



# Town of Vienna

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Vienna, Virginia 22180  
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## Meeting Minutes Board of Architectural Review

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Thursday, February 17, 2022

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN  
HALL

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### Roll Call

The Board of Architectural Review met in regular session at 7:30 PM on Thursday, February 17, 2022, in the Vienna Town Hall at 127 Center St. S. Chairman Roy Baldwin, Linda van Doorn, and Paul Layer were present in Council Chambers, Michael Cheselka and Patty Hanley, were absent. Principal Planner Kelly O'Brien and Board Clerk Sharmaine Abaied were also present in Council Chambers.

Mr. Baldwin called the meeting to order.

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

### Approval of the Minutes:

Meeting Minutes: The meeting minutes were accepted as submitted

### Public Hearings

### Old Business

431 Maple Ave W - Removary Tattoo - Sign

Request for approval of building mounted sign and pylon sign for Removary Tattoo, located at 431 Maple Ave W, Docket No. PF-663506-BAR, in the C- 1 Local Commercial zoning district, filed by William Rosenberg of Econo Signs, Inc., project contact.

Mr. William Rosenberg was present to represent the application.

Mr. Baldwin asked if the applicant had answers regarding the halo lighting and the replacement panel for the monument sign.

Mr. Rosenberg stated the sign was not halo lit nor does it have black mesh. The sign has perforated vinyl so the sign can illuminate at nighttime since the sign is black. Mr. Rosenberg stated there was an existing supply box which will show that not each letter will be illuminated differently.

Mr. Layer stated there is a halo effect when the light switches, but only then as the sign is black during the day and white in the evening.

Mr. Baldwin asked about the monument sign, Ms. O'Brien stated the monument sign was

approved at the previous month's meeting.

Mr. Layer made a motion that the request for approval of building mounted sign for Removery Tattoo, located at 431 Maple Ave W, Docket No. PF-663506-BAR, in the C-1 Local Commercial zoning district, be approved as submitted

Motion: Mr. Layer  
Second: Ms. van Doorn  
Ayes: Ms. van Doorn, Mr. Layer, and Mr. Baldwin  
Absent: Ms. van Doorn  
Motion passes: 3 to 0

410 Maple Ave E - Vienna Gas & Auto Care - Exterior Modification

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. Steve Yoon was present to represent the application.

Mr. Yoon stated they were requesting to replace the awning around the building. Currently it's light gray, was approved for dark gray, so they would like to revise to match the red in the canopy and gas pump. Mr. Baldwin asked if there would be any other changes. Mr. Yoon stated no.

Ms. van Doorn asked if the bathroom doors would be painted. Mr. Yoon stated they were approved to be repainted red.

Mr. Layer asked if the current paint was on the building or if it was not painted. Mr. Yoon stated it was already painted. Mr. Layer asked if the cupola would be painted red. Mr. Yoon stated it was copper.

Mr. Layer made a motion that the 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, be approved as submitted.

Motion: Mr. Layer  
Second: Ms. van Doorn  
Ayes: Ms. van Doorn, Mr. Layer, and Mr. Baldwin  
Absent: Ms. Hanley and Mr. Cheselka  
Motion passes: 3 to 0

## New Business

324 Nutley St NW - Louise Archer Elementary School - Exterior Modifications

Request for approval of exterior modifications for Louise Archer Elementary School, located at 324 Nutley St NW, Docket No. PF-682393, in the RS-12.5 Single-Family Detached Residential zoning district, filed by Brad Pierce, Architect Inc., project contact.

