

Architectural Review Committee Meeting Minutes February 9, 2025 11:00 AM

Committee Members present:

- Crystal Downing
- Eric Miska
- Rob Mohr
- Chelsea Thompson

Guests:

- Jesse Dobbs, homeowner of 213 High View Dr.
- Colin Ostman, Principal/Architect, Follow Architecture

Project Review – 213 High View Dr.

A. 2 Stage house addition

- Stage 1: Currently under construction: Expanding dormers, adding decks and balconies. Replacing roof. Boulder County permit in place.
- Stage 2: A bedroom addition is planned for a couple of years later. This will be reviewed as a separate application when plans are available.

B. Exterior colors and materials of current project:

- SIDING: Fiber cement vertical plank siding, painted dark brown
- TRIM: 5/4" fiber cement trim, painted black to match window finish

- ROOFING: Black, class 'A' standing seam metal roofing
- GUTTERS: square profile metal gutters match roofing finish
- WINDOWS AND DOORS: Aluminum clad windows with black finish
- DECK RAILINGS: Custom fabricated steel railings, painted black
- DECKING: Composite decking, brown
- FASCIA: Fiber cement trim, painted black SQUARE PROFILE MTL GUTTERS,

2. Discussion

Roof color:

- Colin explained that the blue roof now visible is the underlayment that was installed under the existing roof shingles. Because the existing shingles were removed it exposed the blue underlayment.
- When the new roof goes on it will be black standing seam.

Timing:

- ARC members reminded the applicants that that ARC applications need to be submitted well in advance of construction starting.
- Colin explained that this one was neglected because of a communication mixup.

Approval:

- All ARC members present voted to approve this phase of the project; the expansion of dormers, addition of decks, and the roof replacement.