



Department of Planning and Zoning
Town of Vienna, Virginia
 127 Center Street South
 Vienna, VA 22180
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Project Overview

#2115298

Project Title: 144 Maple Ave., E, Vienna, VA 22180

Application Type: Board/Commission Work Session

Workflow: 1. Work Session Initial Review

Jurisdiction: Town of Vienna

State: VA

County: Fairfax

Project Contacts

Contact Information: Applicant

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Contact Information: Owner

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Indicate which of the following additional project contacts are to be included on project correspondences.:

Engineer

Project Address

Project Address: 144 MAPLE AVE E

Parcel (PIN): Address/Parcel

- 144 MAPLE AVE E: 0384 02 0129

Current Zoning: Address/Parcel

- 144 MAPLE AVE E: PR

Suite:

Town Limits: Address/Parcel

- 144 MAPLE AVE E: IN TOWN OF VIENNA

Project Description

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Whitman, Requardt and Associates, LLP (WRA) was contracted by the Town in 2023 to perform a study to assess the existing condition of the wood columns supporting the roof at the Vienna Town Green Amphitheater. WRAs study indicated that several of the columns had loss of cross-sectional area at their bases. WRAs study indicated that the wood columns were directly embedded in concrete footings below grade, and the wood columns had no protection from environmental conditions above grade. WRAs preliminary recommendation was to cut out the bases of all of the wood columns and to replace them with concrete bases. This would restore the intended load-carrying capacity of the columns, and the concrete bases would provide long-term environmental protection of the wood columns at the bases where they would have the most exposure to damaging moisture. Also, WRA recommended to replace in-kind the entire columns that had deficiencies extending beyond loss of section at the base.

The Town then contracted WRA to develop construction documents for the necessary repairs to the Town Green Amphitheater. Architectural scope was added to the structural repair scope to ensure that the structural repairs were detailed in a way that would respect and potentially enhance the aesthetics of the existing structure. WRA and the Town determined that it was appropriate to replace all wood columns at the site, to reset the clock on the columns and ensure the exposed columns all have a matching appearance. All of the existing column footings will be demolished and rebuilt,

and all new wood columns will bear on concrete piers extending from the footing to one foot above the top of the patio slab to provide long-term protection against moisture on the ground.

The architectural modifications maintain the existing plan configurations and elevations. The existing T-111 plywood siding on the storage enclosures is in poor condition and will continue to deteriorate without intervention. New siding was applied to the storage enclosures to provide a clean, updated appearance that is compatible with the facility. The only observable changes to the existing building are the new concrete bases under each wood column, fiber reinforced cement panels with PVC battens, and skirt board for the storage enclosure walls, and updated paint colors for the entire structure. The dimensions of the concrete bases for the columns have been minimized to avoid distracting from the rest of the structure and to avoid obstructions for patrons.

WRA reviewed the existing colors of the amphitheater building components and selected two options for consideration that would complement the materials to remain. WRA presented the color options to the Town. The selected color scheme is represented in the rendering provided in this package.

Board/Commission Requested for Work Session: