



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: July 16, 2026

Re: **Item No. 09 – Docket No. PF-1529131-BAR**
245 Maple Ave W – Vienna Market
Exterior Modification - Revision

Request approval of revisions for Vienna Market, located at 245 Maple Ave W. Docket No. PF-1529131-BAR, in the AW, Avenue West zoning district, filed by Nathan Hamman, Northfield Construction and Development, project contract.

The applicant is proposing revisions based on work sessions had with the Board of Architectural Review November 12, 2024, and June 17, 2026. The BAR had the following comments/recommendations:

November 12, 2024 BAR work session comments:

- Create a border around the large circle in the corner park,
- Enhance the corner park to create a sense of place,
- Use the same materials for the board to fix and fill in the circle for the determined artwork,
- Art Commission provides artwork for the circle,
- Change the angular retaining wall that screens the transformer to serpentine walls,
- Investigate dwarf skip laurels or something easily pruned, for the screening of the meters on the exterior wall of the townhome,
- Change the planters' boxes to match the Vienna Streetscape or create tree wells,
- Remove the middle planter box if benches could be incorporated,

Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.

- Remove the middle planter box and create a meeting space by adding benches or seating,
- Provide approved, existing, and proposed landscape plans,
- The board recommends another work session before the BAR meeting.

June 17, 2026, BAR work session comments:

- Move forward with the proposed color for the meters
- Provide additional landscaping to screen the Maple Ave W view of the gas meters
- Move forward with the proposed lighting as it exists provided lighting specifications are included in the BAR application.
- Move forward with the existing railing system provide the railing system specifications are included in the BAR application.
- Move forward with the awnings and soffits provided they will be completed and painted black.
- Move forward with the proposed grill garage door.
- Provide additional landscaping to screen the transformer
- Re-design of the corner park including the locations of the artwork.

Based on the comments and recommendations the applicant has submitted the following revisions:

Corner Park:

1. Installation of a brick border around the outer circle and fill in the inner circle with brick as a place maker for future art.
2. Paint the meters to match the brick wall.
3. Add skip laurels to the landscaping in front of the meters.
4. Add benches to the circle in the corner park.
5. Plant additional trees for screening the meters from public view.
6. Awnings and soffits for the commercial spaces to be painted black.
7. One brick high raised planters around each soil bed.

The applicant has also provided the lighting details, the detail for the powder coated aluminum railing, as well as the details for the grill garage door for the entrance to the parking garage under the commercial spaces. The applicant will be adding the park benches found in Attachment 09 or similar.

Please note the applicant is not proposing any changes to the window in the commercial spaces, but is ensuring the black "X's" in the commercial spaces will be completed prior to request for occupancy.

Attachments: 01 – Staff Report
 02 – Application
 03 – Grading Plan
 04 – Landscape Plan
 05 – Landscape Plan with Arborist comments
 06 – BAR Resubmission Document
 07 – Lighting
 08 – Wall Sconces
 09 – Park Bench
 10 – Relevant Code Section

Recommended motion:

I move to (approve/defer/deny) revisions for Vienna Market, located at 245 Maple Ave W. Docket No. PF-1529131-BAR, in the AW, Avenue West zoning district, filed by Nathan Hamman, Northfield Construction and Development, project contract. (as submitted / with the following conditions....)

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.