

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
February 2, 2017**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, February 2, 2017, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Alex Coleman, Larry Deckard, and David Viele. The Architectural Consultant, John Perkins, was also present.

**MEETING MINUTES** – The Committee reviewed the January 19, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the January 19, 2017, meeting minutes, as presented.

<b>Zeno/Cavanaugh Residence</b>	<b>Filing 4 Block 4 Lot 5</b>	<b>Final Review</b>
<b>Bill Nutkins, NDG Design Group</b>	<b>0490 Winslow Road</b>	<b>Single Family – Exterior Remodel</b>

Bill Nutkins, architect, and Mike Zeno, owner, presented plans to expand an exterior remodel that began two years ago. The entry way and rear deck are being remodeled to match the existing remodeled area. The gable over the south deck will be extended to match the porch expansion. The front deck will also become 2’ deeper. Stone columns and wainscoting will be added to the residence. The stone will be a rough cut stone with grout joints. Existing sconces will be removed at the front entryway and 4” cans in the soffit will be added at the front and back of the residence. New heavier timbers will be installed and all white details will be removed. The new deck rails will be a black powder coated metal railing to match an existing metal deck railing. New roof areas will be standing seam metal in dark bronze and existing cedar shake will remain. The plans also include adding exterior storage under the deck.

The Committee reviewed the Final Plans and the following matters were noted:

- a. Confirm there is adequate permitted Habital Area to allow for the addition of enclosed storage under the deck.
- b. Submit a stone material and installation sample.
- c. A construction management plan, including green netted construction fencing shall be submitted and reviewed prior to approval.
- d. A complete Final Submittal including a deck rail and wood truss details is required for a Final Review and Approval.
- e. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- f. The Design and Construction Site Compliance Fee shall be \$5,000, of which \$4,250 may be refundable at the completion of the project. \$500 shall be collected by SPOA as their fee plus a \$250 Site Observation Fee.

A motion was made 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.

<b>Weisman Residence</b>	<b>Filing 3 Block 3 Lot 13</b>	<b>Preliminary Review</b>
<b>Ben Marion, Judge + Associates</b>	<b>0451 Singletree Road</b>	<b>Single Family – Exterior Remodel</b>

John Perkins, on behalf of the architect, presented Preliminary Plans for a substantial exterior remodel. A darker grey stucco color sample was provided from the previous submittal.

The Committee reviewed the Preliminary plans and the following matters were noted:

- a. Consider a darker grey stucco color. The sample appeared too light and too green.
- b. Provide a sample of the Minerite fiber cement board in the chosen color.
- c. A construction management plan shall be submitted and reviewed prior to approval.
- d. A \$12,000 Design and Construction Site Compliance deposit shall be required due to the scope of the exterior remodel. \$10,750 may be refundable at the completion of the project. \$1,000 shall be collected by SPOA as their fee plus a \$250 Site Observation Fee.
- e. A complete Final Submittal is required for Final Review and Approval.

A motion was made 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.

<b>Morgan Residence</b>	<b>Filing 4 Block 4 Lot 15</b>	<b>Final Review</b>
<b>Sig Bjornson Design</b>	<b>0661 Winslow Road</b>	<b>Single Family – Exterior Remodel</b>

Sig Bjornson, architect, Matt Morgan, owner, and Mark Schnupp, builder, reviewed changes since the Preliminary Review. Changes include the window and door set to be removed will be replaced with larger set. The glass block window will be replaced with a double-hung window that is blacked out, a window in the master bedroom is being removed and a small bay window is being added in the kitchen. The color, trim and details will all match existing. The plan is to stage construction in the driveway, garage and on the deck. The residents will be moving out for the anticipated 13 weeks of construction.

The Committee reviewed the Final Plans and the following matters were noted:

- a. All new windows and doors shall match existing details and colors.
- b. A construction management plan, including green netted construction fencing shall be submitted and reviewed prior to approval.
- c. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- d. The Design and Construction Site Compliance Fee shall be \$5,000, of which \$4,250 may be refundable at the completion of the project. \$500 shall be collected by SPOA as their fee plus a \$250 Site Observation Fee.

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

**VanLoveren Residence**  
**Larry Rogers, Architect**

**Filing 2 Block 1 Lot 23**  
**50 Rawhide Road**

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

Larry Rogers, architect, provided an update on changes since the last review. The south roof forms have been straightened out and they now taper down from the center. The garage doors are tucked under the south decks (4.5' and 9'). The design is constrained by the site and an owner's requests. The Committee expressed continued concern with the mirror image of the two units on both the north and south façade. Based on the visibility of these units on Berry Creek Road attention needs to be paid to that elevation as well. The Committee requested that further evaluation be made about off-setting the units from north to south. Concern about areas with a ceiling height in excess of 5' that may not have been counted in the Habital Area calculation was expressed. The units lacked variation and appeared boxy.

The Committee reviewed the Conceptual Plans and the following matters were noted:

- a. Evaluate Habital Area calculation for storage areas in garage with a ceiling height in excess of 5'.
- b. Consider the north façade of the units as a primary / street facing façade.
- c. Consider a side loading garage.
- d. Eliminate the mirror image reflection of the two units.

**RESOLVED** to table the Conceptual Plans subject to the conditions outlined 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 2<sup>nd</sup> day of February 2017.

### **Staff Approvals**

There were no staff approvals.