



Town of Vienna

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Meeting Minutes Board of Architectural Review

Thursday, July 19, 2018

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Regular Meeting

1. Roll Call

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, Michael Cheselka, and Patty Hanley. Staff members Andrea West, Planner, and Sharmaine Abaied, Board Clerk were present.

Ms. Abaied called roll with Roy Baldwin, Laine Hyde, Paul Layer, Michael Cheselka, and Patty Hanley being present.

2. Approval of Minutes

Mr. Cheselka made a motion to approve the meeting minutes from June 2018

Mr. Baldwin seconded the motion

Motion: Cheselka

Second: Baldwin

Approved: 5-0

3. Regular Business

127 Maple Ave W - Orange Theory pylon sign

Request for approval of a freestanding sign (tenant panel replacement) for Orange Theory Fitness located at 127 Maple Avenue West, (Docket No. BAR-30-18), in the C-1A Special Commercial zoning district; filed Justin Yoon, Canaan Enterprise Inc. & Star Neon Signs, sign agent.

Mr. Justin Yoon was present to represent the sign application.

Ms. Hanley commented on maintaining the size of the sign

Mr. Baldwin inquired about the façade signs that had been approved in the June 2018 meeting.

Mr. Baldwin made a motion that the request for approval of a freestanding sign (tenant panel replacement) for Orange Theory Fitness located at 127 Maple Avenue West, (Docket No. BAR-30-18), be approved as submitted.

Motion: Baldwin

Second: Hyde

Approved: 5-0

330 Maple Ave W - Thai Treasure Sign

Request for approval of façade sign for Thai Treasure Restaurant located at 330 Maple Avenue West, (Docket No. BAR-33-18), in the C-1 Local Commercial zoning district; filed by James Byars of Signs by James, LLC., sign agent.

Mr. James Byars was present to represent the sign application.

Mr. Byars had brought a sample color of the façade for Jades Shopping Center that was in question during the November 2017 meeting. Mr. Layer had inquired about the color of the facade and the sign.

Ms. Hanley asked if the words: Thai Treasure & Restaurant were all white. Mr. Byars stated they were white.

Mr. Layer asked if the sign would be the same as the others and Mr. Byars said yes.

Ms. Hyde made a motion that the request for approval of façade sign for Thai Treasure Restaurant located at 330 Maple Avenue West, (Docket No. BAR-33-18), be approved as submitted.

Motion: Hyde

Second: Cheselka

Approved: 5-0

131A Maple Ave W - Momo House Sign

Request for approval of one façade sign and two tenant replacement panels on existing freestanding signs for MoMo House Fine Nepali Cuisine located at 131A Maple Avenue West, (Docket No. BAR-36-18), in the C-2 General Commercial zoning district; filed by C.P. Leopold, Sign Graphx, sign agent.

Mr. Riley Leopold was present to represent the application.

Ms. Hanley asked staff about the two monument signs. Ms. West stated that it was an existing condition; therefore, they are allowed to maintain the condition.

Mr. Cheselka asked if the sign was already up. Mr. Leopold stated it was not.

There was discussion regarding the name and logo of the restaurant.

Mr. Baldwin made a motion that the request for approval of one façade sign and two tenant replacement panels on existing freestanding signs for MoMo House Fine Nepali Cuisine located at 131A Maple Avenue West, (Docket No. BAR-36-18), be approved as submitted

Motion: Baldwin

Second: Hanley

Recuse: Layer

Approved: 4-0

234 Maple Ave E - Shin Se Kai Ramen Signs and Awning

Request for approval of façade signs for Shin Se Kai Ramen located at 234 Maple Ave East,

(Docket No. BAR-37-18), in the C-1A Special Commercial zoning district; filed by Jams Li, All Kinds of Signs Inc., sign agent.

Mr. Young Kim was present to represent the sign application.

Mr. Cheselka inquired about the size of the sign. Mr. Layer then asked if it met the square footage requirements and Ms. West stated it met the requirements.

Ms. Hanley inquired about the awning and the lighting over the awning.

Mr. Layer asked which part of the facade sign was illuminated and if it would turn white at night. Mr. Kim was unable to give a precise answer. There was continued discussion by the board regarding the lighting and it was unclear what the actual lighting would be for the signs.

Ms. Hanley made a motion that the request for approval of façade signs for Shin Se Kai Ramen located at 234 Maple Ave East, (Docket No. BAR-37-18), be approved with the condition that the reverse lit channel letters illuminate the backdrop, quantify the number of lumens and if higher than 100 it would need to come before the board, and clarification on lighting and lumen levels on the pylon sign.

Motion: Hanley
Second: Baldwin
Nay: Cheselka
Approved: 4-1

200 Maple Ave E - BP Gas

Request for approval of exterior improvements and signage for BP Gas located at 200 Maple Avenue East, (Docket No. BAR-35-18), in the C-2 General Commercial zoning district; Bhoopendra Prakash, PE of the Plan Source Inc., agent for owners TSPP LLC, ZEE Investments LLC..

