



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: May 15, 2025

Re: **Item No. 5 – IDT Docket No. PF- 1704548-BAR
Manita Music Center – 354 Maple Ave W
Exterior Modification & Signs**

Request for approval of building, trim, and mansard roof color as well as a new wall and updated freestanding sign panel at 354 Maple Ave W., Docket No. PF- 1701062-BAR, in the AW, Avenue West zoning district; filed by Anahita Khorsandi, Manita Music Center, Business Owner.

The applicant is requesting approval for exterior modifications to an existing building, including new paint colors and updated signage.

Exterior Modifications:

The proposed modifications include repainting the building in Behr Dynasty White, with the building trim and mansard roof painted in Dynasty Marquee Black.

In addition to the exterior painting, the applicant proposes the installation of a new wall sign and an updated freestanding sign panel:

Wall Sign:

The new 52-square-foot channel letter wall sign will feature 1/8-inch-thick white acrylic faces with a matte gold vinyl overlay. The letters will include 1-inch black trim caps and white aluminum returns, all mounted to a silver-painted raceway. The sign will display the business logo and the word “Manita” on the top line, with “MUSIC CENTER” beneath. Lighting for the sign is proposed at a maximum of 3500 Kelvins and 150 Lumens.

***Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.***

Freestanding Sign Panel:

The updated panel will consist of 3/16-inch white acrylic with a black vinyl overlay. The following text will be cut out from the black vinyl to reveal the white background beneath:

- Manita
- MUSIC CENTER
- PIANO GALLERY
- MUSIC LESSONS

Attachments: 01 – Staff Report
 02 – Application and Authorization
 03 – Cover Letter
 04 – Labeled Renderings
 05 – Paint Colors & Sheens
 06 – Paint Specs & Application Information

Recommended motion:

I move to (approve/ defer/ deny) the request for exterior modifications and signage at 354 Maple Ave W., Docket No. PF-1701062-BAR, in the AW, Avenue West zoning district; filed by Anahita Khorsandi, Manita Music Center, Business Owner. (as submitted / with the following conditions....)

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.