

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
December 19, 2024
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, December 19, 2024, at 8:30 am, via GoTo Meeting.

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

MEETING MINUTES – The DRC reviewed the December 5, 2024, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the December 5, 2024, meeting minutes.

Bradley Residence	Filing 4 Block 4 Lot 8	Preliminary Review
Amy Salter, S3 Architecture	0560 Winslow Road	Habitable Area & Garage Addition

Amy Salter, architect, presented preliminary plans to add Habitable Area and a garage addition to the existing home. Having heard the Committee’s comments, the materials have been updated to include horizontal lap siding in a brown color as well as a new stucco color. At the garage addition to dormers in the dark brown wood siding have been added as well as additional berming.

The Committee suggested studying a shed roof with a perpendicular gable over the office addition to mimic existing roof forms. A darker warmer stucco color is needed and that will coordinate with the existing stone wainscoting better too. It was noted that corrugated metal roofing is not allowed in Singletree. The light fixture cut sheet does not show that it is dark sky compliant. The proposed dormers over the garage are a nice addition to the design. It was also noted that there will be extensive work on all four sides of the home and that fencing is required to secure the construction site.

Proposed Exterior Materials –

Stone Pavers	Colorado Buff Sandstone – random cut
Stone Cap	Colorado Buff Sandstone – 3” thick cut stone
Stone Veneer	Match existing Alpina Moss Rock 5-6” veneers
Lighting	Progress Lighting Z-1030 20” in Antique Bronze
Roof	2.5” Corrugated Metal in Dark Bronze
Trim & Fascia, etc.	Benjamin Moore Cordovan Brown (ES-62) solid stain

Railings	Powder coated steel railing to match Benjamin Moore Night Horizon (BM2134-10) with black cables
Existing Roof	CeDUR Shake in Walden
Stucco	Benjamin Moore Swiss Coffee (OC-45)
Windows	Pella Reserve Contemporary in Brown
Wood Siding	Knotty Cedar with Benjamin Moore Woodlux solid stain in Cordovan Brown (ES-62)
Decking	TimberTech Advanced Vintage Collection in English Walnut

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

- a. A darker, warmer stucco color is required. The proposed color is too white.
- b. Confirm the proposed exterior light fixtures are Dark Sky compliant.
- c. Study alternative roof forms over the addition to ensure the proposed form is consistent with existing roof forms.
- d. Provide a limit of disturbance fencing on the plans showing a fence that is 8' tall around the perimeter of the site and provides screening.
- e. A complete Final submittal is required for review.

RESOLVED to approve the Preliminary 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 19th day of December 2024, at 9:05 AM.