

4. Add trellises on three-plex garages.

The applicant has indicated that trellises will be added to drawings for final approval. The architects chose not to add the trellis details until receiving input from the ARB members that the Craftsman style is appropriate as the second style for the three-plex buildings. Therefore, no trellises are shown in the attached exhibits. However, the applicant has been requested to bring an exhibit showing the trellis detail to the meeting.

5. Provide street scenes and show landscaping in relation to buildings.

Street scenes are provided for Lots 32 - 34 with the adjacent three-plexes and for Lots 16 - 19. Both scenes are shown with and without landscaping on the plans included in Exhibit A. A large scale exhibit will be presented at the ARB meeting.

6. Garage plate height should be adjusted to eight feet for Single Family Residences.

This was studied and it was not possible on most of the Craftsman style plans and was of questionable value on several of the Shingle and Beach Cottage plans. Additionally, having two different garage plate heights within the same project created construction issues. Therefore, this suggestion was studied but not implemented.

7. The Beach Cottage architectural detail should be changed to show a door behind the Juliet balcony instead of a window.

The window behind the Juliet balcony has been changed to an inward opening door. See the architectural detail page for the Beach Cottage style included in Exhibit A.

RECOMMENDATION

Staff recommends that the Architectural Review Board recommend preliminary approval for the residential architecture. Landscaping and lighting features are not included in this review and will be presented to the ARB at a future meeting for revised preliminary review.

ATTACHMENTS

Exhibit A – Preliminary Plans dated June 1, 2009 (ARB Members only)