

## Architectural Committee Meeting Minutes – March 19, 2020

### **BSAC/Staff in Attendance:**

Jess Bevilacqua

### **Guests using GoTo Meeting:**

Robb Schlingen

John Brown

Mike & Nina Rowe

### **Project Attending For:**

#06170A REBS LLC

#04206 Brown

#06170A REBS LLC

### **Using GoToMeeting:**

Brian Wheeler (left at 9:10)

Suzan Scott

Dan Hoadley

John Gladstein

Trever McSpadden

Maggie Good

Grant Hilton (joined at 8:30)

*Due to precautions being taken to prevent the spread of the Corona virus, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.*

### **1. Membership Forum - none**

### **2. Call to Order - Brian Wheeler called the meeting to order at 8:10 AM.**

### **3. Meeting Minutes – Maggie Good made a Motion to approve the February 20, 2020 Meeting Minutes. John Gladstein seconded the Motion. The Motion passed unanimously.**

Maggie Good made a Motion to approve the March 5, 2020 BSAC Retreat Minutes. John Gladstein seconded the Motion. The Motion passed unanimously.

### **4. Minor Alteration Review**

Jess Bevilacqua, Staff

**Discuss/Motion**

BSOA #04206 Brown Minor Alterations

Legal: Meadow Village Block 2 Lot 6

Street: 2570 Curley Bear Road

Staff presented the plans for the Brown minor alteration application. Owner John Brown joined the meeting via GoToMeeting. The application was to replace the existing deck with a different color material, and replace a section of deck under the hot tub with a concrete pad. The deck footprint would remain the same. Staff previewed a material sample that had been provided, which was the same color as the existing home.

Staff recommended the application be approved as submitted noting that it is an improvement to the home.

Maggie Good made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

### **5. SFR Sketch Plan Review**

Jess Bevilacqua, Staff

**Discuss/Motion**

BSOA #06170A REBS LLC SFR Sketch Plan

Legal: Cascade Block 3 Lot 170A

Street: TBD Speaking Eagle Road



Staff presented the plans for the REBS LLC single family residence sketch plan application, represented by architect Robb Schlimgen, who joined the meeting via GoToMeeting. The application was for a single family residence with 4,533 livable square feet and an additional 699 square feet of garage space. The home contains six bedrooms, a theater room and a daylight basement. Neighbors and adjacent lot owners Mike and Nina Rowe also joined the conference call.

Staff presented photos of the lot and the site plan. The original site plan showed construction staging in the adjacent lot, also owned by REBS LLC. Staff noted that Mr. Schlimgen and the owners are aware that if use of that lot is required, a separate landscape performance deposit may be required or release of the landscape performance deposit for lot 170A will also require restoration of lot 169A, the adjacent lot currently owned by REBS LLC.

Staff presented the four elevations of the home noting one wall that measured 46' but contained a significant change in materials. Staff presented height calculations and noted that she had discussed the height as a concern with Mr. Schlimgen. Staff also noted a large area of exposed concrete on the front elevation that may need to be redesigned, as the design regulations allow for only 12" of exposed concrete.

Staff recommended that the application be approved as submitted, provided the height, 46' wall length and exposed concrete were agreed to be compliant or conditions were noted for final.

Mr. Schlimgen spoke briefly. Maggie Good asked the Rowes if they had any objection to the home. Mr. Rowe stated that he is approximately one month out from submitting an application to move their building envelope and the home appeared to work well with the lot layouts.

Ms. Good asked for clarification regarding a section of flat wall on the front elevation that consisted of a stone finish. Ms. Good recommended a more weatherproof finish around the bottom of the home, as the natural siding material presented tends to deteriorate in the heavy snow conditions of Cascade. At this time Grant Hilton joined the meeting.

Executive Director Suzan Scott noted concerns with preserving the existing trees. Staff stated that more detailed information on the landscape plan would be required for final review. It was also noted that Madison County fire prevention guidelines should be researched by the applicant to determine the required amount of defensible space around the home.

A lengthy discussion regarding the height of the proposed home and BSOA height calculation procedures took place. The gray area on the front elevation, which would be exposed concrete, was noted again. Staff had notified Mr. Schlimgen that per design regulations, only 12" of exposed concrete is allowed. The average finished grade, as estimated by the site section and as presented in the height calculations, was discussed in depth. It was noted that there is some ambiguity involved in selecting a fair measurement point from each elevation, which is stated in the design regulations and Covenants as being a maximum height measurement from average finished grade. The point of average finished grade was not completely clear in the submitted plans. It was noted that the BSAC relies on information provided by the architect. Brian Wheeler left the meeting at this time and Trever McSpadden took over as Chair.

Adjusting the grading as well as addressing the large area of exposed concrete on the front elevation were discussed in more detail. It was noted that the concrete could be concealed from plain view with a retaining wall that was already necessary due to the slope of the lot. The grading and determining the

average finished grade were further discussed. The calculation for determining compliance with the allowable height was further discussed. It was agreed that a more thorough and consistent calculation would be required for this home, but could be addressed as a condition of final approval. This would require clearly demonstrating the average finished grade on the site section, as well as consistently selecting and averaging a maximum measurement from each elevation.

The rear wall measuring 46' in uninterrupted length was discussed. Staff described significant changes in materials and roof design that break up the wall. It was agreed by the BSAC that significant design element changes were present and an exception would not be required.

Grant Hilton made a Motion to approve the sketch plan as submitted noting that the applicant would be required to provide detailed height calculations showing compliance with the 28' maximum allowed height, and also noting that the applicant should consider weatherproof alternatives to bringing the wood siding down to finished grade. The Motion died per lack of a second.

Mr. Schlimgen noted that he appreciated the comments regarding selecting a more weatherproof material for the bottom wainscoting of the home.

Maggie Good made a Motion to approve the sketch plan as submitted with the conditions noted below. John Gladstein seconded the Motion. The Motion passed unanimously. The Motion included the following conditions of approval:

1. The applicant must demonstrate that the home is not higher than 28' measured from average finished grade by submitting revised height calculations using a maximum measurement from each elevation taken from the average level of finished grade.
2. The applicant must acknowledge that wood siding close to the ground will deteriorate in winter conditions and will explore other options.

## **6. Discussion Items:**

### **a. Member Report Tracking Update**

There were no updates to the Member Tracking Report.

### **b. Performance Deposit Tracking Update**

Staff briefly presented the performance deposit sheet. Several performance deposits have been released recently and a correction had been made to the spreadsheet which reduced the total.

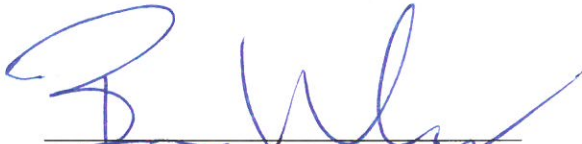
### **Other Discussion:**

Staff asked the BSAC to notify staff of their availability for the July 2 BSAC meeting so that if quorum could not be reached, staff would have at least a couple of months to give notice and plan for it.

The Retreat was discussed and it was noted that the BSAC still needs to ratify the recommendations that will be submitted to the Board. Staff agreed to add this as a discussion item for the April 2<sup>nd</sup> BSAC meeting.

### **c. Adjourn**

The meeting adjourned at 9:40 AM.



Brian Wheeler, BSAC Chairman