

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
May 5, 2022**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, May 5, 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 April 7, 2022, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 7, 2022, meeting minutes.

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| Mayo Residence | Filing 4 Block 2 Lot 35 | Final Review |
| Millie Aldrich, Architect | 0161 Foal Circle | Full Exterior Remodel |

Millie Aldrich, architect, presented updated plans that addressed the DRC’s concerns from the March 17, 2022, meeting. The proposed sconces are dark sky compliant; the deck rail hardware will carry the glass deck rails 4” up from the decking to allow for drainage, and the parapet cap has been reduced to 3” tall.

The DRC discussed that the parapet cap could be bent rather than segmented to go around the curves of the house and that may be a better installation solution as well as the grading and number of risers at the entryway. It was clarified that grading is not changing and the number of risers will remain the same.

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 Plans subject to the condition above.

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| Abel Residence | Filing 2 Block 3 Lot 12 | Conceptual Review |
| John Perkins, Architect | 007 Shotgun Circle | New Entryway & Deck Rail |

John Perkins, architect, presented plans to create a new entryway on the north unit of the duplex. The current entryway is an enclosed unfinished wood structure, and the owner would like to create a new one. The proposed new front door would be where there is an existing window, there would be an over-framed dormer and new entry stairs would be added. The existing structure would remain with the door openings filled in with stucco. The current entryway counts as Habitable Area and site coverage and that would not change.

The owner is exploring options for new metal deck railings with his duplex partner. If they cannot agree on new metal railings, then the new stairs and railing will be built with heavy timbers.

The Committee asked if other changes than the new entryway were being proposed to the structure. It was noted that no other changes are proposed, except possibly all new deck railings on both halves of the duplex. Following the discussion, by motion duly made and seconded it was

- a. Railings must match on both halves of the duplex.
- b. All built improvements must be within the setbacks.
- c. Consider wider than a 4' staircase if it is going to be constructed from wood.

RESOLVED to approve the Conceptual Plans subject to the condition above.

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| Suman Residence | Filing 2 Block 5 Lot 4 | Conceptual/Preliminary Review |
| Mike Suman, Architect | 0020 Prairie Circle | New Habitable Area & Exterior Remodel |

Mike Suman, architect and owner of the property, presented plans to add 134 sq ft of new Habitable Area and a complete exterior remodel. A new protected entry way will be added with a closet above the addition on the second level. The existing wraparound sunscreens will remain. The wood from the garage doors and storage closet will be carried on the addition, and the stucco will be redone with two colors. All windows will be replaced with new black clad windows, some window sizes to be increased from existing. The plan also includes adding a trellis at the kitchen windows and a chimney cap. All deck rails will be replaced with new three-eighths inch horizontal rails painted black. An indented reveal will be added in the stucco for visual interest. The existing driveway is very narrow and has a bit of a curve. It will be replaced with a new 21' wide straighter asphalt driveway that remains out of the setbacks.

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| Allowed Habitable Area | 3,060 sq ft |
| Existing Habitable Area | 2,925 sq ft |
| Proposed Habitable Area | 3,059 sq ft |

The DRC commented on how well the proposed update is to a great modern designed home. They also noted the new entryway appears well thought out. There was a question about the soffit at the entry and it was noted that it would stucco. There was also a question about the window eyebrow detail at the entry. Following the discussion, by motion duly made and seconded it was

- a. A complete Final Submittal is required for final review.

RESOLVED to approve the Preliminary Plans 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 5th day of May 2022, at 9:11 AM.