



Town of Vienna

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Meeting Minutes Board of Architectural Review

Thursday, October 21, 2021

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Continuity of Government - Electronic Participation

BOARD OF ARCHITECTURAL REVIEW

October 21, 2021, Meeting Minutes

The Board of Architectural Review met Thursday, October 21, 2021, at 7:30 pm in the Vienna Town Hall at 127 Center St S. and Via Zoom Webinar. Chairman Roy Baldwin, Michael, Patty Hanley, Paul Layer, and Linda van Doorn were present in Council Chambers or via Zoom. Principle Planner Kelly O'Brien and Board Clerk Sharmaine were present in Town Hall. Acting Zoning Administrator, Andrea West, was present via Zoom

Mr. Baldwin called the meeting to order.

October 21, 2021 - BAR Continuity of Government

Resolution for Continuity of Government

Second: Mr. Layer

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Roll Call

Roll Call: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka and Ms. Hanley were present.

Approval of the Minutes:

Ms. Hanley requested a deferral of the August meeting minutes until the following meeting.

Old Business

211 Mill St NE - Dulles Kitchen & Bath - Sign & Exterior Modification

Item No. 1: Request for approval of a sign and building modification for Dulles Kitchen and Bath, located at 211 Mill Street NE, Docket No. PF- 555101-BAR, in the CM Limited Industrial zoning district, filed by Mustafa Ozdemir of Dulles Kitchen & Bath.

Mr. Johan Saygi was present to represent the application.

Mr. Baldwin questioned the work that had been done on the building prior to the meeting. Mr. Saygi stated they were not aware of the need of the approval from the Board.

Mr. Saygi presented changes the Board for the sign that had been discussed and deferred at the August 2021 meeting. The sign was changing from a box sign to channel letters.

Mr. Layer asked how the individual channel letters would be powered. Mr. Ozdemir stated that the individual letters would be back lit halo letters.

The Board decided to split the sign and building modifications into two separate motions.

Mr. Cheselka made a motion to approve the request of a sign Dulles Kitchen and Bath, located at 211 Mill Street NE, Docket No. PF- 555101-BAR, with the condition that the individual channel letters are attached behind the building façade that have power that is not visible through a raceway and are backlit halo letters (not to be illuminated at night).

Motion: Mr. Cheselka

Second: Ms. Hanley

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Motion passes 5 to 0

The Board asked for Mr. Saygi to present for the building modifications to include how the tiles would be attached to the façade, the detailing visible.

Mr. Layer asked if there was a drawing showing what the proposed changes will look like on the building. Mr. Saygi stated the front of the building will be covered on the front of the building. Mr. Cheselka asked how the windows would be capped and if there would be metal flashing at the top. Mr. Saygi stated the window were capped. Mr. Cheselka asked if the top of the tile would be exposed. Mr. Saygi stated a metal schlutter piece would cover the exposed pieces of the tiles. Mr. Layer asked if they were exterior schlutters. Mr. Saygi stated all the materials were exterior materials. Mr. Baldwin inquired about the exterior modifications portion of the application. Ms. O'Brien stated that it was brought to staffs attention that the exterior modification was happening without the Boards approval so staff had added it to the agenda. There was no final design yet, but the applicant was present to speak about the finishes and the information presented was what staff had. It was up to the Board to weigh in on the design currently.

Mr. Baldwin asked the Board if they felt they had enough information to make a decision. Mr. Cheselka asked if there was a need for a rendering. Ms. O'Brien reviewed what was submitted and stated if the Board would like to move forward with discussing they could do so.

