

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
May 7, 2015**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, May 7, 2015 at 8:00 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the April 16, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 16, 2015 meeting minutes as submitted.

**Coleman Residence
Gwathmey/Coleman**

**Flg. 2, Blk. 2, Lot 30
0123 Howard**

**Conceptual Review
Custom S/F Home**

Alex Coleman presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The Committee was generally favorable regarding the proposed home design but requires more information on the four exterior elevations of the home and finished exterior materials such as siding, stone veneer, window color, roof material, etc.
- b. The Committee would prefer that the garage be side-loaded so that the garage doors are not facing onto Howard Drive. Additionally the massing of the proposed garage is a long, single story shed roof form and is part of a very long west elevation that would greatly benefit by having some relief in its massing.
- c. The driveway hammerhead is not allowable inside the front yard setback (Design Guidelines page 9, Section 2.7).
- d. The eaves of the proposed roof line are located in the setbacks and will need to be brought into compliance (Design Guidelines page 5, Section 2.3).

The matter is tabled per the Applicant's request.

**James/Olson Duplex
LKSM Design/James**

**Flg. 2, Blk. 4, Lot 23
0131 Stetson Drive**

**Conceptual Review
Remodel/Addition**

The Architect, Lea May, presented the plans to the Committee for their review and the following matters were noted:

- a. The Committee would prefer that the proposed gable dormer addition to the upper floor be redesigned as a shed dormer to be more in keeping with the original design of the home.
- b. Applicant was asked to reconfirm the allowable square footage for both sides of duplex and provide an accurate existing and proposed square footage table on the drawings. (Design Guidelines page 37, Item C).
- a. A signed and notarized Duplex Owner Written Approval Letter is required and must be amended acknowledging the revised square footage calculation.
- c. Applicant was requested to add typical remodel/addition notes to the Architectural Drawings to indicate such features as "new windows to match existing", "new materials and colors on exterior to match existing" etc.

- d. The exterior lights need to be down light and cut sheets are required. (Design Guidelines page 29, Section 3.13)
- e. A chimney cap is required per the Guidelines (Design Guidelines page 37, Section 2.14).
- f. The Design and Construction Compliance Fee deposit will be \$5,000 with \$4,500 refundable at project completion.

The Committee made a motion to approve the preliminary plans, subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary plans, subject to the conditions outlined above

**Hill Residence
Stevens Home Care**

**Flg. 4, Blk. 5, Lot 42
0161 Pinto**

**Final Review
Landscape Improvements**

Mike Stevens presented landscape improvements to the Committee for their review and the following matters were noted:

- a. Dimensions are required of the width and depth of the proposed new patio area and heights of the proposed retaining wall with spot grades indicating its high point.
- b. The affected construction area shall be segregated from the neighboring property with green plastic netted construction fencing.
- c. The 3 proposed evergreen trees are to be a minimum of 6 feet in height.
- d. Any area that is disturbed by the construction activity is to be re-vegetated.
- e. A \$3,000.00 Construction Compliance deposit is required and is totally refundable.

The Committee made a motion to approve the final plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the final plans subject to the conditions outlined above.

**Spangler/Matthews Duplex
Webb/Courtois**

**Flg. 4, Blk. 3, Lot 4
0960 Winslow**

**Final Review
Exterior Improvements**

Rob Spangler presented the final plans to the Committee for their review and the following matters were noted:

- a. The details for the revised front entry were submitted along with the proposed handrail detail.
- b. The Design and Construction Compliance Fee deposit will be \$2,500 (per side of the duplex) with \$2,000 refundable at completion of construction (per side of the duplex, \$500 per applicant is retained by SPOA).

A motion was made to approve the railing on the south side of the duplex. By motion duly made and seconded, it was unanimously

RESOLVED to approve the final plans subject to the conditions outlined above.

**Zeno/Cavanaugh Residence
Mike Zeno**

**Flg. 4, Blk. 1, Lot 5
0490 Winslow Road**

**Conceptual Review
Exterior Improvements**

Mike Zeno presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The Committee's response regarding the proposed window and exterior color changes to the existing residence was very favorable. A sample of the actual color of the fascia and trim of the windows will be submitted to the Architectural Consultant prior to proceeding with any exterior work on the house.
- b. The existing windows will be replaced with Pella windows and the cladding on the new windows is brown, color sample to be submitted.
- c. The installation of the windows will be consistent with the drawing the applicant submitted which indicates existing windows being replaced with similar sized units and revisions to the new windows on the south elevation, sketch and/or window take-off to be submitted with application.
- d. The exterior lights need to be replaced with down lights per the Guidelines and cut sheets are required. (Design Guidelines page 29, Section 3.13)

A motion was made to approve the conceptual plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the conceptual plans subject to the conditions outlined above.

**Osborn/Millfeld/Schwartz/
Rollins
Active Energies/Johnson**

Solar Installations

Final Review

Eric Johnson and Jason Weingast presented the solar projects to the Committee for their review and the following was noted:

- a. **Rollins Residence** – The requested placement, dimensions and cut sheets for the solar panels have been submitted. The required application fee has been submitted. The duplex sign off sheet needs to be re-submitted to the Architectural Consultant as it was not notarized. If the power conduit from the solar panels is visible it needs to be painted out to match the adjacent materials. A motion was made to approve the final plans subject to the conditions outlined above.
- b. **Schwartz Residence** – The requested placement, dimensions and cut sheets for the solar panels have been submitted. A complete application with photos has been submitted. A motion was made to approve the final plans as submitted.
- c. **Millfeld Residence**– The requested placement, dimensions and cut sheets for the solar panels have been submitted. A motion was made to approve the final plans subject to: a. inclusion of installation details, and b. submittal of the signed and notarized Duplex Owner Written Approval Letter.
- d. **Osborn Residence** – A complete application with photos was submitted. A motion was made to approve the application subject to submittal of the signed and notarized Duplex Owner Written Approval Letter from the adjoining duplex owner.

ADJOURNMENT - There being no further business to come before the Committee, 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 May 2015.