

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 APRIL 28, 2022

DRC members present: Ben White, Lori Holgate, Eric Shull, Travis Hall, Dylan Brown

Staff members present: Bart Laemmel, Tee Pleak

Community members present: Derek Harwell, Scott Dobias, Graham Ketrick, Hannah Maloy

Dylan called the meeting to order at 6:03 p.m.

Declaration of notification: For the record all projects on this agenda were posted in the CB News, on site, on the website, in the office and mailroom bulletin boards on Thursday 7, 2022.

Approve Minutes from March 24th, 2021 DRC meeting

Dylan made a motion to approve the minutes.

Lori seconds.

All are in favor and the motion carries; the minutes are approved.

O'Hagan, Garage and accessory dwelling, Lot 17, Block 11, Filing #2, 54 Kubler St. Ben White formally recuses from the review. He is the architect and introduces the project. They will build a garage with a one bedroom apartment above. Ben notes that there is a shed on the property currently. Since there can be only one out building on the property, the shed will be removed. Siding and trim will match the house.

Eric starts the formal review.

Neighborhood context- approved

Site plan- yes

Landscaping, labels, dimensions & calculations- approved

Driveway locations, dimensions, turnaround, parking – approved

Building locations – meets approval

Grading- looks good

Setbacks, labels & dimensions – approved

Privacy and views – approved

Snow storage – plenty

Fences – shed will need to be removed

Easements – looks good

Height calculations- approved

Contour lines -not changing from existing house

Utility routes- approved

All existing site conditions or structure detailed- all present

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 mass- looks good
Overall concept meets DGR intentions- yes
Elevation to scale – yes
All exterior finishes labeled- yes
Color samples- noted on plans
Windows, doors & opening- approved
Roof plan with pitch and overhangs- approved – 29’ with 3’ overhangs
Metal siding calculations- 19%, approved
Lighting- night sky compliant

Conditions:

- remove the shed or attach with breezeway
- Remove the superfluous color sample

Eric makes a motion to approve this project with said conditions
Dylan seconds, all are in favor and the motion carries.

Stotts- Harris, Duplex, Lot 4, Block 11, Filing #2, 17 Shavano St.

Ben recuses from review, as he is the architect. Dylan also recuses from this review, he helped with the project. Ben introduces this project. He notes that there will be a dormer NW elevation that is not indicated on the plans.

Travis starts the formal review
Neighborhood context- approved
Site plan – present
Landscaping – legend present
Building location -approved
Driveway drainage, dimensions, turnaround, parking – Bart noted that the turnaround looks tight. There are 6 parking spaces. With this being a duplex, an additions turnaround will be recommended to owners. Ben suggested moving parking spaces around.
Building location & orientation- Ben notes the house was purposeful located so neighbors keep their view.
Grading drainage & retaining walls- approved
Setbacks, labels, dimensions- present and approved
Privacy and views – approved
Snow storage – approved
Fences, storage – 3’ high fence, approved
Easements labeled with dimensions- approved
Height calculation and benchmark – noted and approved
Contour lines – present, flat lot
Existing conditions - existing fence is noted
Building mass – looks good, 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

Overall intentions meet DRG – yes
Elevations – approved
Floor plan – to scale, approved
All exterior finishes – approved
Color samples – sufficiently named
Windows doors and openings - approved
Roof plan- present, there is roof plane longer than 30'. The reason is to eliminate a snow catch. One option is to make the garages smaller. Travis proposes an exception based on the plans prior approval. Ben is amicable to compress house to meet roof plane regulation.
Metal siding calculation- approved. Travis notes it would look nice if metal was taller
Lighting plan – night sky compliant, approved
Accessory building – NA

Conditions:

- Increase depth of parking spaces per turn around by 10'
- Reduce the garage roof plane to accommodate the 30' limit