Mr. Brad Pierce and Mr. Vince Santmeyer were present to represent the application

Mr. Baldwin stated there had been a recent work session with the applicant and asked the applicant to explain the changes to the building and they were as follows:

- New entrance piece, with a similar gable feature of the existing red roof.
- Replacing windows of the admin areas on the side
- Lowering the grade at the bus loop in the front
  - o New steps
  - o New handicap ramp
  - o Retaining walls
  - o Landscaping between street and bus loop
- Adding a cafeteria and kitchen at the Northside around the parking lot
- Two story addition on the back (to allow removal of modular classrooms)
- Paved and soft play area

Mr. Layer stated he was pleased with the outcome of the work sessions and application. Mr. Layer asked about the ballfield and if there should be netting at that side of the building or shatter proof windows. Mr. Pierce stated the windows were impact resistant glass

Ms. van Doorn asked about the duplication of the louver at the front of the building. Mr. Pierce stated there was a brick soldier course above and below one shade lighter. The accent brick inside was the lightest brick. Ms. van Doorn asked about the large trees to ensure there would be sufficient root area. Mr. Pierce stated they had worked with the town for tree coverage and landscaping. Ms. van Doorn asked that they ensure there will be enough area for root growth.

Mr. Baldwin stated he was pleased the roof would stay read, the ramp in the front would be unobtrusive, and the change in the two-story addition to look less monolithic.

Mr. Layer inquired about the landscaping. Mr. Pierce stated they were trying to provide as much tree coverage as possible with the two ball fields, expansion of the parking lot, and expansion of the building while also balancing it with school security. There will be as much tree coverage as space allows as well as landscape beds that will be planted by the community. Mr. Layer asked what the shrubs in the front and drop off areas were proposed to be. Mr. Pierce stated they did not indicate what type of shrubs because the school's PTA and the community would be planting those.

Ms. van Doorn made a motion that the request for approval of exterior modifications for Louise Archer Elementary School, located at 324 Nutley St NW, Docket No. PF-682393, in the RS-12.5 Single-Family Detached Residential zoning district, be approved as submitted

**Motion:** Ms. van Doorn

**Second:** Mr. Layer

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.

354 Maple Ave W - Tobacco Hut - Signs

Request for approval of signs for Tobacco Hut, located at 354 Maple Ave W, Docket No. PF-676381-BAR, in the C-1 Local Commercial zoning district, filed by Andrea Burke Tobacco Hut of Vienna Inc., project contact.

Mr. Farzan Fanan was present to represent the application.

Mr. Baldwin reviewed the application stating it was for the request for approval of a

building mounted sign, three window signs, LED light strips, and reface of the existing monument sign panel. Also removal of awnings and shutters and painting the stucco for maintenance after awning and shutters are removed.

Ms. van Doorn stated she felt the yellow on the building mounted sign was too bold. Mr. Layer and Mr. Baldwin agreed with Ms. van Doorn.

Mr. Baldwin asked about the sign mounting. Mr. Fanan stated the channel letters would be mounted on a raceway and the raceway would be mounted on the mansard roof. Ms. O'Brien stated that it is allowed to put a sign on a Mansard roof. Mr. Baldwin stated he thought there was a code provision not allowing signs on a roof. Ms. O'Brien stated signs are not allowed above a roof line.

Mr. Fanan asked if the issue was the color or how bright the color was. Mr. Fanan stated the brightness could be modified or the color could be changed.

Mr. Layer suggested the yellow in Tobacco Hut could be toned down while keeping the logo. Mr. Fanan stated they were open to suggestions. He asked if the Board would be amenable to using white at 3000 Kelvins and keep the logo the same.

Ms. van Doorn asked if Tobacco Hut was outlined in red with yellow filled in. Mr. Fanan said the returns and trim cap were red, but stated they could be changed to black returns and trim cap.

Mr. Layer stated that going with the white and all black returns would bring the sign in line. Mr. Fanan reiterated that they would make "Tobacco Hut" white with 3000K LED, keeping the logo as is (yellow) while changing the trim cap and returns to all black. Mr. Layer suggested breaking up the approvals.

Mr. Layer made a motion for approval of the façade mounted sign on the mansard roof for Tobacco Hut, located at 354 Maple Ave W, Docket No. PF-676381-BAR, be approved with the conditions: Tobacco Hut face plate be a translucent white, the returns on the top and bottom be black, and the logo remain as shown in the diagram

Motion: Mr. Layer

Second: Ms. van Doorn

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

Absent: Mr. Cheselka, and Ms. Hanley

Motion passes: 3 to 0.

