

DSINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 7, 2024
Via GoTo Meeting

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 7, 2024, 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 DRC reviewed the February 15, 2024, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 15, 2024, meeting minutes as amended.

Persimmon Woods	Persimmon Woods	Final Review
Leah Mayer, Architect	931 Singletree Road	Exterior Remodel & Repair

Leah Mayer, architect, and John Poalucci and Carol Glasson, Persimmon Woods Board Members, presented plans for extensive exterior maintenance to address water intrusion and deteriorated materials. The plan includes simplifying the belly band from its current three-piece detail into a simpler two-piece detail. The flat plywood panels have deteriorated and are proposed to be replaced with wood-grain effect cementitious siding. Existing wood siding will be replaced only where necessary and will match existing. All chimney caps will be replaced with new metal shrouds. Doors on each of the trash enclosures will also be replaced. It is anticipated to be a two-year project with buildings 4 & 5 (along Winslow Road) being updated in 2024, and buildings 1 – 3 being updated in 2025. It was noted these multi-family buildings are subject to the International Building Code rather than the Residential Code.

The Committee expressed appreciation for the proposed improvements to the buildings. They suggested considering at least two-color palettes since there are five buildings. They would like the Architectural Consultant to field verify the color choices prior to painting. The colors should be warm tones and materials should not be mixed or matched in the same area.

The Committee recommends that the Singletree Property Owners Association Board amend the Design Guidelines to allow for authentic wood-grain effect cementitious wood siding with a full-bodied paint or stain on multi-family/commercial buildings only.

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

- a. A construction management plan is required.

- b. An amendment to the adopted Design Guidelines to allow for authentic wood-grain effect cementitious wood siding with a full-bodied paint or stain on multi-family/commercial buildings only shall be required prior to final approval being granted.
- c. John Perkins shall review and approve the final colors prior to the buildings being painted.
- d. Final approval will be granted upon receipt of a \$12,500 Compliance Deposit.

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

Cumming Residence
Don Eggers, Architect

Filing 4 Block 5 Lot 39
0031 Saddle Drive

Preliminary/Final Review
Exterior Remodel

Don Eggers, architect, presented plans to update the exterior of an existing house. The updates include all new black clad windows, new deck columns, a deck expansion with new metal railings, and a new steel front door. The deck columns will be squared off with new Kansas Gray/Buf blend stone cladding, stone detail will also be added around the new front door. The new deck rails will be 5/8" horizontal black metal rails attached to metal deck posts. The front entry landscape and walkway will also be updated. The plan also includes removing the fluting detail in the stucco and replacing it with a smooth stucco finish. The stucco colors are proposed to be repainted with one lighter (Dover Sky No. 104) stucco color. Exterior lights will be replaced with new Hinkley Mist 22" sconces, which are dark sky compliant.

The Committee noted that the plan needs to be amended to include the required hot tub and air conditioning unit screening. The two existing stucco colors should be maintained, or a darker all-around color scheme should be considered as the house will be repainted as part of the project. The proposed Dover Sky color is too white, and two stucco colors should be maintained. A wood soffit under as well as at the top of the deck columns should be considered.

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

- a. Hot tub and air conditioning unit screening shall be provided.
- b. The existing two colors scheme shall be matched or the two colors will be darker, warmer tones.
- c. Final approval will be granted upon receipt of a \$7,500 Compliance Deposit.

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

0240 Singletree Road
Maggie Fitzgerald, Architect

Filing 3 Block 3 Lot 6
0240 Singletree Road

Conceptual/Preliminary 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 now have straight driveways into their respective garages, the floor plates have been tightened up with living spaces stacked under the garages on the lowest levels. The upper level living area is cantilevered. The upper and lower level floor plates interact with grade better by adding more stairs between the floors. 3,200 sq ft of site coverage and 4,129 sq ft of Habitable Area are proposed. 4,135 sq ft of

Habitable Area is permitted on the lot. The mechanical rooms have also been tightened up. The roof pitch has been revised to 3:12 to better comply with the height restriction. The north unit is off set 1'6" from the south unit.

The Committee appreciates the work the applicants have done to fit better onto the steep site. The proposed solution is improved with the duplex stepping down with natural grade, the reduced footprint and the lowest living space located under the upper levels. They recommend the Committee requested more details like the proposed brackets, column details, and an improved landscape plan for final review. The Committee would like to see all access to mechanical space eliminated from bedrooms.

Roof	Standing Seam Metal in Flat Black
Stucco Base Color	Warm Grey
Wood Siding	8" Vertical Ship Lap in Vintage Woods Essential Gray
Trim	Wood to Match Field
Stone	Limestone in a grey beige mix

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

- a. Consider adding taller landscape material adjacent to the proposed retaining walls.
- b. A complete Final Submittal is required for Final Review.

RESOLVED to approve the Conceptual/Preliminary 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 7th day of March 2024, at 10:00 AM.