

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
July 24, 2008**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, July 24, 2008, at 9:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Karen Woody, George Haller, Connie Powers and Charlie Dolan. The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the June 26, 2008 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 26, 2008 meeting minutes as submitted.

Dumas Duplex	Lot 43, Blk. 5, Flg. 4 0181 Pinto Drive	Conceptual Review
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Ann Darby presented the conceptual plans to the Committee for their review and the following matters were discussed:

- a. Ms. Darby was complimented on her efforts to center the mass of the building and to eliminate the mirror image problem.
- b. The height, square footage and setback limitations need confirmation; and
- c. The applicant was cautioned about the snow build-up and drainage issues in the parking area to the north of the proposed building.

Ms. Woody made a motion to approve the conceptual plans subject to height, square footage and setback confirmation. By motion duly made and seconded by Mr. Haller, it was unanimously

RESOLVED to approve the conceptual plans subject to the height, square footage and setback confirmation.

Dietz Residence	Lot 35, Blk. 1, Flg. 4 0121 Corral Road	Preliminary Review
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Matt Dietz and Jeff Manley presented the preliminary plans to the Committee for their review and the following matters were noted:

- a. The wall connecting the patio and exterior fireplace at the front of the project and needs to be higher to form a stronger connection to the home.
- b. The stone caps for the columns and any wainscoting are to be Colorado buff a minimum of 2 and 1/2" thick.
- c. The metal roof needs to be Drex Metal's low reflectivity material or comparable and specifications are required.
- d. Chimney caps are required and details are required. The boiler and fireplace flues will require chimney enclosures with a chimney cap. Alternatives are a high efficiency boiler which will help the applicant comply with Eagle County's "green" requirements.
- e. The plans need to delineate the location of green, plastic, netted construction fencing at the perimeter of proposed site disturbance.
- f. An additional 20 (five gallon) shrubs are required and the DRC suggested that most of these shrubs be evergreens such as junipers to provide greenery during the fall, winter and spring months.
- g. The exterior light glass needs to be caramelized so as to eliminate a view of the light source from the street or adjacent lots.

- h. The Applicant plans to extend the shed roof on the rear deck to the western most corner of the home and to mitigate snow slides and drainage problems and to rework the bedroom to eliminate the crawl space on the northeast corner of the house.

Ms. Woody made a motion was made to approve the preliminary plans subject to the conditions mentioned above. By motion duly made and seconded by Ms. Powers, it was unanimously

RESOLVED to approve the preliminary plans subject to the conditions mentioned above.

NOTE: The Applicant noted that he may want to install a hot tub on the southwest elevation. The DRC requested that the Applicant include a proposed hot tub and landscape screening on his final plans.

Merritt Residence

**Lot 6, Blk. 4, Flg. 4
0520 Winslow Road**

Exterior Changes

Scott Turnipseed presented the exterior changes to the Committee for their review and the following was noted:

- a. On the left side at the front elevation, the windows at the master closet are changed from three 26" x 36" casements to three 20" x 20" awnings, so they can get high hanging closet rods below the window.
- b. The vertical siding was changed from board on board to board on batten.
- c. The window mullion pattern has changed.
- d. At the rear and right elevation, the vertical siding under the deck has changed to horizontal siding.
- e. The horizontal siding specified as 2 x 12 straight edged rough sawn has been modified.
- f. The railing note has been adjusted to give the option for iron or wood at the bottom rail.
- g. On the right elevation, the windows at the sitting room have changed from casements to double hung due to their proximity to the grill.
- h. The garage window on the right side has been changed from fixed to operable.

Mr. Dolan made a motion to approve the changes as on A-31 to A-33 revision notes are 3 to 10 and are mentioned above. By motion duly made and seconded by Ms. Powers, it was unanimously

RESOLVED to approve the changes as on A-31 to A-33 revision notes are 3 to 10 and are mentioned above.

