



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: July 31, 2025

Re: Sekas Homes – Work Session
515 Maple Ave E – Exterior Modifications

Sekas Homes, LTD is proposing a new mixed-use development at 515 Maple Ave E, previously Truist Bank. The applicant is proposing a 3-story mixed-use building that will include retail space, a parking garage, and multi-family living units. The applicant has preliminary materials, landscape plan, and lighting plan. The preliminary materials are as follows:

- Aluminum storefront
- Brick Façade
- Cast Stone Sill/Head
- Fiberglass Door
- Metal Canopy
- Metal Balcony Railing
- Metal Screen
- Fiber Cement Siding
- Single Hung Window
- Stone Base
- Synthetic Wood Paneling
- Synthetic Wood Trim

The applicants have provided on sheet 5, of Attachment 03, images of buildings in town that are in line with the design concepts for the proposed mixed-use building.

The Board of Architectural Review is tasked with evaluating the proposal's compatibility with the Town's architectural standards, its impact on community aesthetics, and providing feedback to the applicant before the formal meeting.

Attachments:

- 01 – Staff Memo to the Board
- 02 – Application & Authorization
- 03 – Architectural Plans
- 04 – Site Plans
- 05 – Maple Ave Illustrative