



# Architectural Review Committee

## Meeting Minutes

### January 10, 2023 7:00 p.m.

ARC & HOA members present: Rob Mohr, Sylvia Andrejczuk, Ethan Lake

In attendance: E.J. Meade, principal architect, Arch11, Inc.

Sarah Kia, project architect, Arch11, Inc.

Samantha Weltzin and Christopher Klein, owners of 191 Alder Lane

#### **The ARC conducted the preliminary review of a new residence at 191 Alder Lane**

There is an existing house at the address which will be demolished and replaced by the new structure.

The project has not undergone Site Plan Review at Boulder County as yet. They are preparing the application and expect the SPR to begin approximately in March.

The new house is planned to be 6315 sq. Ft. Rob M. asked how will they get approval from Boulder County since the presumptive size maximum is 4845 s.f. They explained they can use 2 adjacent properties for comparison, in this case 200 Alder Ln @ 7443 s.f. and 123 Alder Ln. @ 5751 s.f.

The design of the house is 2-story contemporary with a flat roof. The architects focus on integrating the house into the surroundings. They will use fire resistant materials whenever possible. Exterior materials will be painted metal painted dark bronze, and brown toned concrete. The goal is to match the natural colors found on the site.

The design includes a courtyard in the rear containing trees. The ARC pointed out that proper fire mitigation calls for no trees within 30 feet of a structure.

The ARC gave preliminary approval to the project. The parties agreed to meet again for a final review around the time the building permit is expected.