

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, March 6, 2025
4:30 P.M.

The March 6, 2025, Thursday, 4:30 pm meeting was canceled because of lack of business, leading to this month's business being conducted online only. Voting used the Association's database.

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

Also copied: Nina White, Board Liaison.

A. Introductions: none.

B.1. Homeowner requests not voted on:

1. **700 Dunbarton Circle** – Handrail installation. A handrail installation along the walkway from the front porch to the curb of the street is requested. It would be almost the same as that approved and installed at 516 Dunbarton Circle in the same place for the same reasons. Representatives of the ARC have met with the owner and have requested certain changes to the design.

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

1. **2 Colby Court** – Windows replacement in this 1100 Model. Install three Anlin Del Mar Expanded View slider windows and one Anlin Malibu sliding door, all in exterior color "Architectural Bronze," via a retrofit installation. The new windows' configuration will match the existing windows' configuration. Northwest Exteriors is to be the contractor. This application is requesting the same window make, model, exterior color, and contractor as has been approved in July, 2022 and in December, 2021, to cite the two most recent approvals. **Approval Recommended with the Condition that a copy of or proof of the final inspection under the City permit process be submitted to the office with the Notice of Completion.**
2. **2316 Swarthmore Drive – Trellis replacement.** There exists an overhead trellis, or patio cover, over the patio, which is attached to the house on three sides, with several of the timbers cracked; it will be removed. The design of the replacement trellis is to be Nepenthe's Large Trellis design (p.15 "Exhibit A). It will be oriented so that one header beam is attached to the kitchen-dining room façade of the house on its east wall. The trellis will have two new support posts set into concrete footings to support the east end of the trellis. The structure is to be painted the standard "Cocoa Brown" color. All members voted in favor by March 22. **Approval Recommended.**

3. **2316 Swarthmore Drive – Patio hardscape replacement:** The patio foundation is to be constructed with 4” of compacted road base covered with 4” of concrete, covered by a mat and topped by 1-in. Bue Stone tiles. The patio is to have the necessary minimum 2% slope away from the house. Also to be installed are area drains and buried downspout extensions that would drain out into the alley area. The diagram shows where the drain extension would lie and how it would convey water into the planted areas between the backyard fence and the alley asphalt. . All members voted in favor by March 22. **Approval Recommended.**

4. **2316 Swarthmore Drive – Garden features:** Requested is the installation of four ornamental vertical screens and a bench or seating wall. There is to be a “Steel Screen Trio,” consisting of three ornamental screens all oriented in one plane set parallel to the west exterior wall of 2318 Swarthmore installed 18” from that neighbor's residence as required by Nepenthe rules. The screens will consist of Border Concepts 3' x 6' “DAHLIA” pattern screens framed by a 2” square tube steel frame painted black, and they will be set 18” above the patio with their support anchors going into permanent concrete footings in the ground. The screens will be removeable to allow for siding maintenance. The single “Steel Screen Wall Art” screen will consist of two Border Concepts 3' x 6' “DAHLIA” pattern screens welded together and then welded inside a metal frame constructed of a 2” square tube steel frame painted black. The support legs will be 2 ‘-6” long and will be inserted into 30”-long x 2.25” Square Galvanized Steel Anchors for 2” metal posts in the ground. This art wall will be located a few inches away from the north wall of the garage which makes up one side of the patio. The screen will be removeable to allow for siding maintenance. The seating wall will not affect Nepenthe-maintained structures, so its details are not of concern. All members voted in favor by March 22. **Approval Recommended.**

5. **2316 Swarthmore Drive – Wiring and conduit installation:** A circular hole will be made in the second-story north wall of the garage to allow electrical conduit to pass perpendicular to the wall from the inside of the garage onto one of the beams of the trellis, to supply power to the fan to be mounted under the trellis. Thus, the conduit will not be mounted on top of the siding or run along it. The homeowner accepts that it will be the homeowner’s responsibility to remove this conduit from this siding-clad wall if it should be necessary for siding replacement. All members voted in favor by March 22. **Approval Recommended.**

B.2.A. Homeowner Requests Approved via Emergency Approvals: none.

B.2.B. Homeowner Requests Not Recommended for Approval:

6. **1350 Commons Drive – Fence relocation.** Following installation of a new HVAC system, more ventilation area around the outdoor compressor is necessary. We have asked for further information and have had no response to attempts to contact the homeowner. **Approval Not Recommended.**

C. Old Business: Still awaiting editing changes on revisions to ARC documents.

D. New Business: None.

E. Estoppel Inspections: One inspection was conducted by Committee members.

F. Notices of Completion: Some signed.

Respectfully submitted, Alan Watters, chair