Mr. Layer asked how moisture would be prevented from getting into the crack between the schlutter and the back. Mr. Layer asked about the detail of the schlutter. Mr. Layer stated the sign drawing shows articulation around the windows, but he did not think the articulation would be left there. Mr. Saygi stated how they would be using the schlutter and that they would be putting a special exterior silicon over the exposed areas. Mr. Layer asked what would be around the joints of the individual panels. Mr. Saygi stated it was exterior grout that would be completed after installation. Mr. Layer asked the color and type of grout, Mr. Saygi stated the grout would be the same color as the tile and because of the material, the grout could be sanded or un-sanded. Mr. Cheselka asked for clarification on the capping of the tiles around the windows. Mr. Saygi stated the tile would go inside the schlutter covering the edge of the tile.

Ms. van Doorn stated she would like more documentation regarding materials before approving and stated that although its good to get the information from Mr. Saygi she

would like it in a more formal submission. Mr. Baldwin agreed. Ms. Hanley asked for an elevation to be submitted showing everything on one page to include the lighting as well.

Mr. Layer asked if the glass would be changed as well. Mr. Saygi stated yes as it was old and ineffective. Mr. Layer asked if it was a storefront system. Mr. Saygi said yes, it was anodized black aluminum storefront. Mr. Layer asked if that could be included in the documentation. The Board members reviewed with the applicant the following items required for the next meeting to be able to make a decision:

- o Renderings showing the proposed changes to the exterior.
- o Verification of that paint is exterior and treatment (primer).
- o More information on schlutter and windows.

Ms. Hanley made a motion to defer the request for approval of building modification for Dulles Kitchen and Bath, located at 211 Mill Street NE, Docket No. PF- 555101-BAR, until the next meeting.

Motion: Mr. Hanley

Second: Mr. Cheselka

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Motion passes 5 to 0

New Business

402 Maple Ave W - Expressions Music Academy - Sign & Exterior Modification

Item No. 2: Request for approval of signs and door painting for Expressions Music Academy, located at 402 Maple Ave W, Docket No. PF-602866-BAR, in the C-1 General Commercial zoning district, filed by Kathy Baker of Concept Unlimited, Inc., project contact.

Mr. Matt Higgins was present to represent the application. Mr. Higgins briefly explained the application before the Board.

There was some discussion about the blue color (PMS 298C) for the door. Mr. Higgins stated the color is the brand color for the company and Sherwin Williams would be able to match the color. Ms. Hanley asked about the finish, Mr. Higgins stated it would be semi-gloss finish. Ms. Hanley asked if the trim would be blue. Mr. Higgins stated everything that was beige would be painted blue.

Mr. Baldwin spoke on the word Expression on the monument sign and felt it should be larger. Mr. Higgins stated the company thought the words "Music Academy" needed to be more visible. There was continued discussion regarding the font size on the sign. Mr. Baldwin asked if there would be a sign on the door. Mr. Higgins stated currently there was a plaque, and they would possibly utilize that plaque.

Mr. Layer made a motion to approve the request for approval of signs and door painting for Expressions Music Academy, located at 402 Maple Ave W, Docket No. PF-602866-BAR, as submitted with Sherwin Williams matching blue PMS 298C with a satin finish.

Motion: Mr. Layer

Second: Mr. Cheselka

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Motion passes: 5 to 0

410 Maple Ave E - Vienna Gas and Auto - Exterior Modification

Item No. 3: Request for approval of building modifications, for Vienna Gas & Auto located at 410 Maple Ave E., Docket No. PF-622093-BAR, in the C-1 Local Commercial zoning district, filed by Danny Kim, LK Construction Inc., project agent.

Mr. Sang Choi was present to represent the application. Mr. Choi stated the materials that were proposed for the exterior modifications.

