

SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
April 17, 2025
Via GoTo Meeting

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, April 17, 2025, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, Patrick Scanlan, and Todd Biekkola.

MEETING MINUTES – The DRC reviewed the March 20, 2025, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 20, 2025, meeting minutes.

Bradley Residence	Filing 4 Block 4 Lot 8	Final Review
Amy Salter, Architect	0560 Winslow Road	New Habitable Area & Deck

Amy Salter, architect, presented revised plans for new Habitable Area and a deck addition. The plans have been revised since the previous review in December 2024. New Habitable Area has been reduced from approximately 3,000 sq ft to 1,000 sq ft of new Habitable Area. The new areas will include an additional bedroom and a family room on the lower level. The existing deck at the kitchen will be enclosed to create a butler's pantry. The new covered deck area will be adjacent to this area. All of the existing wood piers will be wrapped with a stone base to match the existing stone. The primary bedroom will have two new windows. The lower level addition will have a stone wainscot to match existing and a new stone cap will be added to all of the stone wainscot and pier stone. The stucco color has been darkened to Benjamin Moore Halo (OC-46). It was confirmed the new exterior lights are dark sky compliant. A number of trees will be removed, and new trees will be planted. The existing copper roof at the entrance will remain.

The Committee was complimentary of the proposed changes and the evolution of the project.

Following the discussion, by motion duly made and seconded it was unanimously

- a. Ensure the air conditioning condenser is properly screened with evergreen plant material.
- b. Construction fencing is required around the property.
- c. Final approval will be granted upon receipt of a \$10,000 Compliance Deposit.

RESOLVED to approve the Final Plans subject to the conditions above.

Faessler Residence
Todd Biekkola, Architect

Filing 4 Block 4 Lot 28
1460 Singletree Road

Conceptual/Preliminary Review
New Habitable Area & Deck

Todd Biekkola, architect, and Sebastian Faessler, owner, presented plans for a two-story addition on the south side of the home. There will be a new gabled roof connecting the existing structure to the addition. Existing decks will be connected and expanded with matching guard rails. The proposed addition is within the setbacks, site coverage, Habitable Area, and height limits. There will be wood siding on the lowest level of the addition and the second level will be stucco to match existing stucco. The color palette is warm, and the addition will have a metal roof to match existing. The front entryway will be filled in and will be clad in stone and wood.

Stucco	Benjamin Moore Revere Pewter (HC-172)
Stone	Split Limestone in Cream
Doors & Window Cladding	Dark Bronze
Wood Siding	Delta Millworks Accoya Barnwood in Lynx
Metal Roof	To match existing
Eaves & Fascia	To match existing
Guard Rails	Metal and Glass to match existing

The landscape plan is a work in progress with the goal of creating a flat play area and maintaining a natural appearance.

It was confirmed that the unapproved shed on the property was going to be removed immediately.

The Committee suggested studying an option that would drop the height of the addition. It was noted that crawl spaces must have a head height of 5' or less or it is considered Habitable Area. They noted decks and proposed outdoor area creates a nice outdoor living area. The guard rails should be consistent on all decks.

Following the discussion, by motion duly made and seconded it was unanimously (Biekkola recused)

- a. A complete Final Submittal is required for final review.

RESOLVED to approve the Conceptual/Preliminary Plans subject to the conditions above.

Dienst Residence
Bill Nutkins, Architect

Filing 4 Block 5 Lot 14
0010 Saddle Drive

Final Review
New Garage, Habitable Area & Deck

Bill Nutkins, architect, presented final plans for a third garage bay addition perpendicular to the northwest corner of the existing garage with new Habitable Area under the garage addition, enclosing an existing lower patio space and an existing deck area on the upper level at the

primary bedroom, and digging out an existing crawl space to create a new office under the primary bedroom with a new window. The plans provided showed the space under the new garage bay as a studio apartment. There is no access to this space from inside the home. This lot is zoned for a duplex. The architect assured the Committee that the owners intend to use the new space as an exercise studio. There are exterior stairs to access the studio. The hot tub is also being relocated and will be partially buried.

Following the discussion, by motion duly made and seconded it was unanimously

- d. Ensure the new mechanical unit is screened.
- e. Construction fencing is required around the two areas of disturbance.
- f. Final approval will be granted upon receipt of a \$10,000 Compliance Deposit.

RESOLVED to approve the Final Plans subject to the conditions above.

ADJOURNMENT – There being no further business to come before the DRC, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the regular meeting of the Singletree Design Review Committee this the 17th day of April 2025, at 9:43 AM.