

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
May 6, 2021**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, May 6, 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 April 15, 2021, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 15, 2021, meeting minutes.

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

John Perkins, architect, presented plans for a 300 sq ft living room addition with a 1¼:12 low pitched metal roof. The 25’ deck extension will be covered with a new metal roof that contains recessed can lights. The deck rails will be horizontal light metal railings with black metal posts in 5’ increments. The addition is proposed to be stucco painted Iron Ore with a fry reglet trim piece at the corner and the two new deck doors will be clad in black metal. Metal panels will be added around the doors to create a transition back to stucco. Existing soffit will be replaced to match all new 1 x 6 tongue and groove soffit. New windows will be clad in black, and all existing windows will be painted black to match. New garage doors and front door will be clad in black with glazing. New stucco colors will be Sherwin Williams Essential Gray (SW6002) and the base stucco color will be Sherwin Williams Iron Ore (SW7069).

Existing Habitable Area	3,159 sq ft
Proposed New Habitable Area	<u>300 sq ft</u>
Total Proposed Habitable Area	3,459 sq ft
Maximum Allowed Habitable Area	4,029 sq ft

The Committee listened to the presentation and expressed concern about the proposed change in materials in plane and/or at outside corners. There is concern that this will be visible from across the drainage along Singletree Road and they would like to see all the details in a rendering for confirmation. Following the discussion, by motion duly made and seconded, it was unanimously

- a. Consider dropping the window banding at the living room addition.
- b. Consider wrapping the entire addition in metal around the north side to cleanup the stucco to metal transition.

- c. Or study eliminating the metal cladding and make the entire addition the dark stucco color.
- d. Provide a rendering showing the details of the addition exterior for confirmation of design.

RESOLVED to grant Preliminary approval subject to the conditions above.

DUPLEX ROOF MATERIALS DISCUSSION

At the April 27, SPOA Board Meeting, the SPOA Board requested the DRC consider options to potentially allow for duplex units to have cedar shake roofing on one-half of the duplex and another material on the other half of the duplex.

The DRC reviewed photos and discussed a home in Arrowhead where one-half of the duplex has cedar shakes and the other half of the duplex has a synthetic roofing material. There are concerns about the appearance of the two materials on the same roof plane as well as the metal flashing that sticks up in between the two materials. Arrowhead allowed this condition because cedar shakes are no longer allowed to be replaced.

There are concerns that this creates a dangerous precedent on duplexes using consistent building materials and that the appearance of mis-matched duplexes in communities along I-70 is a cautionary example. If this were to be allowed there would need to be a mechanism to ensure the roofing materials ultimately matched again.

Discussion about no longer allowing cedar shakes took place due to wildfire danger and the long-term viability of the cedar shakes. If cedar shakes were eliminated as a roofing material consideration should be given to being able to repair or replace a percentage of an existing cedar shake roof.

Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to table any recommendation to the May 20, DRC Meeting to allow for further review and discussion.

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 May 2021, at 9:35 AM.