

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 29, 2015
(Special DRB Meeting)

Case Nos. PSRZDR 1421101 and PZC 1426485

Address 3067 E. Chevy Chase Drive

Applicant Chevy Chase Country Club
(c/o Nick Agakanian)

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer					x*	
Charchian	x		x			
Malekian		x	x			
Simonian					x*	
Mardian			x			
Totals			3	0	2*	
DRB Decision	Positive Recommendation of Proposed Design with Comments					

*Recused themselves.

Comments:

1. Revise drawings to depict and ensure consistently applied details throughout the project, including window muntin patterns, railings, chimneys, and two-piece roof tile.
2. Enhance buffering of pool deck where it abuts street and along the driveway through landscaping and/or architectural means.
3. Refuse pick-up location may present problems for users of facility.
4. Repurpose existing materials to be removed (such as iron work at windows) either onsite or possibly at offsite locations.
5. Consider moving pool to create more deck space at its south corner unless proposal is changed to create a less transparent railing in this area.
6. Revise pool deck railing to include greater solid areas and less open metal railing.
7. All columns supporting the entry portico should be chamfered for design consistency.
8. The side of the awnings at some of the windows shown on the west elevation should be open.
9. Redesign second floor arcades at the south façade to allow more space between the top of the opening and the roof rafter tails.

The Design Review Board also suggested that the City look into the possibility of enhancing the appearance of the adjacent debris basin and/or determining if its conversion to parking is feasible.

Site Planning: *Through the proposed expansion, the existing L-shaped building will become a U-shaped building. The proposed site planning is appropriate because the new additions will be built in areas associated with the existing clubhouse and will not disrupt or remove existing open spaces associated with the golf course. Additionally, an open courtyard, plaza, and covered arcades, in conjunction with the pool/pool deck, will create a meaningful outdoor space. The reconfigured parking lots will ease traffic flow and increase parking. New landscaping around the building, pool/deck, and parking lots will enhance the new site layout and screen on-site uses.*

Mass and Scale: *The mass and scale will be changed through the proposed expansion. The perceived mass has been addressed through stepping of the building and layering of the roof. Similarly, a series of balconies, open plaza and arcades inject lightness with their open design. Further, the type, size, and placement of the windows punctuate the façades by eliminating unnecessary blank walls.*

Building Design and Detailing: *The proposed architectural and material changes contribute to a marked improvement over the existing condition and make the building's appearance more authentic to the Spanish Colonial Revival style. The proposed materials are of high quality and support the architectural style.*

This project was presented to the Design Review Board to solicit recommendation only. Approval of a project's design and related applications will be conducted by the City Council and does not constitute an approval or compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Rathar Duong