Dawsey Residence

**Lot 49, Blk. 3, Flg. 4
0060 Bronco Drive**

Remodel

Yvonne Dawsey presented the revised remodel plans to the Committee for their review and the following matters were noted:

- a. The deck is to be enlarged as originally presented.
- b. A slider will be added at the kitchen area.
- c. The double window at the front east elevation will be removed and replaced with a stationary window so as to provide a view in light of the fact that a large spruce tree blocks the view from the existing window.
- d. The plans must be re-drawn to reflect the changes.
- e. Actual color chips with the name and color is required.
- f. The exterior lights are to be down lights and cut sheets are required. (Section 3.13)

- g. The handrail portion of the deck will be wood and the post will be 6" x 6".
- h. The deposit will be reduced to \$3,000.00 by virtue of the reduced scale of the project.

MacDonald/Coleman Duplex Lot 24, Blk. 1, Flg. 4 Roofing
0030A Filly Drive

Melissa MacDonald presented the proposed "ProShake Plus" clay roof shingles to the Committee for their review and the following was noted:

- a. The Applicant requests to replace roof of one dormer with "ProShake Plus" as opposed to the entire roof for the total duplex.
- b. The Committee will consider the product if it is for the entire roof of the duplex, not just one dormer on the one side of the duplex.

Mr. Dolan made a motion to deny roofing the dormer only. By motion duly made and seconded by Mr. Haller, it was unanimously

RESOLVED to deny roofing only the dormer.

Miller Residence Lot 94, Flg. 1 Garage Windows/
0033 Latigo Circle Deposit Release

After discussion, the deposit will be released.

ENFORCEMENT ISSUES:

Benda Duplex Lot 17, Blk. 2, Flg. 3 Unapproved Roof
0963 June Creek Road

Barbara Benda was present to discuss the roofing issue with the Committee. The Committee cited the following issues:

- a. The Applicant's request was being made retroactively to approve the roof without prior DRC approval.
- b. The Applicant did not present a signed, notarized letter from the adjoining property owner indicating that owner's approval of the metal roof installation. Indeed, to the Applicant's credit, she acknowledged that the owner of the other side of the duplex would not provide their written consent for the use of the metal roof material
- c. The color and finish of the material does not meet DRC guidelines.
- d. This is a duplex structure and the installation of the roof material does not contribute to a unified architectural appearance.

Mr. Dolan made a motion to deny the roof project subject to the issues noted above. By motion duly made and seconded by Ms. Powers, it was unanimously

RESOLVED to deny the roof project.

Mission Ridge Remediation Lot 30, Blk. 3, Flg. 2 Landscape Change
19 Mission Place

Ken Berg and Pat Doherty were present to discuss several issues that have and are continuing to arise on the Mission Ridge renovation. The flashing and the membrane issues previously discussed

with Mr. Doherty have been resolved. One of the issues is the lack of the netted, plastic construction fencing and a landscape plan. Mr. Berg, who is also a landscape architect, explained that the problem with completing a landscape plan is that they keep running into problems with grading, etc. Mr. Berg stated that the landscape plan would be submitted by September 30th and at that time a landscape compliance deposit amount can be addressed. A budget will be sent from Mission Ridge to the DRC prior to the August 28th meeting. At the August 28th meeting a landscape deposit amount and a timetable for the project will be discussed further.

The matter is tabled per the Applicant's and the DRC's request.

Rosenberg Duplex	Lot 21, Blk.. 3, Flg. 2 0661 W. Singletree Road	Tree removal/replace
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Mr. Gregory stated that this issue is being handled by Ms. Jacobs.

STAFF APPROVALS:

Zoelneck Residence	Lot 36, Blk. 2, Flg. 2 11 Howard Drive	Paver Replacement
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Sim Residence	Lot 45, Blk. 2, Flg. 4 1471 Winslow Road	New Exterior Colors
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Staughton Residence	Lot 21, Blk. 5, Flg. 2 330 Longhorn Road	Re-roofing Project
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Jamar Duplex	Lot 25, Blk. 1, Flg. 4 1671 Winslow Road	Exterior Changes
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Beltracchi/Fair Duplex	Lot 22, Blk. 4, Flg. 2 0141 W. Stetson	Window Change
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DISCUSSION:

Miller Residence	Lot 94, Flg. 1 0033 Latigo Circle	Garage Windows/ Deposit Release
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ADJOURNMENT – The meeting was adjourned at 12:30 p.m.