Ms. Hanley asked how the hardiepanel would be affixed, Mr. Choi stated the brick veneer would be taken off and the hardiepanel would be installed in their place per specifications. Mr. Choi stated they would be using Sherwin Williams Cityscape paint and the metal coping would be slate gray. Ms. Hanley asked if the bathroom door color would remain, Mr. Choi stated that was correct. Ms. Hanley asked about the shutters, Mr. Choi stated they would be painted red. Ms. Hanley asked about the cupola, Mr. Choi stated there would be no changes, just maintenance for the rotten wood, replacement of missing glass, and paint the same color. Mr. Layer asked if the material colors and their locations could be identified, Ms. O'Brien showed the material samples and Mr. Choi stated to the Board where those colors would be located. Mr. Layer asked about the pediment fascia below the cupola, Mr. Choi stated that part would be white. Mr. Layer asked if the portion coming down from there would also be white and asked about the material, Mr. Choi said yes and that it would be aluminum. Ms. Hanley asked if the dimension on the soffit was the same as the existing. Mr. Choi stated it was open area with fluorescent light that would be covered with a soffit. Mr. Layer asked if the fluorescent light would be removed. Mr. Choi stated it would be replaced with a LED light. Ms. Hanley inquired about the light, Mr. Baldwin stated the specifications of light from the application.

Ms. van Doorn inquired about the existing brick veneer facade.

Mr. Layer asked about the light valance and if the band under the light fixture would remain. Mr. Choi stated it would be taken off and PVC painted the same color as the hardiepanel would be put in its place. Mr. Layer asked if an air system would be behind the hardieboard, Mr. Choi stated it would have the 4 inch furring.

Mr. Chesleka had some questions about the cupola. He also inquired about the missing glass to which Mr. Choi stated they would install a new one and seal it. Mr. Chesleka asked if they were replacing the existing flashing, Mr. Choi stated they would be replacing the flashing.

Mr. Baldwin asked about the shingles for the roof and what the color would be. Mr. Choi stated it would be Certainteed Moire Black shingles. Mr. Baldwin asked about the fuel canopy. Mr. Choi stated it needed new color and that although the picture had not been submitted and they would be updating the color. Mr. Baldwin asked about the gooseneck light. Mr. Choi stated it would remain.

Mr. Cheselka made a motion to approve the request for approval of building modifications, for Vienna Gas & Auto located at 410 Maple Ave E., Docket No. PF-622093-BAR, with the condition that red pre-finished material on the canopy should match.

Motion: Mr. Cheselka

Second: Ms. Hanley

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Motion passes: 5 to 0

436-438 Maple Ave E - Wolfetrappe Shops - Signs and Exterior Modification

Item No. 4: Request for approval of signs and building modifications for Wolftrappe Shops, located at 436-438 Maple Ave E, Docket No. PF-630699-BAR, in the C-1 General Commercial zoning district, filed by Daniel Orlich, property owner.

Mr. Daniel and Mrs. Victoria Orlich were present to represent the application. Mr. Orlich gave a brief history of the building and stated that the windows and doors needed to be replaced and his new tenant gave specifications as to what materials they would like to be used.

Ms. Hanley asked if aluminum panels would be used. Mr. Orlich stated the windows were framed with aluminum. Ms. Hanley then asked if the brick was to be painted. Ms. Orlich stated the façade would be covered with panels that are able to be painted. Mr. Baldwin asked if the anodized bronze was for the panels. Ms. Orlich stated that would be for the window and door frames and there would be plastic panels that will be painted white. Mr. Orlich added that they were paintable impervious panels. Ms. Hanley asked where the new façade would end, Mr. Orlich stated it would go right up to the BB&T.

Ms. van Doorn asked if the overhang would be removed or painted. Ms. Orlich stated they would be replacing it with the white plexiglass.

Mr. Layer stated he didn't feel there was enough information to be able to review the application. He also felt the white was stark in comparison to the rest of the building. Mr. Orlich asked what Mr. Layer's objections were, Mr. Layer stated it was too incongruent with the rest of the building as it didn't assimilate with the rest of the architecture. There was continued discussion by the Board and the applicants regarding the proposed color.

Mr. Baldwin asked if they applicants were requesting approval of the signs and the exterior changes. Mr. Orlich stated they were asking for approval of the black letters on the back lit white plexiglass.

