

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
May 1, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, May 1, 2014, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Board reviewed the April 3, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 3, 2014 meeting minutes as submitted.

Gardner Residence

**Lot 43, Blk. 3, Flg. 4
1141 Winslow Road**

Roof Addition

Mr. Perkins presented the new roof addition over the existing deck to the Committee for their review. A motion was made to approve the new roof, subject to the conditions that all new materials are to match the existing and all exterior lights are to be down lights. By motion duly made and seconded, it was unanimously

RESOLVED to approve the roof addition subject to the conditions that all materials are to match the existing and all exterior lights are to be down lights.

Dietz Duplex

**Lot 13, Blk. 5, Flg. 2
311 Longhorn Drive**

Preliminary Review

Matt Dietz presented the preliminary plans to the Committee for their review and the following matters were noted:

- a. The lot setback lines need to be indicated on the site plan.
- b. The interior floor plan design is similar on both sides of the duplex in and therefore the exterior forms need to be handled in such a way to give each side of the duplex a unique character. (Section 2.23)
- c. The proposed driveway hammerheads are located in the setbacks and there are various issues with parking cars on the site.
- d. All exterior lights must be down lights and a cut sheet provided. (Section 3.13)
- e. The fascia must be a 2x material.
- f. Flashing details are required.
- g. Green plastic netted construction fencing is required and must be indicated on the site plan.
- h. A construction management strategy is required and must be indicated on the site plan.

The matter is tabled per the Applicant's request.

DISCUSSION:

Beth Levine wrote a letter thanking the Committee for their time regarding the matter of her proposed design for new construction of the Rahn/Sego Duplex on Singletree Road.

**McDougal/Whetstein Residences Lot 9A, Blk. 2, Flg. 4
1341 Winslow Road**

Major Remediation

This remediation project, consisting of major roof repairs, replacement of underlying structural components due to water intrusion, repair of parapet walls and deck walls, replacement of all windows and headers on the Whetstein Residence and other stucco repairs was commenced by the owners without specific DRC approval. After a site visit by the Architectural Consultant, and contacting the homeowner, it was determined that the work in progress was all remediation, albeit very extensive. The homeowners have represented that all colors and materials (including windows and headers) will match the existing. The only change in materials is that the cap on the parapet walls is going to have metal flashing, which will be painted to match the contiguous stucco. After discussion, the Committee agreed that no fees would be charged due to the remediation nature of the project, except for a \$250 Site Observation Fee, payable to the Architectural Consultant, for monitoring the project throughout the construction period.

Kaufman Residence

**Lot 45, Blk. 4, Flg. 2
547 Rawhide Road**

Tree Removal

The Tree Removal application was submitted to the Architectural Consultant and circularized electronically to the DRC members. The Architectural Consultant recommended approval, and given no further feedback from the DRC, advised the applicant approval thereof. This update was advisory in nature only.

Walsh Residence

**Lot 23, Blk. 4, Flg. 2
0401 Winslow Road**

Major Remodel

The Architectural Consultant had circularized electronically to the Committee some correspondence from the applicant's architect regarding the matters enumerated in the DRC Minutes for this project dated 4/3/14. The Committee once again discussed the scope of the proposed remodel project and concluded that the requested level of documentation and details were appropriate. The Committee reiterated that all 4 elevations were being revised, the majority of the exterior materials were being changed, and as such, the scope of this project warranted an Architectural Review fee more reflective of the work that would be required in connection with this application.

Courtois Residence

**Lot 50, Blk. 2, Flg. 4
330 Foal Circle**

Landscape Plan

The Committee discussed the fact that Mr. Courtois, as a condition to the approval of the replacement of his driveway in 2013, had agreed to submit a landscape plan for the circle driveway planter on the front elevation of the home, by March 15, 2014. As of this date, a plan has not been submitted. The Committee directed that a letter be sent to Mr. Courtois regarding this failure to comply.

Falconer Residence

**Lot 6A, Blk. 1, Flg. 3
90E Lariat Road**

Outstanding Issues

As previously required by the DRC due to compliance issues, Mr. Falconer submitted an ILC for the property. The ILC demonstrated and confirmed that there was an encroachment into the property owned by the Berry Creek Metro District, and therefore all materials must be removed and the disturbed areas must be re-vegetated. The Committee directed that a letter be sent to Mr. Falconer indicating that the removal and re-vegetation is to be completed by June 1, 2014, the same date as the deadline for the remaining outstanding compliance matters.

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 Design Review Committee this the 1st day of May 2014.