

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 17, 2022**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 17, 2022, at 8:30 am, via GoTo Meeting

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

MEETING MINUTES – The Committee reviewed the March 3, 2022, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 3, 2022, meeting minutes.

Harris Residence	Filing 3 Block 1 Lot 18	Final Review
John Martin, Architect	0180 Chaparral Road	New Habitable Area & Exterior Remodel

John Martin, architect, presented the plans. The project originally received final approval in May 2019, the work was not completed, and that approval has since lapsed. The plans include all new exterior materials, increased window sizes on the south elevation, a new roof form and standing seam metal roof over the entryway, and a chimney cap. The new stucco will be a smoother finish. Reconfiguration of an existing mechanical room will increase the Habitable Area by 128 sq ft.

Existing Habitable Area	4,306 sq ft
Proposed New Habitable Area	<u>128 sq ft</u>
Total New Habitable Area	4,434 sq ft

Total Allowed Habitable Area	4,682 sq ft
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Primary Stucco	Benjamin Moore Apparition (No. 860)
Secondary Stucco	Benjamin Moore Meditation (No. AF-395)
Wood Siding	Montana Wood Aquafir Charcoal – Wire Brushed
Door & Window Trim	Benjamin Moore Trailing Vines (No. 1505)
Eave Trim & Garage Door	SW Backdrop (No. 7205), existing
Metal Clad Doors & Windows	Dark Bronze
Stone Veneer Column Piers	Colorado Buff Strip w/ matching cut stone cap
Exterior Wall Sconces	Miseno MLEL2200CHBR

The DRC commented that the proposed changes from the previous approval were improvements. Following the discussion, by motion duly made and seconded it was

- a. Three sets of stamped plans and a \$10,000 Compliance Deposit are required for final review and stamp from the Architectural Consultant.

RESOLVED to approve the Final Review subject to the condition above.

Mayo Residence	Filing 4 Block 2 Lot 35	Conceptual/Preliminary Review
Millie Aldrich, Architect	0161 Foal Circle	Full Exterior Remodel

Millie Aldrich, architect, presented plans for a complete exterior remodel of an existing southwest style home. All windows and garage doors will be replaced using the same openings, except the glass block windows will remain. All southwest wood details and railings will be removed. The rounded patios will be squared, the entryway will be updated, and the stucco will be painted. A clear grain horizontal wood siding will be added at the entryway along with a new stucco wall and front door. New glass railings will be installed at all decks, the new windows will be clad in black, as well as the new glass and metal garage door. New wall sconces are also proposed along with recessed cans at the entryway and upper deck. There will be a new stucco patio wall along the south elevation. A 10” black metal parapet cap is proposed across the entire house.

The DRC is concerned about the application of the proposed 10” metal parapet cap. It will likely “oil can” as well as be very difficult to install at the curved sections of the house. Following the discussion, by motion duly made and seconded it was

- a. All exterior light fixtures shall be dark sky compliant.
- b. Consider reducing the height of the metal parapet cap or looking at sheets of metal for the detail.
- c. Evaluate the challenges of glass deck rails with an unheated deck.
- d. A complete final submittal is required for review.

RESOLVED to approve the Preliminary Review subject to the condition above.

Lidback Residence	Filing 3 Block 1 Lot 25	Conceptual Review
Pavan Krueger, Architect	0180 Chaparral Road	New Habitable Area & Exterior Remodel

Pavan Krueger, architect, presented plans to remodel the exterior of the existing home, add a third single car garage bay, and add approximately 1,060 sq ft of Habitable Area. The existing garage will be demolished and replaced with a new garage with living area above it. The plan also calls for the removal of three trees. Concrete and rebar will also be added to the existing wood foundation. All windows will be replaced, and the trapezoid windows will be eliminated. The garage addition will go to the setback line but will not encroach in it. All new roof forms will be 2:12 pitch and be dark bronze standing seam metal to match the existing roof.

Existing Habitable Area	2,647 sq ft
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Proposed New Habitable Area	<u>1,060 sq ft</u>
Total New Habitable Area	3,707 sq ft
Total Allowed Habitable Area	4,900 sq ft

The Committee noted the addition is well integrated into the existing house and the new materials are a nice enhancement. The site plan will need to indicate all roof overhangs as they cannot intrude into the setbacks. Following the discussion, by motion duly made and seconded it was

- a. Please indicate all roof overhangs on the site plan to confirm they do not encroach into any setbacks.
- b. A complete Preliminary Submittal is required for review.

RESOLVED to approve the Conceptual Review subject to the condition 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 17th day of March 2022, at 9:35 AM.