

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
May 18, 2023
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, May 18, 2023, at 8:30 am, via GoTo Meeting.

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

MEETING MINUTES – The DRC reviewed the April 20, 2023, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 20, 2023, meeting minutes.

**Adelman Residence
Pavan Krueger, Architect**

**Filing 4 Block 4 Lot 7
0540 Winslow Road**

**Conceptual/Preliminary Review
Deck Expansion, Storage, and
Exterior Remodel**

Pavan Krueger, architect, presented plans to replace all windows, update all exterior finishes, expand an existing deck, expand the paved driveway, create a new storage area, and update the landscaping. The home is currently all white stucco, and the new plan shows black clad windows, taupe stucco, and new cedar siding with a warm stain. New dark sky light fixtures will also be installed. The new exterior will be a more modern expression with stucco on each side of the home and cedar siding on the center form. A single new garage door is also proposed. The Committee encouraged a warmer, darker stucco color.

The proposed driveway expansion is within the setbacks. The Committee expressed concern about the amount of paved area proposed in front of the house and suggested looking at grass Crete or sandstone pavers in the proposed expansion area.

A pergola is proposed over the new deck that will walk out on-grade. A new artificial turf area will be created adjacent to the new patio and will flow into a native grass area. Existing retaining walls will remain. The plan is to remove all trees that are determined to be in poor health. The Committee encouraged looking at adding new landscaping to screen the large expanse of driveway in front of the house. The Committee noted that the proposed use of artificial turf was done in a well-defined way.

Following the discussion, by motion duly made and seconded it was unanimously

- a. Provide a plan demonstrating the turning radius in the driveway.
- b. Propose replacement landscaping in areas where trees are being removed.

- c. Please submit a separate Tree Removal Application to better understand what trees are proposed to be removed.
- d. Please provide more design details about the proposed pergola.
- e. A complete Final submittal is required for Final review.

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

Cole Residence Alicia Davis, Architect	Filing 4 Block 4 Lot 3 0440 Winslow Rd	Final Review New Habitable Area & Exterior Reno
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Alicia Davis, architect, presented final plans for new Habitable Area and exterior renovation. The final plans have removed the proposed garage area addition as well as a constructing a new garage. The drainage issues will be addressed differently. The footprint of the house remains the same. All stone veneer has been eliminated from this plan. The new landscape plan shows a hot tub on the deck and fencing around the property. It was noted that all fencing as well as a trampoline must be within the setbacks.

The Committee encouraged exploring darker/warmer stucco color and requested a sample of the Eider White be painted on site and approved by the Architectural Consultant prior to completing the painting. The Committee also asked for further detail to ensure that colors match on the same planes.

Primary Stucco Color	Eider White (Sherwin Williams No. 7014)
Secondary Stucco Color	Iron Ore (Sherwin Williams No. 7069)
Window Cladding	Black
Metal Roof	Charcoal Gray
Soffit and Cedar Siding	Clear Light Stain
Exterior Light Fixture	Hinkley Atlantis in Satin Black
Garage Door	Horizontal Cedar

Following the discussion, by motion duly made and seconded it was unanimously

- a. Need to review proposed stucco colors on-site prior to stucco being painted.
- b. Need the metal roof reflectivity quotient to ensure it is not too shiny.
- c. Final approval will be granted upon receipt of a \$10,000 Compliance Deposit.

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

Swift Residence Trish Marcine, Architect	Filing 3 Block 1 Lot 26 0081 Chaparral Rd	Conceptual/Preliminary Review New Habitable Area & Deck Addition
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Trish Marcine, architect, presented plans for an elevator addition on the back side of the home, a new bedroom and bathroom, as well as an addition to the existing front deck to include a gas fireplace. 76 sq ft of new Habitable Area is being added under a shed roof. All materials will match existing.

The Committee encouraged matching the wood slats to the house color to make it blend in more and they questioned if the proposed stone base made sense with the existing structure. The proposal seems “tacked on” and not consistent with the existing house. Explore a design with a roof pitch consistent with the house.

Following the discussion, by motion duly made and seconded it was unanimously

- a. A garage addition may be more functional than the proposed carport.
- b. Roof and siding details should match the existing home.
- c. A carport should be integral with the design of the home.
- d. The carport cannot be a space where stored items can be seen – a garage without a door.
- e. Further study drainage issues between existing garage and proposed carport.

RESOLVED to table the Conceptual/Preliminary Plans subject to the condition above.

Gaylord Residence	Filing 2 Block 1 Lot 4	Final Review
Lauren Gaylord, Owner	0045 Rawhide Road	New Exterior Staircase & Deck

The owner was not present at the meeting. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to table the Final Plan.

DISCUSSION ITEMS

Holzman Residence	Filing 2 Block 4 Lot 28
Request for Full Window Replacement on One-Half of a Duplex with Different Color Cladding	

The owner of one-half of a duplex would like to replace their windows with new darker clad windows than exist on both halves of the duplex currently. The Committee noted that the Design Guidelines require duplexes to have an integrated and cohesive design and contrasting window cladding cannot be approved.

For any consideration of this request, a complete application would need to be submitted including photos of the whole duplex and a rendering showing how the two colors of window cladding would look next to each other.

Stevens Residence	Filing 2 Block 6 Lot 14
Request for Yard Path Uplighting	

A landscape plan has been submitted with low stone walls that include small down facing path lights.

The Committee discussed that if the proposed lights have a solid top cap and cast light downward rather than outward, they would be approvable.

ADJOURNMENT – There being no further business to come before the DRC, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the regular meeting of the Singletree Design Review Committee this the 18th day of May 2023, at 10:55 AM.