



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: April 22, 2026

Re: **Work Session - Town Green**  
**144 Maple Ave E - Amphitheater**

An application for concrete piers and additional exterior modifications was submitted to the Board of Architectural Review (BAR) for approval at the February 19, 2026 meeting. At the February meeting the BAR voted to defer the application with the following recommendations:

- Aesthetics of the original design is off track with the proposed fortifications.
- Based on the budget constraints referenced in the meeting, the Board would like Town Council to consider, for approval, more money allocated to funding the repair. The Board is recommending additional funds as the amphitheater is an important part of Vienna and would like all comments, after completion of the repair, to be positive
- Color section needs to be thought through a bit more providing a better way to present the proposed colors. Samples dropped at Planning and Zoning so Board members could individually view the samples against the existing amphitheater.
- The integrity of the original design has been compromised and the Board would like the amphitheater to be returned to the integrity of the original design.
- Analysis on the stormwater damage:
  - Ways to prevent the splash on the cedar pillars
  - Splash block, galvanized base plate – black in color to tie into the color of the existing hardware in the rafters. Flush with the ground providing space with the base.
- Provide the solutions / updates in a work session setting.

The applicant has provided updated information as well as some of the original submittal documents to the BAR from 2006.

- Attachments:
- 01 - Staff Memo
  - 02 - Application
  - 03 - Existing Conditions
  - 04 - Engineering Project Narrative
  - 05 - Engineering Existing Conditions
  - 06 - Amphitheater Proposed Paint Renderings
  - 07 - 2006 Town Green Site Plan
  - 08 - 2006 Town Green Amphitheater Plans
  - 09 - 2006 Town Green Supporting Documents
  - 10 - BAR February 2026 Town Green Deferral

**Role of the Board of Architectural Review:**

The Board of Architectural Review is authorized by Chapter 4 of the Town Code, and the Town Charter, to review exterior modifications within designated architectural review districts.