

**DSINGLETREE DESIGN REVIEW COMMITTEE**  
**MEETING MINUTES**  
**February 15, 2024**  
**Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, February 15, 2024, at 8:30 am, via GoTo Meeting.

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

**MEETING MINUTES** – The DRC reviewed the January 18, 2024, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the January 18, 2024, meeting minutes as amended.

**0240 Singletree Road**  
**Maggie Fitzgerald, Architect**

**Filing 3 Block 3 Lot 6**  
**0240 Singletree Road**

**Conceptual Review**  
**New Duplex Construction**

Maggie Fitzgerald, architect, and Peter VanDyke, owner, presented revised plans for a new duplex. Since the previous submittal the two units have been pulled closer to the road. Eagle County requires the two driveway cuts be at least 50' apart from one another. The amount of site coverage has been reduced, the primary bedrooms remain on the first floor of living space, with the remaining bedrooms on the lower level that walks out. The mechanical rooms have been moved under the garages. The upper level is now cantilevered out.

The Committee expressed concern that it remains a good design, but needs a flat lot as proposed. The house appears to be on stilts and requires lots of fill to work. It appears the programmatic desires are exceeding the steep sites capabilities. The guest parking spaces and garages do not appear to function well.

The owners noted they responded to the DRC's previous comments and now they feel like the direction is changing. They do not want a three-level house, they want a house that works for their families to live in.

The Committee again expressed concern about the large retaining walls that are required with the current submittal and suggested a three-level house that steps down the hillside, as described in the Design Guidelines. They recognized a nice design on all elevations. The Committee continued to encourage a reduced footprint to better respond to the site.

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

- a. The building should step down the hillside and the siting should be responsive to the site.
- b. Consider pushing the floor plates down the hill to better step with grade.

- c. Study the guest parking spaces and garages to ensure they function well.
- d. Ensure the plan accurately depicts the grade and proposed retaining walls.

**RESOLVED** to table the Conceptual Plans subject to the conditions above.

<b>Bennett Residence</b>	<b>Filing 4 Block 4 Lot 47</b>	<b>Conceptual Review</b>
<b>Gabriella Designs</b>	<b>0121 Morgan Drive</b>	<b>Garage Addition &amp; Exterior Remodel</b>

Gaby Meola, designer, and Phil Bennett, owner, presented plans to add a third garage bay and remodel the exterior of the home. The new garage bay will be a taller garage bay designed to hold a sprinter type van, replacement of all of the windows, and removal of all wood siding to be replaced with stucco.

The Committee expressed concern that the front elevation has too many roof pitches and forms that do not have rhythm and continuity. There is also concern about topographic challenges of adding the new garage with the steep slope behind it. The Committee suggested looking at a design that moves the new garage bay back. They also requested clarification and a clear plan that defines the overall design goal of the exterior remodel and more details about the design on all four sides of the house. Additional landscaping should be considered at the new retaining wall. Consider adding windows to the garage as well as relocating the proposed man door into the new bay. Further study of the roof forms is needed.

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

- a. Further study of the roof forms is needed.
- b. Provide a plan with all design details depicted on all four sides of the house.
- c. The plan should include existing and new contours.
- d. Provide photos of the existing house.
- e. A complete Preliminary Submittal is required for review.

**RESOLVED** to approve the Conceptual Plans subject to the conditions above.

<b>McLornan/Schupbach Res.</b>	<b>Filing 4 Block 1 Lot 44</b>	<b>Final Review</b>
<b>Larry Deckard, Architect</b>	<b>0041 Morgan Drive</b>	<b>Major Exterior Remodel</b>

Larry Deckard, Architect, presented plans for an exterior remodel. The plans include reskinning all existing stucco, adding stone and wood siding, removing two existing transom windows in the living room, and replacing the windows with two large picture windows. Existing glass block windows will be replaced with new transom windows. Three large evergreen trees will be planted in the back of the house. The garage doors and front door will also be replaced with new wood-clad doors.

Light Stucco Color  
Dark Stucco Color

Sherwin Williams Acier (SW9170)  
Sherwin Williams Gauntlet Gray (SW7019)

Cedar Tongue & Groove Siding  
Stone Veneer  
Windows

Sherwin Williams Banyan Brown (SW3522)  
Gallegos Honey Ledge Full Veneer  
Black Clad

The Committee commented that the proposed plan was very nice and well thought out. The addition of the stone and wood siding was a nice improvement.

Following the discussion, by motion duly made and seconded it was unanimously (Deckard recused)

- a. Final approval will be granted upon payment of a \$7,500 Compliance Deposit.

**RESOLVED** to approve the Final Plans subject to the conditions above.

**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 15<sup>th</sup> day of February 2024, at 10:20 AM.