

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
October 3, 2024  
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, October 3, 2024, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, Patrick Scanlan, and Todd Biekkola.

**MEETING MINUTES** – The DRC reviewed the September 19, 2024, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the September 19, 2024, meeting minutes.

**Grundtisch Residence  
Campbell Frey, Architect**

**Filing 4 Block 5 Lot 43  
0181 Pinto Drive**

**Conceptual Review  
New Construction – 2 Units**

Campbell Frey, architect, presented plans for two new units on a vacant lot. The lot has a very narrow entrance that opens into a wide site. The adjacent neighbors have an existing easement on this lot for their driveway. The proposed new home appears as a single-story residence from the road and two-stories from the golf course side. The site plan and design takes advantage of views from Game Creek to Wolcott. One of the garages is turned to function as a screen from errant golf balls. The secondary unit is substantially smaller than the primary unit.

Due to the large, duplex zoned lot, the proposed site coverage and Habitable Area are under the allowed on the property. The design is meant to be a timeless mountain look and tell a “homestead” design story with three primary masses and flat roofs connecting them. The roof forms are a mix of gables and flat roofs. They are contemplating a green roof on one of the garages. The materials will be a mix of stone, wood, and stucco. They plan to provide landscape screening from the golf course.

The Committee commented that they liked the “homestead” story told in the design and the appearance of the volumes and roof forms.

Following the discussion, by motion duly made and seconded it was unanimously

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

**RESOLVED** to approve the Conceptual Plans subject to the conditions above.

**Provencher Residence**  
**Trish Marline, Architect**

**Filing 2 Block 3 Lot 26**  
**0035 Buckboard Road**

**Conceptual/Preliminary Review**  
**Exterior Remodel & Garage Add**

Trish Marline, architect, presented plans for a complete exterior remodel and a garage addition. The proposed plan is to repaint the existing wood siding and stucco in earth tones and maintain the stone as is. A new cobblestone heated driveway will replace the existing driveway. A third garage bay will be added on the east side of the existing garage. All garage doors will be replaced along with the front porch and front door. The back deck will be expanded and partially covered. It will also include an outdoor theater screen and fireplace. An existing on-grade patio will be expanded and include a new hot tub. No new Habitable Area is being added. All windows will be replaced, and a new metal roof will be installed to complete the more contemporary design.

Wood Siding	Benjamin Moore Weathered Oak (#1050)
Stucco	Benjamin Moore Pale Oak (#OC-202)
Wood Trim	Benjamin Moore Black Beauty (#2128-10)
Windows	Clad in Aged Bronze
Decking	Ipe wooden deck tiles on a pedestal system with a clear natural stain
Deck Rails	Black metal rails with thin horizontal metal rails
Standing Seam Metal Roof	Western States Metal in Medium Bronze
Exterior Lights	Hinkley Coastal Elements Taper (#2144TK & 2145) in Textured Black – fixture is dark sky compliant

The Committee commented that this is a nice update. Following the discussion, by motion duly made and seconded it was unanimously

- a. A complete Final submittal is required for review.

**RESOLVED** to approve the Conceptual/Preliminary Plans subject to the conditions above.

### **Consideration of Brava Roof Tile in Cedar Shake as an approved roofing material**

The Committee reviewed the Brava Roof Tile in Cedar Shake. They noted that the texture appears heavier than the similar DaVinci product. The price has been represented as being more affordable than DaVinci products. It has been installed on homes from Vail to Eagle. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to recommend Brava Roof Tile in Cedar Shake be a permitted roofing product.

**ADJOURNMENT** – There being no further business to come before the DRC, by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the regular meeting of the Singletree Design Review Committee this the 3<sup>rd</sup> day of October 2024, at 9:20 AM.