

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 26, 2014 **DRB Case No.** PDR 1402395

Address 2566 E. Chevy Chase Dr.

Applicant Edward Hagobian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian		X	X			
Palmer			X			
Simonian			X			
Totals			4	0		
DRB Decision	Return for redesign					

Environmental Case No. 1402395

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian		X	X			
Palmer			X			
Simonian			X			
Totals			4	0		
Env. Decision	Adopted					

Conditions

1. Reduce the amount of grading by means of techniques such as: terracing the house to better conform to the hillside; reducing the square footage to bring the rear wall closer to the street; and/or any other means to accomplish this goal.
2. Provide more articulation at the front façade.
3. Redesign front stairs to avoid removal of large oak tree at the front of the property, possibly by incorporating a "floating" design that will protect the root system.
4. Incorporate additional landscaping at the front of the property. If Condition 3 cannot be met and oak tree is removed, include new landscaping at this location as well.
5. Introduce a stone base at the front of the house and on either side of the base of the garage with an appropriate datum line to reduce the sense of verticality at the central bay.
6. Enclose the area under the cantilevered landing at the front entry area and clad with stucco and/or stone per Board determination of Condition 5. This condition may be waived by staff if the front stairs are redesigned per Condition 3.
7. Reduce the width of the shutters at the windows above the garage and at the right side of the second floor.
8. Avoid zigzag retaining walls at the front and sides and propose walls with a slope top that follows the contours of the site.

9. Clearly identify the location of the trash area.
10. Clearly identify the location of the mechanical equipment.

Analysis

Site Planning:

The house will be constructed on an undeveloped, steeply sloping up hill lot. The proposal to construct a new single-family residence on this vacant lot will be consistent with the development pattern in the neighborhood and adjoining lots. However, the amount of grading should be reduced. This could be accomplished by terracing the house to better conform to the hillside, reducing the square footage to bring the rear wall closer to the street and other means to accomplish this goal.

Mass and Scale:

Overall, the mass and scale of the project is appropriate for the site and neighborhood, with suggested conditions incorporated into the project. Additional building articulation is recommended at the front façade. Potential perceived mass and scale could be further reduced through the use of building terracing and through the use and application of building materials and details.

Building Design and Details:

A Spanish style house is appropriate for the neighborhood. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions. As proposed, the use of materials and detailing re-enforce this style. With the incorporation of the recommended conditions, the detailing, textures, and materials generally appear to be acceptable to the proposed style and the neighborhood.

DRB Staff Member

Milca Toledo, Planner