

Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: October 16, 2025

Re: **Item No. 3 –Docket No. PF-1880827 -BAR**
515 Maple Ave E – Sekas Homes
Exterior Modification – Mixed-Use

Request for approval for exterior modifications, listed in the staff report, for a mixed-use project for Sekas Homes LTD located at 515 Maple Ave E, Docket No. PF-1880827-BAR, in the AE, Avenue East Zoning district, filed by Mike Van Atta of Sekas Homes LTD, project contact.

The applicant presented the mixed-use proposal to the Board of Architectural Review during work sessions held on July 31, 2025, and September 23, 2025. During these sessions, the Board provided comments and recommendations to the applicant.

The applicant is proposing the demolition of the existing structure and construction of a new 3-story mixed-use building with commercial uses on the ground floor and two floors of residential above. The applicant has submitted a proposed landscape plan, lighting plan, and material samples for review by the Board.

Proposed exterior materials and finishes include:

- *Masonry and Siding*
 - Blue Ridge Regent Brick
 - Cumberland Tudor Brick
 - Rose Range Tudor Queen Size Brick
 - Buff Limestone
 - Cobblestone Fiber Cement Siding
 - Biltmore Blend – Random Ashlar Stone Retaining Wall
- *Storefronts, Doors, and Windows*
 - Charcoal Aluminum Storefront

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.

- Black Onyx Fiberglass Door
- Black Trim Single Hung Windows
- Industrial Brown Flush Panel Industrial Steel Overhead Door
- Classic French Gray Clad Panel Aluminum Canopy
- *Metal, trim and accent features:*
 - Textured Black Aluminum Railing
 - Classic French Gray Aluminum Screen
 - Cobblestone PVC Synthetic Wood Trim
 - Synthetic Wood Alternates (Acacia Haze or Smoke Bush) via PVC Versatex, custom bent metal, or similar materials
- *Paint Colors (Sherwin Williams)*
 - Acacia Haze
 - Smoke Bush
 - Classic French Gray
 - Unspecified SW color to match Cumberland Tudor Brick
- *Light Fixtures*
 - Garage Lights:
 - LytePro Garage & Canopy Light
 - Flux Panel LED Recessed Light
 - Exterior Lights:
 - Powder Coated Black Wall Sconce Cylinder Light
 - Powder Coated Black Warren Mini Lantern
 - Shallow Regress Lights
- *Landscape*
 - Deciduous Trees -
 - Red Maple
 - Willow Oak
 - Black Gum
 - Redbud
 - Shrubs -
 - Dwarf Black Chokeberry
 - Inkberry
 - Florida Flame Azalea
 - Dwarf Arborvitae
 - Blackhaw Viburnum
 - Ornamental Grasses-
 - Switchgrass
 - Pennsylvania Sedge
 - Little Bluestem
 - Perennials-
 - Moss Phlox
 - Echinacea

The submitted architectural materials and landscape plan are consistent with the AE zoning district design standards and reflect previous guidance received during BAR work sessions.

Attachments:

- 01 – Staff Report
- 02 – Application and Authorization
- 03 – Perspective View
- 04 – Illustrative Site Plan Pages
- 05 – Maple & Berry Elevations
- 06 – NE / SE Elevations
- 07 – Retaining Wall Elevation
- 08 – Floorplan Pages
- 09 – Building Section
- 10 – Material Specifications
- 11 – Garage Light Fixtures
- 12 – Exterior Light Fixtures
- 13 – Landscape Plan
- 14 – Landscape Details
- 15 – Landscape Detail Images
- 16 – Photometrics
- 17 – Imagery Sheet
- 18 – Relevant Code Sections

Recommended motion:

I move to (approve/ defer/ deny) the request for exterior modifications, listed in the staff report, for a mixed-use project for Sekas Homes LTD located at 515 Maple Ave E, Docket No. PF-1880827-BAR, in the AE, Avenue East Zoning district, filed by Mike Van Atta of Sekas Homes LTD, project contact. (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.