The Board moved on to window signs 1,3, and 2 for review.

Ms. van Doorn inquired about the awnings. Mr. Fanan stated those had been removed and the wall had been repaired.

Ms. O'Brien pointed out that with the three window signs, there are light strips around the windows that are also part of the application.

Ms. van Doorn asked if the applicant was within their limit of signs for the windows. Ms. O'Brien stated that from a zoning perspective they were. Ms. van Doorn stated the window signs look cluttered and the placement seems too upfront and it detracts from the building.

Mr. Layer asked what the green triangle was. Mr. Fanan stated it was the log of "delta". Mr. Layer asked why there was a green haze over the Krakom sign. Mr. Fanan stated the

sign was all white and wasn't sure the reason for the green haze. Mr. Layer asked if the signs were vinyl applied. Mr. Fanan stated the signs were LED on a Board. Mr. Layer asked if they were illuminated, and Mr. Fanan stated yes, they were pre-made, purchased on-line. Mr. Layer asked if illuminated signs were acceptable as he had not seen an illuminated sign. Ms. O'Brien stated she had not seen anything prohibiting illuminated signs in windows. Mr. Layer said the signs all appear random, giving a cluttered appearance. There is no information regarding the kelvins or lighting levels. Mr. Fanan stated all the signs were LED and the same temperature, but he was not aware of that temperature. Mr. Layer stated they made need to move past the window signs as there is missing information. Mr. Baldwin stated his issue with the window signs was the difference in font from the building and monument sign making the building look haphazard and is not what is encouraged for Maple Avenue. Mr. Fanan asked if the open sign was okay and then asked if vinyl or sticker would be ok to use. Mr. Baldwin and Mr. Layer stated that would work. There was continued discussion regarding the window signs including the "Open Sign". Mr. Layer asked what the size limitations were for open signs Ms. O'Brien stated she did not see a size limitation for open signs, nor did she see a lighting limitation for window signs.

Ms. van Doorn made a motion to defer the window signs for the Tobacco Hut application, to include the open sign. Mr. Layer seconded the motion.

**Motion:** Ms. van Doorn

**Second:** Layer

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.

Mr. Fanan asked if he would need to submit a new application. Ms. O'Brien stated he would need to submit a revision to his application. Mr. Fanan stated he would work on a smaller white open sign and vinyl signs in place of lighted signs for the window.

Mr. Baldwin stated the next part of the application to be reviewed were the LED light strips around the windows and doors.

Mr. Layer stated he was opposed to the LED lights as it was too much / borderline garish and would be voting against that portion of the application. Ms. van Doorn and Mr. Baldwin agreed with Mr. Layer.

Mr. Baldwin asked if that portion should be withdrawn. Ms. O'Brien stated it would be best to have a vote.

Mr. Layer made a motion to deny the request for the LED lights around the windows and the door. Ms. van Doorn seconded the motion.

**Motion:** Layer

**Second:** van Doorn

**Ayes (to deny the request for LED light strips):** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion to deny passes:** 3 to 0.

The next portion of the application was the monument sign.

Ms. van Doorn stated, for consistency, the yellow should continue on the monument sign.

Mr. Layer stated his concerns of the yellow, white, and red on the stark black background. Mr. Layer understood the comment for consistency, but they the designs were not the same. Mr. Layer suggested either leaving the monument sign as is or making the lettering in the sign white with the logo remaining yellow.

Mr. Baldwin asked the applicant which he preferred, the sign as it was submitted, or the suggestion made by Mr. Layer. Mr Fanan suggested making the wording and the logo white with the black background. The Board members agreed that would look nice. Mr. Fanan also suggested the background be white and the letters and logo be black. The Board members agreed they liked the white lettering and logo on a black background.

Ms. van Doorn made a motion that the monument sign for Tobacco Hut, located at 354 Maple Ave W, Docket No. PF-676381-BAR, be approved with the conditions that the letter and logo be white.

**Motion:** Ms. van Doorn

**Second:** Mr. Layer

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.

