

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, December 5, 2024
4:30 P.M.

Members participating: Alan Watters, chairperson; Allen Davenport; Paul Serafimidis.

Also present: Peter Lewicki, Board Liaison.

Meeting was convened at 4:30 pm.

A. Introductions.

B.1. Homeowner requests not voted on:

1. **2316 Swarthmore Drive – Trellis replacement.** There exists an overhead trellis over the patio attached on three sides, with several of the timbers cracked; however, it is not one of Nepenthe’s two standard designs, nor is there a record of approval for this design. The homeowner has been informed that she will need to have her architect or contractor submit a diagram documenting the new trellis design.
2. **2316 Swarthmore Drive – Patio hardscape replacement:** The patio foundation is to be constructed with 4” of compacted road base covered with 4” of concrete. Also to be installed are area drains and buried drain extensions that would drain out into the alley. The Committee has asked for specs and a drawing to show the location of these buried drains.
3. **2316 Swarthmore Drive – Garden features:** install four ornamental vertical screens and a bench. There is to be a Steel Screen Trio, with three ornamental screens in a plane set parallel to the wall of 2318 Swarthmore 18” from the neighbor's residence as required by Nepenthe rules. The screens will consist of Border Concepts 3' x 6' “DAHLIA” pattern screens constructed with a 2” square tube steel frame painted black, and they will be set 18” above the patio in a permanent mounting. The Committee has posed a question about the feasibility of making the screens removeable.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted; with all votes unanimous unless otherwise noted.)

1. **1136 Vanderbilt Way** – Replacement of the HVAC system is requested for this 2000 model. Installed will be a Zero Technologies Variable Refrigerant Flow (VRF) multi-stage split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. The refrigerant line set piping is to be reused, so no new piping, nor wiring, will need to be installed on top of the exterior siding. The contractor is to be Jaguar Heating and Air. A City permit is required. Voting was in person with all committee members voting yes on December 13, 2024.

Approval Recommended with Condition: that after installation and the City inspection are completed, a copy of the finalized sign off be submitted to the Nepenthe office.

2. **717 Dunbarton Circle – Floodlamp and security camera requested.** In this 4400 model a Ring Floodlight Cam Wired Plus, a combination twin floodlamp exterior lamp and security video camera, is requested to be installed at the southwest corner of the second floor at the base of the siding at the southwest corner. It will be aimed at the walkway leading to the backyard gate within the fenced-in yard. Even if the range of view of the camera should include a slight area over the back fence, no private area of any neighbor across the alley will be viewed. Voting was in person with all committee members voting yes on December 13, 2024. **Approval Recommended.**

3. **1449 University Avenue – Windows replacements.** In this 7700 model, the two horizontal windows above the plate line in the living room wall, above the patio sliding doors are requested to be replaced with two Milgard V300 Trinsic dual-paned vinyl windows in black color to match the existing windows, in a retrofit installation. The Committee is willing to grant this exception for the color. Because this home backs up to the levee, these windows will be visible only from the levee area, etc. The Contractor is to be Dick’s Rancho Glass. Voting was conducted by email with all committee members voting yes by December 17, 2024. **Approval Recommended.**

B.2.A. Homeowner Requests Approved via Emergency Approvals:

4. **206 Dunbarton Circle –** Emergency replacement of the HVAC system is requested for this 2000 model. Installed will be a Daikin Fit multi-stage split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. New refrigerant line set piping is to be installed inside the exterior walls, along with any new wiring run from attic to ground. The contractor is to be Sierra Pacific. A City permit is required. All committee members voted yes on December 5, 2024. **Emergency Approval granted on December 3, 2024 with Conditions:** 1) that the new refrigerant piping and any control wire or other wiring connecting the attic unit with the ground unit be installed inside the exterior wall; 2) that after installation and the City inspection are completed, a copy or proof of the finalized sign off be submitted to the Nepenthe office.

5. **1350 Commons Drive –** Emergency replacement of the HVAC system is requested for this 7000F model. Installed will be a split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. The existing refrigerant line set piping is to be reused.

New wiring in conduit running from the condenser at ground level to the attic level is required. Nepenthe's construction manager Paul Reeves was able to both inspect and

mark back façade siding that needs replacement and advise us on the feasibility of asking the homeowner to place the new wiring-containing conduit within the wall, as is Nepenthe's preference. This is one of those homes whose configuration of framing prevents installing a conduit within the wall, per Mr. Reeves. He said it would mean cutting into the header beam. So, as with certain other Nepenthe models with this set of circumstances, the best solution is to let the contractor attach a new vertical conduit running on top of the siding.

The contractor is to be Atticman Heating & Air Conditioning. A City permit is required. All committee members voted yes on December 20, 2024. **Emergency Approval granted on December 20, 2024 with Conditions:** that after installation and the City inspection are completed, a copy or proof of the finalized sign off be submitted to the Nepenthe office.

B.2.B. Homeowner Requests Not Recommended for Approval: none.

C. Old Business: None.

D. New Business:

1. **Future meeting times:** The decision was made to remain on the first Thursday and at 4:30 pm. Next meeting is on Jan. 2, 2025, 4:30 pm.
2. **Estoppel requests:** Discussion on how no requests are being received.
3. **New ARC rules, etc. documents to be approved:** Discussion about how new ARC documents are waiting to be acted upon by Board, etc.

E. Estoppel Inspections: No inspections were performed by Committee members.

F. Notices of Completion: Some signed.

Meeting was adjourned at 5:16 pm.
Respectfully submitted, Alan Watters