

The Keystone Design Review Board

August 29, 2011

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:20 p.m. in the Neighbourhood Company conference room on Monday, August 29, 2011.

Board Members Present:
Mark Mathews, President
Todd Webber, Member
Ken O'Bryan, Member

Other Attendees:
Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated August 15, 2011 was approved.

I. Lot 13 The Alders – Round 2 Preliminary Review - 1:30 – 2:00 (Steve Vujeva, Design Associate and Don Ruggles, Architect)

The Keystone Design Review Board reviewed and tentatively approved The Alders Lot 13 project with the following comments:

- Board will require an increase in stone at the base of the home to reduce wall massing
- Board recommend review of the east elevation which shows some snow shedding in front of garage door
- On sheet A0.1 roof is shown over setback. Roof must stay within building set back and sheets must match
- Plans submitted show roof approximately 2' over height limit. Board requires project to be within all neighborhood guidelines
- Board recommends reviewing garage door size and quantity to meet guidelines and allow for largest opening possible
- Board recommends adding shed roof to dormers which will help to reduce massing and reduce snow shedding on decks
- The Board recommends adding a prowl roof to east elevation to match same on front elevation
- To reduce massing on the north elevation wall needs to have some penetrations
- The Board recommends eliminating gables on north and south elevations and the gable over kitchen deck
- Board tentatively approves the project to move to the CD review phase after all of the changes outlined above have been completed
- Sketch up or actual model for CD review with landscape plan, color board, lighting cut sheets will be required for CD review
- The Board advises the applicant to review neighborhood guidelines to adhere to the requirements for next review level

- All building envelope and bulk plane requirements must be met and illustrated on the elevations

II. Great Northern Mural Removal from Arapahoe Lodge - Schematic/Preliminary Review
- 2:30 to 2:00

The Keystone Design Review Board reviewed and rejects the Great Northern Mural Removal from Arapahoe Lodge with the following comments:

- HOA responsibility for upkeep of exterior skin of building
- If the HOA would like to remove the wording "Great Northern" the Board will need to review a plan explaining how the wording will be removed or covered including color samples. No solid color paints/stains will be allowed and the finished product must match the existing siding on all sides of the building.
- Board will require a \$1500 refundable compliance deposit to cover any damages that may occur during construction prior to construction commencing, but will waive the application fee of \$250

III. General Discussion

Lot 8, Tract B, Keystone Ranch

RE: Solid Body vs Semi-Transparent

Todd Webber and Mark Mathews visited the house to look at the condition and to give recommendations back to the homeowner. They walked all around the house and while they noticed a couple of places that needed touch-up, their thought was that it really did not need to be stained. However, the Board recognizes that it is a tough sales market and if they want to freshen it up this is fine. The Board still feels a semi-transparent stain is the best choice, but they did see other homes in the neighborhood that used a solid body. If the homeowner wants to go this route, they can do so but knowing we don't feel it is the right choice and may actually make the property feel more dated.

IV. Adjournment

The meeting was adjourned at 3:00 pm.