shingles
Consideration of a New Roofing Product**

Scott Daigle, Metro Construction

Scott Daigle, Metro Construction, presented F-Wave Synthetic Roofing Shingles in Hand-Split Shake. They are a Class A fire rated synthetic shingle designed to look like cedar shakes. They come in two colors: Castlewood Brown and Mountain Cedar. They are comparable in price to Euroshield and less expensive than DaVinci and CeDur. The Committee listened to the presentation and following the discussion, by motion duly made and seconded, it was unanimously

- a. DRC members will review the samples in-person prior to the March 18, DRC Meeting.
- b. SPOA Board members will be asked to review the product and provide their feedback prior to any DRC decisions being made.

RESOLVED to table a decision subject to the conditions above.

McFadden Residence	Filing 3 Block 2 Lot 57	Conceptual Review
John Perkins, Architect	0720 June Creek Rd	Exterior Alteration & New Habitable Area

John Perkins, architect, presented revised plans to add approximately 300 sq ft of new Habitable Area, expand the existing deck, replace the front door, and garage door, and change the exterior colors. The plans show the new Habitable Area on the northwest corner of the house with a reverse angle roof form, appearing almost as a flat roof with scuppers on both sides for drainage. This creates a dramatic new north elevation, the goal being to add some “pop” to the existing home. Exterior materials in this area are contemplated as horizontal wood siding. The ceiling in the new area will slope from 9’ to 11’. On the west elevation two 10’ accordion doors will be added to increase natural light in the space. New exterior colors will include a darker stucco on the lower portion of the house and a lighter color stucco above a new belly band. The Committee expressed concern about the reverse angle roof form over both the new deck and living area, it appears to be tacked on.

The Committee listened to the presentation and reviewed the proposed plans. Following the discussion, by motion duly made and seconded, it was unanimously

- a. Consider making the roof over the deck and new living area a flat roof so it appears more integrated.

- b. Along with the flat roof, consider siding the new Habitable Area in stucco so again, it appears more integrated with the existing home.

RESOLVED to grant Conceptual 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 4th day of March 2021, at 9:50 AM.