The final portion was the request to remove the awnings and inoperable shutters, repair damage, and paint with Behr Exterior Satin Enamel medium base in beige to match the current exterior paint.

Mr. Baldwin asked for questions, there were none, so he asked for a motion.

Mr. Layer made a motion that the request to remove the awnings and inoperable shutters, repair damage, and paint with Behr Exterior Satin Enamel medium base in beige to match the current exterior paint. for Tobacco Hut, located at 354 Maple Ave W, Docket No. PF-676381-BAR, be approved.

**Motion:** Mr. Layer

**Second:** Ms. van Doorn

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.

106 Lawyers Rd NW - 29th Parallel - Sign

Request for approval of a sign for 29th Parallel, located at 106 Lawyers Rd NW, Docket No. PF-672504-BAR, in the C-2 General Commercial zoning district, filed by Amir Khalil, Espresso Concepts, LLC., project contact.

Ms. Denise Touzzard and Gorgio were present to represent the application.

Mr. Baldwin inquired about the business name and meaning.

Mr. Layer commented that the signs on the building are generally red, but that he liked the sign.

Ms. van Doorn stated she liked the sign as well. She also stated the lumens and kelvins were high at 165 lumens and 3500 kelvins. Ms. Touzzard stated she had higher lumens

and kelvins, but she did bring them down.

Mr. Layer stated the Board prefers 3000 kelvins, but with the restrictive black background 3500K would be fine.

Ms. van Doorn made a motion the request for a sign for 29th Parallel, located at 106 Lawyers Rd NW, Docket No. PF-672504-BAR, be approved as submitted

**Motion:** Ms. van Doorn

**Second:** Mr. Layer

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.

155 B Maple Ave W - Bubble Mochi - Signs

Request for approval of signs for Bubble Mochi, located at 155B Maple Ave W, Docket No. PF-690734-BAR, in the C-2 General Commercial zoning district, filed by Helen Kwon of The Permit, LLC., project contact.

Mr. Ahan Park and Mr. Justin Kang were present to represent the application.

Mr. Layer asked if the establishment was different that the previous tenant, Ms. O'Brien stated it was different. She also stated she inquired about the window signs, to which she was told the window signage would be taken out.

The Board members had no questions or issues with the application, with there being no questions Mr. Baldwin asked for a motion.

Ms. van Doorn made a motion that the request for signs for Bubble Mochi, located at 155B Maple Ave W, Docket No. PF-690734-BAR, be approved as submitted

**Motion:** Ms. van Doorn

**Second:** Mr. Layer

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.

1001 Park St SE - Cunningham Park Elementary School - Exterior Modification

Request for approval of exterior modifications for Cunningham Park Elementary School, located at 1001 Park St SE, Docket No. PF-688417-BAR, in the C-2 General Commercial zoning district, filed by Navdeep Kaur, Fairfax County Public Schools, project contact.

Katie Lee, and Oscar Leon were present to represent the application

Mr. Leon stated there was not an existing sport court, but a blacktop. Mr. Baldwin asked for the location of the blacktop, Ms. O'Brien showed on the screens the location of the blacktop which was determined that it was used for recess and school activities.

Ms. van Doorn asked if there were existing basketball hoops. Mr. Leon stated 3 hoops would be removed and two would be added but relocated and marking free throw lines that do not currently exist.

Mr. Layer asked if the sport court was the only court proposed as there were additional

drawings in the packet. Mr. Leon stated the other drawings are similar projects around the DC area. Mr. Layer asked about the drawings and the logos. Mr. Leon explained in detail each part of the proposed sport court also explaining that although it is still a hard surface it is much smoother. Mr. Layer asked if it was an athletic court system. Mr. Leon stated it was a recognized Futsal Court.

Mr. Baldwin asked the location of the basketball goals. Mr. Leon pointed to the screen pointing out the proposed location for the two basketball hoops. Mr. Baldwin asked about the court to the right of the basketball hoops. Mr. Leon stated it would be a 5 v 5 Futsal Court.