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

Flint, Single Family Home, Lots 5, Block 19, Filing #3, 89 Brackenbury

We jump right in to the formal review. Dylan leads the review.
Neighborhood context – approved
Site plan- present
Landscaping, location, dimensions, calculations- There was a question if half of the total points need to be trees. 50% do need to be trees. More trees are needed.
Driveway locations, dimensions, turnarounds, parking – there are 4 spots, and 4 bedrooms. The parking spots do not meet the 10' setbacks. Travis encourages checking with the fire department. Eric notes how far back the property line is from the road. There needs to be a turnaround. Dylan mentions that snow storage can be in the setback if needed. There was a discussion about turns arounds and grade of the lot.
Building location, orientation – approved
Grading- drainage, retaining walls – It is recommended to keep drainage paths similar to existing paths. The committee suggests a swale on the east side of house.
Setbacks, labels, dimensions- all labeled. The driveway setback needs alterations.
Privacy and views – approved
Snow storage with calculations – check if meets 30% within property lines
Fences, storage – N/A
Easements – approved
Height calculation and benchmark – There was a discussion about height, approved
Contour lines – existing and proposed – present
Proposed utility routes – all present and approved
Building mass – 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

Overall concept meets intention of RDG – yes
Elevations - approved
Floor plans – approved
Exterior materials – noted on plans, approved
Windows, doors and openings – approved
Trim – noted and approved
Roof plan- approved
No unbroken roof plane – good
Elevation plane – approved
Metal siding calculations – present and approved
Lighting – night sky compliant
Accessory dwelling – N/A

Eric comments on the grading around the driveway. He notes conditions:

- 50% landscaping to be trees
- Setting both exterior parking spots 10' off property line and creating a turnaround.
- Create a swale on east side of home to match existing drainage
- Snow storage calculations needs to be 30% on property
- Flairs at end of driveway to meet Fire Department's needs

Dylan makes a motion to approve with said conditions

Lori seconds, all are in favor and the motion carries with conditions.

Dobias, Exterior Finishes Review, Lot 23, Block 4, Filling 80 Blackstock.

Scott Dobias introduces this project. He is accepting responsibility for the changes to the approved plans.

The colors on the plans were standardized, the colors on the building were put up not according to plans.

Bart confirms that all wood siding will be stained dark brown.

The garage doors will remain as they are.

Dylan asked if the metal was galvanized or naturally weathered. Some of the metal is reclaimed roofing.

Travis asked about what happened to the plans. On behalf of the committee, Travis asked for congruency throughout project. Lori asked about the intentions of the different sidings.

Scott explains that contractors have been challenging and unreliable.

There was a question about new vs. reclaimed materials. The changes were not submitted as instructed.

The committee suggested to pick 3 or 4 colors and make the duplex look like it has a plan and look cohesive. Unit A can be different colors from Unit B.

Rooflines are different form the approved plans.

Windows are missing on the back

The trusses were put in wrong resulting in creating a roof that is too high. Dylan suggested bring up the grade at the back of the house. This will need a retaining wall.

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

Final recommendations:

- The color of the siding must all be uniform. The barnwood can stay.
- All exterior trim needs to be uniform within each unit; it either needs to be green or all brown.
- The accent on the front of unit B will be all wood, unit A will be all metal
- The railings on both units must match
- The reclaimed metal will be uniform with the rusty metal.
- The rock siding must match within each unit.
- Sona tubes should be covered or hidden

Tavis makes a motion to approve the stairs.

Ben seconds.

Travis makes Motion to approve the roof line

Lori seconds

The 33' roof height is not approved by the committee. They are not going to require a rebuild of roof. Dylan suggested to build up the ground on the back of house.

Travis and Dylan want to see shed roofs over the doors to break up the mass of the wall. The plans indicate a bigger deck.

Round Mt. Homes, Duplex, Lot 33, Block 21, Filing #3, 324 Zeligman St.

Ben abstains from formal review as he is the architect. He introduces the project.

Public comment:

The Thorson's, who own the adjacent property have drainage concerns.

Ben met with the geotechnical engineer and they have a plan to keep draining path on the property. The Thorson's other concern is with the size of the building. This project is 5000 sq feet where surrounding homes are 2000 sq feet. Ben comments of square footage. The roof is consistent with other roof massing in the area. Total footprint is 2075 sq feet. Eric asked about the placement of the house. Ben explained the parking is relative to the grade so they don't have to dig out the front of the house.

There was a discussion on the height and working with the slope of the land. In the interest of coming up with a solution, Travis suggested lots that are steeper than 10% will get a 10% allowable height increase.

There will be further discussions of slope and height requirements and this project will be reviewed at the May 19, 2022 meeting.

Travis adjourns the meeting at 10:58 p.m.