Mr. Baldwin asked for a motion. Mr. Cheselka stated he would like to see a rendering showing all the proposed colors. Ms. Hanley stated the application and materials submitted were not clear. Mr. and Ms. Orlich inquired as to why there would be a deferral. Mr. Layer recommended a deferral and stated the Board would be able to offer some recommendations. Mr. Baldwin stated the Board did not have enough information to decide.

Ms. van Doorn asked about the proposed tenants and if they agree with the proposal. Mr. and Ms. Orlich stated the proposed applicants requested those colors.

Ms. Hanley made a motion to defer Request for approval of signs and building modifications for Wolftrappe Shops, located at 436-438 Maple Ave E, Docket No. PF-630699-BAR. The

Motion: Ms. Hanley

Second: Mr. Cheselka

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Motion passes: 5 to 0.

The Board stated they need to see the following prior to the next meeting:

- o Clarification about the panel material**

- o Rendering that shows the actual proposed look of building
- o Window trim showing anodized bronze, not white
- o Clarification on signs, are they part of approval package
- o Sign panel material
- o Need all material samples, including material used for application of materials
- o Statement of modification of mater sign plan, if modifying.

320 Maple Ave W - Yama Chen - Sign

Item No. 5: Request for approval of signage, for Yama Chen located at 320 Maple Ave W., Docket No. PF-633178-BAR, in the C-1A Special Commercial zoning district, filed by Burton Francois, BeBold Sign Studio, project agent.

There was no one present to represent the application. Mr. Baldwin asked Board members if they thought they had enough information to make a decision. Mr. Cheselka asked about the lumens and kelvins as the application did not match the staff report. Ms. O'Brien stated the applicant was informed and they changed the kelvins to 2700 and lumens to 150 on their rendering / sign plan but did not change the application. Mr. Baldwin stated he felt he had no issues with the application and asked if there could be a motion on the item.

Ms. van Doorn asked about the sample color as it appeared violet. Ms. O'Brien stated the color, 7261C, is only used in the logo, the letters white with black cap.

Ms. Hanley made a motion to approve the request for approval of signage, for Yama Chen located at 320 Maple Ave W., Docket No. PF-633178-BAR, as submitted

Motion: Ms. Hanley

Second: Ms. van Doorn

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Motion passes: 5 to 0

131 Maple Ave W - Royal Nepal Bistro - Signs

Item No. 6: Request for approval of signage, for Royal Nepal Bistro located at 131 Maple Ave W., Docket No. PF-633635-BAR, in the C-2 General Commercial and C-1B Pedestrian Commercial zoning district, filed by C.P. Leopold from SignGraphx, project agent.

Mr. Riley Leopold was present to represent the application.

Mr. Layer recused himself from the application

Mr. Leopold stated there would be vinyl on the front glass door and the monuments would have a replacement panel.

Mr. Cheselka inquired about the kelvins and lumens. Ms. O'Brien stated the lumens were revised to 150 lumens. Mr. Cheselka asked about the phone number on the front door. Ms. West stated phone numbers were allowed on signs that cannot be viewed from the street and doors signs typically are below the 1 ½ square feet which is below what is regulated signage.

Ms. Hanley asked about the white logo sign with black returns on the cream color building and how thick the returns would be. Mr. Leopold said they would be three inches. She then asked if it wrapped over top. Mr. Leopold stated there would be a piece of one inch

plastic trim cap that would be attached to the returns. Ms. Hanley stated she thought the one-inch trim seemed a bit too thick and that there were a lot of colors. Ms. Hanley also stated she didn't believe there was a one-inch circle on the gold and blue arches. Mr. Leopold stated the gold and blue were decorative vinyl for their logo and the one-inch trim cap was the border of the base connecting to the three-inch returns. Ms. Hanley asked if the trim could be ½ inch and Mr. Leopold stated one inch was industry standard. Ms. Hanley asked about the green box sign over the door. Mr. Leopold stated they would be applying new vinyl to new acrylic that would slide into the existing box. Ms. Hanley stated the two signs did not coordinate. Ms. Hanley asked if there was an existing master sign plan. Ms. O'Brien stated she could not recall, but it was what was existing, and it matches the other tenant signs.

