



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: June 18, 2026

Re: **Item No. 06 -Docket No. PF-2152462-BAR**
108 Church St NE - Moss
Signs & Exterior Modifications

Request approval for new signs and exterior modifications for Moss located at 108 Church ST NE, Docket No. PF-2152462-BAR, in the CS, Church Street zoning district, filed by Ranwa Nourieh of Moss Construction, project contact.

The applicant is requesting two new signs and exterior updates for the new business, Moss Building and Design, located at 108 Church St NE.

The new signs are as follows:

Sign 1

The first sign, measuring 13.875 square feet, will read "MOSS" on the top line in black acrylic and "BUILDING & DESIGN" on the second line in black acrylic, with a triangle above the words. The sign will only have a gooseneck light for external illumination.

Sign 2

The second sign, measuring approximately 4 ½ feet, is proposed for installation on the black standing-seam canopy. The sign consists of white acrylic letters stating, "ARCHITECTURAL DESIGN STUDIO". No lighting is proposed for this sign.

The proposed changes to the exterior are as follows:

- The siding will be replaced with a Hardie siding in a smooth finish, Arctic White.
- The roof awing will be a standing seam metal in Onyx Black 24GA-CMS.
- The windows are proposed as Pella lifestyle - wood inside, clad outside in black.
- The doors are proposed to be Pella - Fiberglass - 10 Lites in black.
- New shingles are proposed as GAF Slate line shingles in royal slate.

*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.*

- Existing gooseneck lighting is to be removed and replaced with one to be installed above the “Moss Building and Design” sign.
- New wood shutters painted black to match the Pella windows.
- The existing basement door will be painted black to match the Pella doors.
- New gutters to be 5" Aluminum in white, and the downspouts to be Aluminum white.

There are currently no proposed changes to the railing or landscaping. The applicant is aware that if they propose changes in the future, they will need to present them to the Board for approval.

Attachments:

- 01 - Staff Report
- 02 - Application and Authorization
- 03 - Sign Rendering
- 04 - Gooseneck Light
- 05 - Hardie Siding
- 06 - Pella Windows and Doors
- 07 - Roof Shingles
- 08 - Building Plans
- 09 - Existing Conditions Plat
- 10 - Site Photos
- 11 - Relevant Code Sections

Recommended motion (Signs):

I move to (approve/ defer/ deny) new signs for Moss located at 108 Church ST NE, Docket No. PF-2152462-BAR, in the CS, Church Street zoning district, filed by Ranwa Nourieh of Moss Construction, project contact. (as submitted / with the following conditions....)

Recommended motion (Exterior Modification):

I move to (approve/defer/deny) exterior modifications for Moss located at 108 Church ST NE, Docket No. PF-2152462-BAR, in the CS, Church Street zoning district, filed by Ranwa Nourieh of Moss Construction, 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.