

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
September 25, 2008**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, September 25, 2008, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan and George Haller. The Architectural Consultant, John Perkins, was also in attendance.

**MEETING MINUTES** – The Committee reviewed the August 28, 2008 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the August 28, 2008 meeting minutes as submitted.

**Johnson Residence**

**Lot 14, Blk. 1, Flg. 2  
211 Rawhide Road**

**Conceptual Review**

Bryan Johnson and J.P. Manley presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The project is over the height limit. (Section 2.1)
- b. The project does not step down into the lot as required by Section 2.6 of the DRC Guidelines.
- c. The garage location is awkward and not well integrated into the home. (Section 2.16)
- d. The driveway does not allow for easy ingress/egress.

The Applicant was requested to further consider the matters above and after discussion, no action at this time.

**Harris Residence**

**Lot 15, Bk. 2, Flg. 2  
0040 Honda Drive**

**Discussion**

Noel Harris was present to discuss several issues. Mr. Harris confirmed the space that was to be used for rain storage will not be used for that purpose. Therefore, the space exceeds the allowable square footage and could be used for living space. Mr. Harris also requested window changes which were not brought to the DRC for review prior to the ordering of the new windows. Additionally, Mr. Harris proposed a roof material that is not approvable as Guideline 2.9 directs the DRC that the major consideration is “minimizing reflectivity”. Accordingly, pursuant to consultations with various architects over time, the DRC has made a policy decision to require Drexel metal’s low reflectivity product having a reflectivity value of 11 – 13% or a comparable product where applicants want to use standing seam or metal roofs other than copper due to the high reflectivity of most products. Mr. Harris was advised that the DRC will approve the “Drex” metal roof material which comes in various colors and has the appropriate reflectivity value. The Applicant was cautioned not to start the solar application until the plan for this portion has been submitted and approved. Mr. Harris submitted new color samples for the exterior of the home and Mr. Harris was advised that he can bring a stucco sample to Mr. Perkins office for approval.

Mr. Haller made a motion to deny approval for the metal roofing material (CMG Standard Fluropon); to approve the Benjamin Moore Transparent Stain called Oxford Brown using a base of No. 329 at 125 percent; and a soffit color with the same material reduced by 25% percent; and

to approve the revised window schedule with the elimination of the window mullions. By motion duly made and seconded by Mr. Dolan, it was unanimously

**RESOLVED** to deny approval for the metal roofing material (CMG Standard Fluropon) the Benjamin Moore Transparent Stain called Oxford Brown using a base of No. 329 at 125 percent; and a soffit color with the same material reduced by 25% percent; and to approve the revised window schedule with the elimination of the window mullions.

**Dumas Duplex**

**Lot 43, Blk. 5, Flg. 4  
181 Pinto Drive**

**Preliminary Review**

Ann Darby Kreig, Gustavo Dallmann and Mariana Boldu presented the preliminary plans to the Committee for their review and the following matters were noted:

- a. The DaVinci Shake roofing material is approvable.
- b. The metal roof needs to be a “Drex” metal low reflective metal roofing or equivalent.
- c. The panelized siding will be stucco with expansion joints built into it.
- d. A complete landscape plan is required. All deciduous trees are to be a minimum of 2 ½” caliper.
- e. The exterior fireplace needs to be fueled by gas not a wood burning process. The patio needs to be integrated into the home with a wall to anchor the site and needs to be drawn on the east elevation.
- f. The hooded exterior lights (south side needs different strategy). Lights should be down lights without the light source being visible. (Section 3.13)
- g. The height of the landscape lights will be designated at the appropriate locations, and to.
- h. Reconsider the meter strategy.

Mr.Haller made a motion to approve the preliminary plans subject to the conditions outlined above. By motion duly made and seconded by Mr. Dolan, it was unanimously

**RESOLVED** to approve the preliminary plans subject to the conditions outlined above.

**STAFF APPROVAL:**

**Hamina/Norris Duplex**

**Lot 45, Blk. 3, Flg. 4  
1051 Winslow Road**

**Ext. Color Change**

**Pariseau Duplex**

**Lot 23, Blk. 2, Flg. 2  
123 Buckboard Road**

**Ext. Light Change**

**ADJOURNMENT** – The meeting was adjourned at 10:00 a.m.