Ms. van Doorn asked about the sign sizes and if there was a limitation that had been hit for signage. Mr. Leopold thought there was confusion regarding the trim cap which he explained it allows them to secure the face to the sign.

Mr. Cheselka made a motion to approve the request for signage, for Royal Nepal Bistro located at 131 Maple Ave W., Docket No. PF-633635-BAR, as submitted

Motion: Mr. Cheselka

Second: Ms. van Doorn

Ayes: Ms. van Doorn, Mr. Baldwin, and Mr. Cheselka,

Nays: Ms. Hanley

Recused: Mr. Layer

Motion passes: 3 to 1

430 - 444 Maple Ave W - 444 Maple (MAC Development) - Exterior Modifications

Item No. 7: Request for approval of a new mix-use building located at 444 Maple Avenue W, Docket No. PF-570706-BAR, in the MAC Maple Avenue Commercial zoning district, filed by Lindsey Minkoff, of KTG Y Group on behalf of Hekemian and Co.

Chris Bell and Kamran Charmsaz were present to represent the application.

Mr. Baldwin asked about the suggestions. Mr. Charmsaz stated the suggestion were incorporated in the final design. The rustication of the brick behind the building, and the awning suggestions had been incorporated as well to the final design which were all part of the documents provided.

Ms. Hanley asked to look at the landscaping at the 123 entrance. She stated there were trees that could not be planted based on utilities and other public works items that did not allow for the plantings. Ms. Hanley discussed more potential for plantings to mix different variety of plantings. Mr. Bell stated they could look at that as a possibility. Ms. Hanley asked if there were trees added at the rear of the property near the garage. Mr. Bell stated it would be difficult for a tree to survive in that location. The corner at the Nutley St drive aisle was discussed next and the utility boxes. Mr. Bell stated they were right size, and they do have to have clear area in front of them. Ms. Hanley asked about the lawn where the sod would be located. Mr. Baldwin asked about the note that states the renderings had not been updated with the final design. Ms. West stated they were from the original concept plan. Staff was not as concerned with the renderings as they utilize the actual plans and elevations rather than the renderings. Mr. Baldwin asked if the renderings and material samples were the same as what was presented in the last work session, Mr. Bell said they were.

Mr. Layer made a motion to approve the request of a new mix-use building located at 444 Maple Avenue W, Docket No. PF-570706-BAR, noting the concept drawings were not

updated but the elevations were and the canopies facing the street will be black and canopy facing the corner will be green.

Motion: Mr. Layer

Second: Mr. Cheselka

Ayes: Ms. van Doorn, Mr. Layer, Mr. Baldwin, Mr. Cheselka, and Ms. Hanley

Motion passes: 5 to 0

Ms. Hanley spoke with the Board about reviewing applications prior to the application coming before the Board to ensure it is acceptable to be reviewed before the meeting. Ms. West stated applications can be reviewed online and staff is available to answer questions before the meeting. She also stated checklists are provided to applicants and staff will work with applicants during the application process. Mr. Baldwin supported the suggestion. Ms. Hanley encouraged applicants to request work sessions prior to meetings to gain the Board's input. Mr. Layer supported work sessions for larger projects and encouraged any conflicts or conflicting information on applications be turned back to applicants. Ms. Hanley recommended the Chair viewing the applications as a "pre-screen" method. There was continued discussion regarding quality control efforts for the application process rotating Board members to pre-screen applications that staff flags.

Meeting Adjournment

Mr. Layer made a motion to adjourn the meeting. Mr. Cheselka seconded the motion. With no objections the meeting adjourned at 10:45

Respectfully Submitted,
Sharmaine Abaied
Board Clerk

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.