

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
June 7, 2012**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, June 07, 2012, at 8:45 a.m., at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the May 17, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the May 17, 2012 meeting minutes as submitted.

SPOA BOARD – Bob Drab and Mike Reisinger were in attendance to discuss future requirements regarding duplex improvements. If duplex owners are undertaking an improvement on both sides of the property, the letter requested from the duplex owners must state that both owners must complete the project in its entirety before either owner receives their deposit. It was suggested that legal counsel should be involved to compose this document.

Lauterbach Duplex

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

Preliminary Review

Steve Riden and Mr. and Ms. Lauterbach presented the plans to the Committee for their review and the following comments and matters were noted:

- a. The massing on the conceptual plans does not match the model; there is still a feeling of a ‘mirror image’ between the duplex halves.
- b. The shadows at the entries appear much deeper on the plans from the previous meeting than indicated currently on the elevations and model. The entries appear to have been decreased in size.
- c. The Flat roof detail does not incorporate a parapet and does not work well in a neighborhood of southwest designs. It was agreed that this detail would be revised for the next submittal.
- d. The oversized garages were a concern to several members of the Committee as they could potentially be converted into living space. Mr. Riden agreed to revise.
- e. The main entry of each side of the duplex was noted as being very uninviting and the space was very constrictive adjacent to the entry doors. Mr. Riden acknowledged this comment and assured the Committee that these entries would be resolved in the next application.
- f. The decks are solid walls with a single handrail. The applicant discussed using an open metal handrail design as opposed to the solid wall currently indicated on the elevations and the Committee was open to this suggestion. The decks on the south and west elevations were noted as not being very useful functionally as their width was very constrictive (especially the south, street facing deck). It was noted that the overhang for the west deck was not very effective and out of character with the rest of the home design. Mr. Riden sketched over the plans showing how he will redesign the Dining Room, exterior walls, door to the deck and the deck and roof for the next application.
- g. The proposed corrugated metal roof is not approvable. The applicant has been directed to the “Drex” metal roofing material that is of the lowest reflectivity.
- h. The Applicant would like to increase the window size at south living room.
- i. The Committee is amenable to using two stucco colors but stated that with the degree of changes discussed at this meeting that it is too soon to look at renderings of stucco patterns. A suggestion was offered by Charlie Dolan to consider lowering the finish floor elevation of the house to help with the driveway design, eliminate the need for steps to the main entries and soften the appearance of the

rear of the home (North Elevation). Steve Riden stated that he will consider this in his redesign as well as his own suggestion to remove some of the garage space on the north side of the project on each duplex side and thereby break up the long expanse of that elevation.

The matter is tabled per the Applicants' request.

Dowling Duplex

**Lot 41, Flg. 1
211 Hackamore**

Conceptual Review

The landscape architect, Ric Fields, and the Dowling's presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The proposed plans for the duplex do not fit the lot. (Section 2.5) It was explained to the applicant that the amount of earthwork required to adapt a stock set of house plans to a steep uphill building site was not desirable and a redesign of the house, fitting it to the site was preferred.
- b. The proposed exterior (board and batten) material is an issue and the applicant has been cautioned.
- c. The driveway cut, grading, etc. were discussed.

The matter is tabled at the Applicants' request.

Walder Residence

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

Fence Issue

The Applicant did not appear before the Committee and the matter is tabled at this time.

MPA Trust #3

**Lot 33, Blk. 6, Flg. 2
0110 Hereford Road**

Preliminary Approval

John Martin presented the final plans to the Committee for their review and the following matters were noted:

- a. Stone veneer and cap details are required and need to be adequately noted where they occur on all exterior elevations; i.e. walls and/or column bases.
- b. Entry and deck details are required including size and connections of timbers.
- c. The dimensions and notes of the floor plans are required.
- d. Window well details are required.
- e. Driveway swale details are required.
- f. The roof must be a "Drex" metal roof and the lowest reflectivity is required.
- g. Existing Grade vs. Proposed Grade is required on all Exterior Elevations.
- h. The Committee requests that the shading on the Elevations be removed for final submittal.
- i. Garage door details are required and must be wood clad.
- j. An 8 ½ x 11 color board is required.
- k. Suggestion was made to break up the golf course elevation with a bump out of the corner of the main house mass including windows and dormer.

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.

STAFF APPROVAL:

Boyd Residence

**Lot 10E, Blk. 1, Flg. 4
81 Palomino**

Fence Addition

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 7th day of June, 2012.