

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
April 19, 2012**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, April 19, 2012, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Larry Rogers, George Haller, Karen Woody, Connie Powers and Charlie Dolan. The Architectural Consultant, John Perkins, and the Community Manager, Kim Ahmad, were also in attendance.

**MEETING MINUTES** - The Committee reviewed the April 5, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the April 5, 2012 meeting minutes as submitted.

**Lauterbach Duplex**

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

**Conceptual Review**

Mike Lauterbach and Steve Ridden presented Conceptual Plans to the Committee for their review and the following matters were noted:

- a. The two street facing garage doors have been recessed approximately 3 feet from the wall surface to create more shadow and the Applicant discussed the possibility of installing berms and landscaping to hide the garage doors and to soften their appearance from the street view.
- b. The massing of the home was commented on as not being sympathetic to the existing homes in the neighborhood.
- c. Mr. Rogers stated that the Committee is encouraged by the direction of the Applicant but commented that some of the ideas regarding the overall massing described by Mr. Riden are not expressed in the 3 dimensional presentation of the massing. It was suggested by the Committee to reduce the mass at the east and west ends of the building and resolve the stark 2 story massing at the party wall of the units.
- d. The main entries of each unit in the duplex as presented were under-developed and need further consideration; they currently appear more as an afterthought.
- e. More articulation between the two homes was suggested in addition to varying the window fenestrations so as not to appear as a mirror image.
- f. Steve Ridden acknowledged the comments of the Committee and agreed to address those in his next application. Specifically the comments on the building massing, main entries and garage door orientations.

**NOTE:** Doug Talbot, a neighbor was in attendance.

**Legg Residence**

**Lot 15, Blk. 2, Flg. 2  
21 Stagecoach Road**

**Final Review**

Andy Halminski, Mike Rodenak and JoEllen Legg presented the preliminary plans to the Committee for their review and the following matters were noted:

- a. All new exterior materials will match the existing materials pending final exterior color selections by the Applicant on or before May 31, 2012.
- b. All exterior lighting is to be down light and cut sheets are required. (Section 3.13)
- c. Green netted plastic construction fencing is required and must be delineated on the site plan. (Section 6.7).
- d. The deposit will be \$5,000.00 and \$500.00 will be retained by SPOA as an administrative fee.

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.

**Coleman Residence**

**Lot 18, Flg. 1  
20 Stagecoach**

**Roof Framing Review**

Alex Coleman presented the revised Roof Framing Plans and Building Section to the Committee for review. Applicant demonstrated how the drawings were corrected from the previously approved set of drawings and indicated where the revised structural roof trusses are to be installed over new Garage area providing a final ceiling height of less than 5'-0" in this area. The adjoining neighbors, Mr. and Ms. Alleman had concerns regarding the newly constructed garage roof line adjacent to their home which does not conform to existing roof pitches. After construction, Mr. Coleman and the Alleman's will choose where an evergreen tree (a minimum 6 ft.) will be planted by Mr. Coleman to conceal the roof line.

The Committee reviewed and approved the revised Structural and Architectural plans and the revised plans will be inserted into the already approved drawings which are on file.

**NOTE:** Ms. Powers recused herself from voting.

**Whitten Residence**

**Lot 23, Blk. 5, Flg. 2  
210 Longhorn**

**Gas Line Installation**

In a separate matter; Mr. Coleman is installing a new section of underground gas line to this residence. Applicant is required to restore all disturbed turf, paved and/or drainage areas created by the installation of the gas line. A deposit of \$1,500.00 will be required and \$250.00 will be retained by SPOA as an administration fee.

**Stitt Residence**

**Lot 53, Blk. 2, Flg.  
800 June Creek Road**

**Preliminary Review**

Robert Thornton and Ned Stitt presented the Preliminary Plans to the Committee for their review and the following matters were noted:

- a. Landscaping on the west elevation is required to soften the west elevation. The Applicant explained that Eagle County has requested a defensible area of 25 ft. on the west elevation since it is rated moderate for fire danger. Mr. Stitt will check with the county regarding this issue.
- b. Green plastic netted construction fencing is required and must be indicated on the site plan. Erosion fencing is required on the east and west elevation as noted by Mr. Perkins' red line notes on submitted plans. (Section 6.7)
- c. Main entry bridge details are required and final design to be similar to the house deck.
- d. Final handrail details are required.
- e. Deciduous trees must be a minimum of 2 ½" caliper. 4 additional evergreens (6' minimum) are required.
- f. A 2 ½" thick minimum stone veneer cap is required.
- g. Trex material is not to be used on the deck railings as indicated in the current detail.

- h. Chimney cap details are required.
- i. The Applicant was asked to reconsider color selections and to verify the reflectivity of the “Drex” metal roof to insure the lowest reflectivity since the color palate was generated from the roofing color. It was noted that there is a great contrast in color choices in the submitted stucco color vs. the trim/window/roof colors.

A motion was made to approve the Preliminary Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Preliminary Plans subject to the conditions outlined above.

**Biegler Duplex**

**Lot 34A, Blk. 1, Flg. 4  
141 Corral Road**

**Deck Plans**

Jan Biegler and Brownell Bailey presented Conceptual Plans of Deck remodeling and window/door additions to the Committee for their review. Caryl Erickson, the duplex partner was present and stated the she had concerns about the final design of the remodel. Mr. Rogers suggested that Ms. Erickson visit the architect for the project so that she can review the materials and plans and sign off on the project so the Applicant can proceed. The status of the project is still conceptual until the Applicant returns for preliminary review.

#### **STAFF APPROVAL REPORT**

**Varley Residence**

**Lot 63, Flg. 1  
482 Charolais**

**New Replacement window/door**

**Walder Residence**

**Lot 32, Flg. 1  
133 Charolais**

**Split rail fence**

**Beltracchi Residence**

**Lot 22, Blk. 4, Flg. 2  
141 Stetson**

**Concrete removal/lawn  
replacement**

**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 19<sup>th</sup> day of April, 2012.