Mr. Bhoopendra Prakash was present to represent the application.

Mr. Prakash stated they addressed the concerns of hardiplank horizontal with vertical orientation board and batten off-white in color matching surrounding architecture. Mr. Prakash stated they also added a soldier course brick pattern as well as an improved awning over the storefront. He continued stating they removed a single window cupola and added a multi window cupola. The corporate signage has been reduced at the front and side elevation. They also presented a canopy that removes the corporate color band and the brick columns, wrapping the steel columns, show all the way up to the roof height of the canopy. Mr. Prakash had 2 alternate versions with him as well. The second option has lowered brick adornment around the steel columns and added brackets. The pediment on page five of option two is coordinated with front views of the bank building. Mr. Prakash stated that option two is in line with surrounding buildings. Mr. Prakash had an option three with a different roof pitch.

Mr. Layer discussed the roof pitch in options two and three as well as the brackets, which add stability in connection with the roof form and other details in town.

Ms. Hyde stated her appreciation for the work session as well as considering comments of the board when submitting the new renderings.

Mr. Baldwin commented on the improvement on the changes made

Mr. Cheselka asked about the lights and Mr. Prakash stated they were anchored into the building wall and that they were in the lighting sheet called XWM and they mount on the wall. Mr. Cheselka asked if there was lighting in the suspended overhang over the front of the building. There was continued discussion regarding the lighting at the front of the building.

Mr. Layer asked the type of lights; Mr. Prakash stated they were LED. Mr. Layer then asked what the kelvin color was of the LED lights. Mr. Prakash stated the lighting was measured in lumens. He then asked the board to look at the page for lighting for the lumen, watts level, and foot-candle. There was continued discussion regarding the lighting levels and the amount of lights.

Mr. Layer stated his gratitude to Mr. Prakash for working with the board and then asked the board about splitting the approval by omitting the lighting to ensure the site will be safe, but not over lit.

Ms. Hanley inquired about the fixtures on Maple Avenue to have them in line with others on Maple Avenue.

Mr. Prakash stated the foot-candles as well as the reasoning for the higher foot-candle levels under the canopy at a service station for safety and for servicing cars. Mr. Layer stated they would like to achieve that at the lowest level lighting possible. Mr. Layer stated just researching the minimal level possible at a service station and presenting to the board, via staff, outside of a meeting would be permissible.

Ms. Hanley asked about the knee wall and felt the site may be better served with a bench as then knee walls placement appears odd. Ms. Hanley asked what the width was of the knee wall. Mr. Prakash stated the knee wall was there for public street purposes. Mr. Prakash stated the knee wall was not cut short for financial purposes, but for site reasons. The board turned their attention to page four to review the landscape plan to discuss the knee wall further.

Mr. Cheselka inquired about the façade brick and sidewalk brick. Mr. Prakash stated there was a requirement for the sidewalk brick and that staff would notify of the requirement. Discussion regarding the façade brick continued.

Mr. Prakash discussed the landscaping plan with the board. Ms. Hanley asked about the trees behind the knee wall asking if they would be in conflict with the sign. Mr. Prakash stated he had to put the trees there to meet requirements. There was continued discussion regarding the tree placement around the knee wall.

Mr. Prakash pointed out a non-functioning window that matches with a window at the bank building so the board would not be surprised by the window. The board did not have objections to the non-functioning window, discussion continued regarding that window.

Mr. Layer inquired about the material behind the sunburst logo and Mr. Prakash stated it should be an exterior grade wall board. Mr. Layer then asked what the soffit material would be. Mr. Prakash stated it would be a seamed metal interlocking from the inside. Mr. Layer mentioned phenolic panels as a possible option.

Ms. Hanley asked what the width of the board and batten. Mr. Prakash stated it should be eight inches, but they would go with the narrowest possible.

Ms. Hyde made a motion that the request for approval of exterior improvements and signage for BP Gas located at 200 Maple Avenue East, (Docket No. BAR-35-18), be approved with conditions that it be alternate with the 5-12 canopy pitch and brackets supporting the canopy columns. In addition, the applicant will work with staff regarding lighting.

Motion: Hyde
Second: Baldwin
Approved: 5-0

4. New Business

Ms. Hanley asked the board to discuss the Illumination Engineer Society's guide to utilize with applicants before coming to the board.

The board and Ms. West discussed the lighting in reference to PF-35-18-BAR's lighting. Discussion continued regarding lighting.

5. Meeting Adjournment

Mr. Cheselka made a motion to adjourn the meeting. Mr. Baldwin seconded the motion. The meeting adjourned at 9:27 PM.

Respectfully submitted by,

Sharmaine Abaied
Board Clerk

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