

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
March 11, 2010**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, March 11, 2010, at 8:00 a.m., at the Singletree Community Center, Edwards, Colorado.

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

**MEETING DATES CHANGE REQUEST** – Due to conflicting schedules, Mr. Gregory requested to move the DRC meeting dates from the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of the month to the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month. The Committee members had no objection to the change.

**MEETING MINUTES** – The Committee reviewed the February 11, 2010 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the February 11, 2010 meeting minutes as submitted.

**Marcellot Residence**

**Lot 9, Blk. 4, Flg. 4  
0580 Winslow Road**

**Discussion**

Ms. Marcellot was present to explain to the Committee why the garage addition was not constructed according to the approved plans of August 13, 2009. After hearing of personal circumstances which have significantly occupied Ms. Marcellot and how the changes came into existence, the Committee requested that Ms. Marcellot have the project architect, Mike Hazard, meet with Mr. Perkins and submit new drawings for the following: the north side of the fascia on the east elevation of the new garage (the location where the gable end had been clipped); the south elevation where the cedar siding is to be terminated; the detail of the termination and the location of the scored lines in the stucco below the cedar siding. Ms. Marcellot was also requested to provide a photograph to the DRC, via Mr. Hazard, showing the pattern and mortar joints, (if any) of the Colorado buff stacked sandstone and how it will be laid on the bases of the planters and the porch pillars.

Ms. Marcellot indicated she intended to install “uplighting” in the planters and there was a brief discussion of the provisions set out in the Design Guidelines. (All exterior lighting should direct light downward... Guideline 3.13). After the discussion it was suggested that if Ms. Marcellot wanted to install lighting for the same areas (planting beds and the corners of the new garage addition) that the lights could be installed in the soffit of the garage gable thus directing the light “downward”. Ms. Marcellot was also advised that any new exterior lighting fixtures had to be submitted and approved prior to installation. Accordingly, a request for the submittal of specification sheets or “cut sheets “ was made for any exterior lighting fixtures. Ms. Marcellot noted each of the issues and indicated she would have Mr. Hazard prepare new drawings, and that he in turn would present them to Mr. Perkins.

The matter is tabled at this time per the applicant’s request.

**Dumas Duplex**

**Lot 43, Blk. 5, Flg. 4  
0181 Pinto Drive**

**Approval Extension**

The Dumas project has not commenced (no work, no excavation – the Lot remains undisturbed). In light of the fact that the Project Approval is only good for one year from the date of the DRC Approval, the applicant requested an extension of the time period during which construction can commence.

A motion was made by Karen Woody to grant the Dumas duplex project a one year extension until March 11, 2011 to commence construction. Larry Rogers seconded the motion and discussion followed. By motion duly made and seconded, it was unanimously

**RESOLVED** to grant the Dumas duplex a one year extension.

**Bennet Residence**

**Lot 16, Blk. 5, Flg. 3  
0347 Longhorn Road**

**Final Review**

Mr. Perkins presented revised drawings and photographs of the area where the existing solarium is to be removed and a new conventionally constructed addition is proposed to be built. The window configuration was altered to eliminate mull strips which would have been at eye level thus obstructing the owners view to the south. After various questions about materials, the gabled element and the dimensions, a motion was made by Larry Rogers to approve demolition of the existing solarium and the reconstruction of the gabled bay which will extend 4 feet to the south of the main south elevation. All new materials, colors and finishes are to match the existing materials. The motion was seconded by Karen Woody. Thereafter it was

**RESOLVED** to approve the demolition of the existing solarium and the reconstruction of the proposed gabled bay which will extend 4 feet beyond the existing main south elevation. All new materials, colors and finishes are to match the existing materials.

**Buick/Tyler Duplex**

**Lot 19, Blk. 1, Flg. 2  
0140 Winsow Road**

**Preliminary Review  
Additions**

The architect for the project, Jennifer Buck, and the owner, Rusty Buick, presented the preliminary plans for the east portion of the duplex that included adding a 3<sup>rd</sup> garage bay and relocating the main side entry door to the front of the home. The new entry will include a covered porch area along the east elevation which will wrap around the existing bay and utilize the same roofing material proposed for the garage addition. The applicant also proposes to substantially revise the south elevation by eliminating the large “solarium “ effect of the existing windows thus making the interior of the spaces more usable. The allocation of square footage issues between the duplex owners as well as site coverage were discussed.

The applicant was advised that a letter from the adjoining property owner acknowledging their approval must be submitted before further action can be taken. Accordingly, the presentation resulted in a general discussion of how the application could be improved while recognizing the economic concerns of the applicant.

**Johnson Residence**

**Lot 25, Blk. 5, Flg. 2  
0240 Longhorn Road**

**Conceptual Plans for  
PV Solar Installation**

Mr. Johnson is requesting to add fourteen 3’ x 5’ photovoltaic solar panels to the centered south facing hip portion of the roof of his home. The Committee requested detailed drawings of the installation of the panels and a photo of the home and roof as it presently exists.

The applicant proposes to re-shingle the just the front hip portion of the roof where the panels will be installed and the new wood shingles will match the existing roof material. There was general discussion of the reflectivity of the panels, the height they would protrude above the existing plane of the roof area where they are proposed to be installed and the “saw tooth” pattern that will result as their edges move up the roof hips. The Committee requested that the application of the panels be as tight to the roof as possible. A motion was made to conceptually approve the p.v. solar panels subject to the submittal of drawings depicting the mounting system and the profile of the final panel edging detail.

**RESOLVED** to conceptually approve the installation of the photovoltaic solar panels subject to the applicant submitting detailed drawings depicting the mounting system and the vertical profile of the final panel edging detail.

**Danyluk Residence**

**Lot 48B, Filing 1  
31 Hackamore**

**Tile Addition**

The Applicant requests the installation of porcelain tiles on the flooring of the exterior covered front entry and to revise the “Duplex/Owner’s Consent Letter. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the porcelain tiles on the flooring of the exterior covered front entry and to revise the Duplex/Owner’s Consent Letter per Ms. Danyluk’s request.

**NOTE:** The Product line for the porcelain tiles is ‘Durango’ and the color is ‘Sand’.

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

**RESOLVED** to adjourn the Regular Meeting of the Singletree Design Review Committee this the 11<sup>th</sup> day of March, 2010.