

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

DESIGN REVIEW COMMITTEE MINUTES THURSDAY MARCH 24, 2022

DRC members present: Ben White, Dylan Brown, Lori Holgate

POA staff present: Bart Laemmel, Teresa Pleak

Community members present: Jordan & Jennifer Brennise, Ben Morello, Aaron J. Huckstep

Zoom participants: Gary Kerns, Bryan May,

Ben calls the meeting to order at 6:16.

Wes makes a motion to approve the 2/17/2022 DRC minutes, via email.

Ben seconds, all are in favor, and the motion carries.

There was a discussion about the April 2022 DRC meeting date, and the committee agreed to move the meeting back on week to accommodate for spring break and the school's closure. The April meeting will 4/28/2022.

Brennise, Garage and Bedroom addition, Lot 6, Block 18, Filing #3, 110 Floyd Ave.
For the record this project was posted in the 3/10/2022 CB News, in the POA office and on the website.

Jordan and Jennifer Brennise are here to talk about their garage addition. They currently share a driveway with duplex neighbor, they want to add their own driveway. They plan to change the siding on the duplex.

Ben started the formal review.

Neighborhood context – approved.

Site plan: noted and approved.

Landscaping is not required for additions.

Driveway meets the minimum lot width.

Snow storage needs are met.

They brought color sample for new driveway and committee approves.

There currently is a ditch at the end of the driveway, and they will ascertain if culvert is necessary with county.

Grading and drainage: the lot is flat, no issues.

Setbacks labeled and dimensions- present and approved.

Privacy and views: all good.

Snow storage: approved

Fence and storage: They will take the fence down for construction and will replace after construction with a new fence that matches their neighbor's existing fence.

Easements labeled: no impact to existing utilities easements.

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Height calculations & benchmark: ties into existing house, approved.

Building mass: meets DRG.

Exterior finishes, accents and trim: They brought samples and the committee approves.

Facia ad soffit will be the same color as trim. This will be noted on final plans.

Windows & doors: proportionate and approved.

Garage door will either be the same as trim or dark blue. This will be coordinated with duplex neighbor.

Roof pitch and overhang materials: 1' overhangs to match existing overhangs on house.

They are approved.

Roof material will match the existing roof.

Metal siding is rusted metal.

Dylan is OK with the absence of metal siding calculation because there is so little metal siding.

Lighting is night sky compliant.

Roof plane: Roof is approved.

Existing conditions and features are noted

No accessory dwelling.

No public comment.

Conditions:

- Colors needs to be noted

Dylan makes a motion to approve with said condition.

Lori seconds and motion carries.

O'Hagan, Garage and accessory dwelling, Lot 17, Block 11, Filing #2, 54 Kubler St.

For the record this project was posted in the 3/10/2022 CB News, in the POA office and on the website.

Ben abstains from review because he is the architect of this project. Quorum not met, so this project will be reviewed next month.

Morrello, Apartment Over Garage, Lot 11, Block 18, Filing #3, 503 Haverly St.

For the record this project was posted in the 3/10/2022 CB News, in the POA office and on the website.

Ben Morello is here presenting his project. He is adding an apartment over the existing garage. The committee is in approval of the size of the apartment.

Dylan starts the formal review.

Site plan is noted and approved.

Landscaping is not applicable

Driveway & turn around: These are on the site plan, noted and approved.

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Building orientation, drainage: all are existing.
Setbacks: noted and acceptable.
Privacy and views: Approved.
Snow storage: Driveway not changing much, there is enough snow storage in the 10' setback.
Fences & storage: not applicable.
Easements: utility easement noted on north side of lot. Utilities are noted.
Height calculation and benchmark: existing, meets approval.
Contour lines: flat lot, applicable.
Building mass: Dylan suggested a belly band to break up the mass of the house.
Overall concept meets DRG: yes.
Elevations are to scale and meets approval.
Exterior finishes; siding, accents and trim: Will match existing house. Needs noting on final plans.
Windows and doors: will match existing house, meet approval.
Roof pitch overhang soffit and fascia: will match existing house.
Lighting is night sky compliant.
Color samples are present and approved.
Roof plane: Dormer breaks up ridgeline. Approved.
Existing conditions and features: Existing siding.

No public comment.

