

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
January 20, 2022**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, January 20, 2022, at 8:30 am, via GoToMeeting.

The members present were David Viele, Larry Deckard, Larry Rogers, Mike Suman, and Patrick Scanlan.

**MEETING MINUTES** – The Committee reviewed the December 16, 2021, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the December 16, 2021, meeting minutes.

<b>Tullman Residence</b>	<b>Filing 3 Block 2 Lot 55</b>	<b>Conceptual Review</b>
<b>Greg Macik &amp; Ivan Gonzalez, TAB</b>	<b>0760 June Creek Road</b>	<b>New Habitable Area &amp;</b>
<b>Warren &amp; Matt Tullman, Owners</b>		<b>Exterior Alteration</b>

John Perkins was not present, and Nina Timm made a brief introduction to the proposed project that includes new Habitable Area and exterior alteration. The proposed project does comply with Habitable Area, site coverage and height limits. John Perkins, Singletree’s Architectural Consultant, noted concern about the lack of roof overhang on the north side at the addition, an awkward transition between the garage and addition, lack of construction fending shown on the plan, and that the window fenestration lacked rhythm and continuity.

Ivan Gonzalez, TAB Associates, provided an overview of the proposed addition and exterior alterations. The plan is to remove the existing stucco planters at the entryway and replace them with a gable roof to enhance the entryway and add Habitable Area to accommodate a father-in-law suite and a space for an au pair. Additionally, the plan is to add wood siding in certain areas to break up the existing stucco, add a new standing seam metal roof, and update the color palette to make it more contemporary. The proposed addition is attempting to maximize living area by using a shed roof form and no roof overhang in the area. The new windows will be peppered steel color and existing windows will be painted to match.

The Committee commented that the proposed entryway is going to be a snow and rain shedding issue and that there are too many things going on with the east facing roof lines. The proposed entryway structure appears tacked on, is not substantial enough and does not embrace the existing architectural style of the house. The proposed shed roof at the addition does not embrace the existing architecture and appears awkward. The window pattern appears too random.

Following the discussion by motion duly made and seconded it was

- a. Revise the entryway to make it more substantial and cohesive with the existing architectural style of the house.
- b. There must be an overhang at the addition. There is a disconnect to not have it.
- c. Further study using color and exterior materials to make a more cohesive design.

**RESOLVED** (Scanlan opposed) to table the Conceptual Review 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 20<sup>th</sup> day of January 2022, at 9:05 AM.