

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
April 1, 2021**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, April 1, 2021, at 8:30 am, via GoToMeeting.

The members present were David Viele, Larry Deckard, Larry Rogers, Mike Suman, and Patrick Scanlan. Architectural Consultant, John Perkins was also present.

**MEETING MINUTES** – The Committee reviewed the March 4, 2021, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the March 4, 2021, meeting minutes.

**Treat Duplex**  
**Sandy Treat, Owner**

**Filing 2 Block 5 Lot 17**  
**0351 Longhorn Road**

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

Sandy Treat, owner, presented updated Conceptual plans to construct a new duplex. Allowed Habitable Area is 5,009 sq ft and 4,954 sq ft is proposed. Since the previous submittal changes include moving the north unit garage toward the street, the shape of the lot made it too difficult to rotate one of the garages. The second story west facing window have also been altered to address the mirror image concern. The east elevations have also been changed, with the fireplaces moving to the north and south, allowing more glass to take advantage of the views. There is more stone at the entryways and the new entryway roof forms wrap into the hipped roof form over the garage. The roofs continue to be clad in a combination of DaVinci and standing seam metal, with the DaVinci roofing only on the highest roofs. The stone, stucco and wood siding color pallet is anticipated to be browns and natural tones. The Committee acknowledged that the updated plans reflect the comments and concerns from the last DRC meeting.

The Committee listened to the presentation and reviewed the proposed plans. Following the discussion, by motion duly made and seconded, it was unanimously

- a. A complete Preliminary Submittal is required for Preliminary review.

**RESOLVED** to grant Conceptual Approval subject to the conditions above.

**Wanamaker Residence**  
**Brian Judge, Architect**

**Filing 4 Block 1 Lot 27**  
**0016 Tack Road**

**Final Review**  
**New Habitable Area**

Brian Judge, architect, presented plans to add approximately 450 sq ft of Habitable Area to an existing house. An existing 360 sq ft crawl space will be dug out to create a new recreation room. On the northeast corner of the home 90 sq ft will be added on the second level to create an additional closet and bathroom. The second story will appear as a “Tuscan bridge” to allow the lower windows to continue to function. Two high windows in the kitchen will be removed as part of the second story addition. The addition will be finished to match the existing house.

Existing Habitable Area	3,553 sq ft
Proposed New Habitable Area	<u>450 sq ft</u>
Total New Habitable Area	4,003 sq ft
Allowed Habitable Area	4,029 sq ft

The Committee listened to the presentation and following the discussion, by motion duly made and seconded, it was unanimously

- a. The height and Habitable Area calculations shall be reverified by the Architectural Consultant.
- b. Final fees of \$3,000 and a Compliance Deposit of \$7,500 shall be submitted.

**RESOLVED** to grant Final approval subject to the conditions above.

**F-Wave Synthetic Roofing Shingles**  
**Consideration of a New Roofing Product**

**Scott Daigle, Metro Construction**

Following the last meeting, Committee members have reviewed the F-Wave Synthetic Shingle in Hand-Split Shake in-person. The Architectural Consultant confirmed that it is a Class A fire rated product, the color is indigenous, and it is 1/8” thicker than the DaVinci Varied Width product. Following the discussion, by motion duly made and seconded, it was unanimously

**RESOLVED** to approve F-Wave Synthetic Roofing Shingles only in the Hand-Split Shake in Mountain Cedar and Castlewood Brown for use in Singletree.

**Mayo Residence**  
**David Peterson, Contractor**

**Filing 4 Block 2 Lot 36**  
**0161 Foal Circle**

**Conceptual/Preliminary Review**  
**Major Exterior Alteration**

David Peterson, contractor, presented plans to take an existing southwest style house and give it more contemporary exterior with straight decks, the removal of existing log details, all new black Pella windows, new smooth stucco in a grey color, a new black metal cap on the parapet, some cedar accents, and black metal with glass view deck rails. Existing flagstone patios will be replaced with new flag stone patios in the same locations. There will be no new Habitable Area.

The Committee listened to the presentation and following the discussion, by motion duly made and seconded, it was unanimously

- a. White stucco is discouraged in Singletree. Consider a deeper color for the stucco.
- b. Provide a floor plan showing the new squared off decks.
- c. A complete Final Submittal is required for Final Review.

**RESOLVED** to grant Conceptual/Preliminary approval subject to the conditions above.

**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 1<sup>st</sup> day of April 2021, at 9:30 AM.