

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**August 10, 2017**

**Attendees**

Committee: Jamie Fogle, Monty Force, Jim Hartman, Steve Lane, Chuck Woodward and Kevin Yoshida  
East West: Matt Mahoney, Matt McHugh,  
Alpert: Sally Alpert, David Bloom, Shannon Burke

Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (7/20/17)**

**A motion made by Chuck Woodward and seconded by Steve Lane was passed to approve the minutes of the July 20<sup>th</sup> BDRC meeting as presented.**

- **East West**  
**Lowry Boulevard Rowhomes**  
**Materials Violation**

The BDRC chairman reviewed the status of the violation of changing the approved stucco on the rear of the building and replacing with siding. The Applicant had responded that they are at 54.1% of the masonry requirement and requesting that the BDRC consider granting a waiver to the violation. A waiver is not appropriate and at the end of the last meeting next steps were decided. Kevin Yoshida was assigned to work with Sprocket to verify the masonry calculations; Sprocket would then explore options to meet the masonry requirement. Meeting the masonry requirement in a way to maintain an attractive design would be acceptable over a total tear out of the siding and an install of stucco.

- Matt McHugh talked about the various or combination of options they explored to move from the 54.1% to the 60% masonry requirement: glass garage doors, pedestrian level changes, changes to the rear that would create a positive presence and also have a less invasive construction impact.
- Matt presented their chosen option that would get to 61.7% masonry and would require a change to 1082 SF of the surface.
- The brick would be extended up to the top of the cantilever window with a wrap to the rear on the ends. This would involve removing the siding and replacing with 500+ SF of brick on both ends.

Committee:

- Steve asked about any changes to the rear siding. Monty reiterated that the process was violated by not constructing what East West submitted and what the BDRC approved, and thus not meeting the masonry requirement. The resolution was to either do a complete change back to the approved

material or to meet the masonry requirement in some other way. Kevin added that the masonry requirement is always calculated on an average of masonry with the rear having less.

- Jim and Steve commented that the presented plan was nicely detailed and fit well with the pattern of the siding.
- Steve was concerned that other builders would think they could make changes without consequences. Monty responded that there is no variance or waiver granted to the masonry requirement because they are now meeting the requirement and therefore is a supportable alternative solution to the violation. **Matt McHugh added that this certainly has not been an attractive route to go through and should be a deterrent to others that will also have a significant financial cost to resolve. East West does recognize and appreciate the position of the BDRC and other builders.**

A motion was presented, seconded and passed unanimously that rather than direct East West to conform to the originally submitted plan the BDRC is willing to accept the alternative of meeting the masonry requirement at 61.7% through detailing of the brick material as presented rather than a return to a value of approximately 90% with stucco. Timing is to be determined with contractor scheduling and material availability but no later than a completion date of October 31, 2017.

- **Alpert**  
**Archer Customs – Lot 3, Filing 8**  
**Design Development cont.**

Applicant:

- This is a main floor-master, 2-story design.
- An updated energy report was presented with a rating of 38.
- The patio off the master suite and family room will probably be changed to a deck.
- Brick samples were shown.

Committee:

- The egress area well on the side will need to be moved or address the paving stones in that area.
- Is the grading set with the slope of the house? **Yes, there are three risers at front and 3 in the garage. The house needs to stay high enough to accommodate the rear drainage channel.**
- Show the downspouts, A/C unit and exterior lighting on the next set of drawings.
- Revise the landscape plan to the newer deck and corner plan.
- On the front patio columns either add another one to the left of the front door or eliminate the front column.
- Need to see detail sheets at this level of review.
- The brick needs to have more uniformity with more of an urban context and a smoother finish. The one shown is too rustic.
- Address the front drainage.
- Bring the color palette and depiction of a color board.
- Show more distinction of the stucco grout lines.
- Need to see the rear deck since it is a large change to what has been presented.
- Massing is good.

**Applicant is to return on Aug. 24<sup>th</sup> to continue the DD review with follow up to the comments given today.**

Adjournment of the public session at 9:15 and commencement of an executive session.

- **Executive Session**  
**Inspection Report**

Adjournment at 10:45