Ms. van Doorn made a motion that the request for exterior modifications at Cunningham Park Elementary School, located at 1001 Park St SE, Docket No. PF-688417-BAR, be approved as submitted

**Motion:** Ms. van Doorn

**Second:** Mr. Layer

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.

#### 212-218 Locust St SE - Park Terrace Condominiums - Exterior Modification

Request for approval of new handrails for the Park Terrace Condominiums, located at 212-218 Locust St SE, Docket No. PF-696121-BAR, in the C-2 General Commercial and RM-2 Multifamily, Low Density zoning district, filed by Dave Moody, PSI Property Services., project contact.

Mr. Sean Mayberry was present to represent the application.

Mr. Mayberry stated the application was twofold: safety and aesthetic. The current handrails are deteriorating, and they would like to match the handrails across the street. They are prefabricated handrails, fit to size, with field adjustment. Installation would be following manufacturer specs and building code.

Ms. van Doorn asked about the rim joist and if it would be covered. Mr. Mayberry stated it would be covered. Ms. van Doorn asked if the wood would be stained, and Mr. Mayberry stated they were just there for the handrails. Ms. van Doorn asked if the steel beams would be exposed, Mr. Mayberry stated yes. He continued stating everything would be identical to the adjacent building making the handrails match for both properties.

Mr. Layer asked if the wood was to be replaced, Mr. Mayberry stated only the railing was to be replaced.

Mr. Layer made a motion that the request for new handrails for the Park Terrace Condominiums, located at 212-218 Locust St SE, Docket No. PF-696121-BAR be approved as submitted

**Motion:** Mr. Layer

**Second:** Ms. van Doorn

**Ayes:** Ms. van Doorn, Mr. Layer, and Mr. Baldwin,

**Absent:** Mr. Cheselka, and Ms. Hanley

**Motion passes:** 3 to 0.



### 100 Maple Ave E - Somerset Trust - Exterior Modifications and Sign

Request for approval of exterior modifications and signs for Somerset Trust, located at 100 Maple Ave E, Docket No. PF-698423-BAR, in the C-2 General Commercial zoning district, filed by Michael Friedhofer, Landmarks SGA, LLC., project contact.

George Marion was present to represent the application.

Mr. Marion gave a detailed presentation for the proposed exterior changes to the building, including the handicap accessible door and railing that will be a site plan modification at the staff level.

Mr. Baldwin inquired about the sign facing the rear parking and if it was part of the application. Mr. Marion said yes as it was not part of the original application.

Mr. Layer asked what the material that was being used for the railing. Mr. Marion stated it was dark bronze metal railing. Mr. Layer stated that if it's a steel railing painted in the field that is not primed won't last. Mr. Marion stated he could ask for clarification at a later date. Mr. Layer asked if it could be approved and stipulate what material is to be used. He continued stating steel railing primed and factory coated or if in the field then it would need to be enamel coated.

Mr. Baldwin inquired about the "night friendly" lights. Mr. Marino stated that the lights are all down lighting. There was a question regarding the lumens and kelvin levels. Ms. O'Brien found that it was 4000Kelvins and 115 lumens. Mr. Layer stated they would require 3000Kelvins. Ms. O'Brien stated she believed there was a difference between lighting and sign lighting. There was continued discussion regarding kelvins and lumens in which Mr. Layer did state they should require the 3000Kelvins

Mr. Layer made a motion that the request for exterior modifications and signs for Somerset Trust, located at 100 Maple Ave E, Docket No. PF-698423-BAR, be approved with the conditions the sconce lights be supplied with 3000 Kelvins and the accessible handrail be either steel, factory primed, painted in the field with a commercial grade enamel or an anodized aluminum bronze to match the proposed color.

Motion: Mr. Layer

Second: Ms. van Doorn

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

Absent: Mr. Cheselka, and Ms. Hanley

Motion passes: 3 to 0.

## Meeting Adjournment

There were no other items to address, Mr. Baldwin asked for a motion to adjourn. Mr. Layer made a motion to adjourn, Ms. van Doorn seconded the motion with all in favor.

Meeting was adjourned at 9:12PM

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.*