

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
February 3, 2022**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, February 3, 2022, at 8:30 am.

The members present were David Viele, Larry Deckard, Mike Suman (by phone), and Patrick Scanlan.

SPOA Board Members Present were Dan Godec, Jennie Longville May, Karen Zavis, George Gregory, and Ariana Burkley (by phone).

**JOINT MEETING WITH SINGLETREE PROPERTY OWNERS' ASSOCIATION BOARD (SPOA) TO DISCUSS THE USE OF WOOD ROOFING MATERIALS AND POSSIBLE AMENDMENT TO THE DESIGN GUIDELINES**

As a result of recent wildfires and reduced insurability the DRC and SPOA Boards met jointly to discuss the continued use of wood roofing (cedar shakes) materials in Singletree. Eagle County continues to allow cedar shake roofs and they can be Class A Fire Rated. It was noted that currently cedar shakes are not necessarily more affordable than some of the other roofing options allowed in Singletree. Roofing material technology is changing rapidly. The DRC periodically considers new roofing materials for use in Singletree with the goal of ensuring any new materials meet the aesthetic of Singletree, are high in quality and durable in this environment. It was agreed that repairs and maintenance of existing cedar shake roofs should be allowed. All homeowners need to anticipate repair and replacement costs for various components of their home and plan accordingly.

Following the discussion, by motion duly made and seconded the DRC unanimously

**RESOLVED** to recommend the SPOA Board amend the Design Guidelines to prohibit the installation of new or replacement wood (cedar shake) roofs in Singletree after May 1, 2023, and to continue to allow for the repair and/or replacement of an existing wood roof up to 25% of a unit's total roof area.

There was a discussion that the east side of Singletree, in particular Lariat and Chaparral, only have one means of egress. There is an existing wildlife corridor under I-70 that perhaps can be improved to provide walking access to the south side of I-70 in the event of an evacuation. It was noted that the town of Avon has approached Singletree about possibly creating an emergency vehicular route via the June Creek trailhead off Singletree Road. This route could allow emergency evacuation from Wildridge in the event Metcalf Road was closed and/or allow first responders to stage emergency crews from Singletree.

SPOA Board members left the meeting.

**MEETING MINUTES** – The Committee reviewed the January 20, 2022, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the January 20, 2022, 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 noted that the new design is an improvement over the previous version. The overhang has been added at the north elevation and the addition roof form is now a gable. Continue to have concern about the roof framing at the east elevation. The three roof plates come together awkwardly. The west elevation deck columns spacing, and proportion could be improved. Additionally, the size of the columns on the east side could be improved. The addition appears to be a separate unit that does not relate to the rest of the house with the only access to the space via the garage. The lot is zoned duplex, but the proposal is not for a duplex and does not comply with the requirements of a duplex.

Ivan Gonzalez, architect, explained that they added back the roof overhang on the north elevation, removed the shed roof over the addition, the plan now has more consistent roof planes, and the window proportions have been updated to relate to the proportions of the existing windows. The entryway addition has been updated with larger columns, planters tying it back to the house, and a gable roof. The addition was specifically designed to not have access from the rest of the house because it is the owner's intentions to have their father live in the space and the goal is to afford him privacy.

The Committee expressed concern that there is no access to the addition from the interior of the home and that it no longer appears to be a single-family floor plan. It is odd to have the only access to a bedroom through the garage. The entry element still appears inconsistent with the rest of the design. Concern about inconsistent fascia on the west elevation was noted and the fascia on the east elevation should be consistent.

Following the discussion by motion duly made and seconded it was

- a. There needs to be interaction between the existing living space and the proposed addition. It currently appears as a second unit on the property.
- b. Ensure that all fascia detail is uniform.
- c. Further study the proposed entryway element to ensure it is consistent with the rest of the design.
- d. A complete Preliminary submittal is required for review.

**RESOLVED** to approve 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 3<sup>rd</sup> day of February 2022, at 10:10 AM.