Conditions:

- Parking & turn around need to be noted on plans
- Colors of exterior noted to match existing
- Vertical siding
- Belly band

Ben makes a motion to approve with said conditions
Lori seconds, all are in favor and motion carries.

Huckstep, Garage Addition, Lots 39/41, Block 21, Filing #3, 156 Zeligman St.
For the record this project was posted in the 3/10/2022 CB News, in the POA office and on the website.

Aaron Huckstep is here to present his project. This is a garage addition.

Ben starts formal review.
Neighborhood context: meets approval.
Site plan is noted and approved.
Landscaping: not applicable.
Driveway location, turn around, parking: present, needs to be noted.
Building location and orientation – approved.

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Drainage: looks good.
Setbacks, labels and dimensions – present and labeled.
Privacy and views: look good.
Snow storage: plenty.
Fences and storage: not applicable.
Easements: noted.
Height calculations and benchmark: ties in with existing house.
Mass: looks good.
Concept meets DRG, yes.
Wall plane of addition exceeds 32' plane, it is broken up with roof mass. Dylan suggested off setting garage a couple feet. Since this is a one story garage, committee is ok with the long plane, broken by roof.
Exterior finishes, accents and trim will match existing.
Windows & doors: the little window on big dormer got questions and comments.
Overhangs are 3' to match overhangs on existing house. Home owner was warned of snow sliding off roof.
Lighting is night sky compliant.
There is no metal siding.
Roof plane: does exceed 32' plane, the solar array does break up the long plane, so this is approved. This also accommodates matching the 3' overhangs.

No public comment.

Conditions:

- Parking needs noting.
- Think about the proportions of the window on the dormer.

Dylan makes a motion to approve the project.

Ben seconds the motion and motion carries.

Kerns, New Single Family Home, Lot 12, Block 25, 924 Zeligman St.

For the record this project was posted in the 3/10/2022 CB News, in the POA office and on the website.

Brian May, the architect, introduces the project. This is a single family house with an ADU above garage.

Dylan starts the formal review.

Modern design, no objections.

Site plan approved.

Landscaping labels & locations. Trees noted on plans. Points need to be noted.

Bart warns that trees on the plan need to be planted. If they are thinking about reducing trees, make sure the plans are changed before final approval.

Driveway dimensions, turn around & parking: 4 parking spots are needed. Driveway width needs mentioning. A culvert might be needed per the county.

Building location & orientation: approved.

Grading and drainage: drainage pathways need to be noted.

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Setbacks labels & dimensions: rear and front orientation of house need to be switched. The county identified lot on Zeligman St.. They will place front of house on Cisneros Ln.
Privacy and views: There are a lot of southern facing windows. The committee warned this will get hot in the summer.
Snow storage calculations: looks good.
No easements.
Benchmark and height calculations: average grade needed.
Contour lines: plan to keep as is.
Utility lines need noting on plans.
Building mass: Dylan compliments the broken up mass.
Overall concept meets DRG: yes.
Elevations: look good. The East wall plane is broken sufficiently by the window.
Exterior finish: metal roof with metal fascia to match.
Wood/oak exterior finish with same soffit. Specifics need to be noted.
Metal siding on north elevation. Calculation is not applicable; well below 20%.
The flat roof has design intent. Zero overhangs are intentional and match the design.
The committee discussed the overhangs and architectural designs.
Windows & doors: snow shed misses all doors. Lots of full height glass. Committee not in position to restrict the use of glass, but warns that will get hot inside. Meets approval.
Lighting all noted and night sky compliant.
There was a discussion on the length on the south wall and roof plane. They are too long.
There was a discussion on the longer roof being flat, thus not visually offensive. There is design integrity.
The exception is applied.

No public comment.

Conditions:

- Landscaping points need noting
- Landscaping legend needed
- Driveway grade needs noting
- Driveway width needs noting
- Proposed grading lines need noting
- Tag benchmark
- Drainage needs noting in parking zone and side of house
- Height calculations & benchmark needed
- Utility lines need noting
- Specific exterior finishes need noting
- Label fascia and soffit material
- Note canned lighting in soffit
- Great room wall and roof length need a break

Lori makes a motion to approve with said conditions.
Ben seconds and Dylan is in favor, motion carries.

Ben Meeting adjourns at 9:40