

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
January 5, 2012**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, January 05, 2012, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, George Haller, Larry Peterson, Karen Woody and Connie Peterson.

The Architectural Consultant, John Perkins, and the Community Manager, Kim Ahmad, were also in attendance.

**MEETING MINUTES** – The Committee reviewed the October 6, 2011 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the October 6, 2011 meeting minutes as submitted.

**MJL Duplex**

**Lot 43, Blk. 1, Flg. 4  
21 Morgan Drive**

**Conceptual Review**

Mike Lauterbauch presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The proposed project clearly exceeds the allowable square footage. Using Garage space for areas typically associated with habitable living space is not permitted, (i.e. Laundry facilities.)
- b. The proposed dual driveway is not permitted.
- c. The two garages being "front loaded" presents more of a commercial look than a residential appearance. It was suggested that the applicant reconsider the plans so as to permit one of the garages to be "side loaded" while using a single entrance drive
- d. The most significant issue in the conceptual presentation was the failure to address the contextual relationship of the proposed duplex to the other homes and duplexes at the entrance to Morgan, as well as adjacent, and to the rear of the subject Lot. Those existing homes range from somewhat traditional southwest stucco design to a more contemporary iteration of a southwest home. By contrast, the proposed structure presented gables and shed roof forms as opposed to the parapets and the flat roofs associated with south western homes.
- e. The rear elevation of the proposed project lacked architectural interest and needs more study to develop a more acceptable facade.
- f. The overall window sizing and placement seemed to have been selected using stock windows as opposed to developing a rhythm and a window fenestration that related to a comprehensive design.

The matter is tabled per the applicant's request.

**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 5th day of January 2012.