



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: September 18, 2025

Re: **Item No. 05 -Docket No. PF-1847248-BAR**
352 Maple Ave E – Wiygul Automotive Clinic
Signs & Exterior Modifications

Request approval for: removal of the existing canopy, installation of a new canopy, new paint colors, lighting, and signs for Wiygul Automotive Clinic located at 352 Maple Ave E, Docket No. PF-1847248-BAR, in the AE, Avenue East zoning district, filed by Mazin Abdelgader, Conceptual Minds, Inc., project contact.

The applicant is proposing a comprehensive refurbishment of the building façade and signage, which includes updates to color schemes, signage, and lighting.

Proposed Signs –

The applicant is proposing to retain the pylon sign, but refurbish it by painting the signs pole, cabinet, and retainers PMS 2756 C Blue. The sign face will also be the PMS 2756 C Blue with the business logo in PMS 165C Orange and the text saying “WIYGUL” “Automotive Clinic” in White.

A new main business sign, measuring 104.9 square feet, is proposed to be mounted on a new canopy and will consist of internally illuminated acrylic channel letters in white, with the logo in orange. The illumination will operate at 3000 kelvins and 150 lumens, installed per manufacturer specifications.

An additional acrylic wall sign, 35.36 square feet in size, is proposed for the building’s right elevation with the same color and lighting specifications.

Three smaller round signs, each 10.03 square feet, are also proposed and will display “BRAKES,” “INSPECTIONS,” and “ALIGNMENT” in white lettering with corresponding images on an orange background; these signs will be non-illuminated.

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.

Exterior Modifications –

The applicant is also proposing an orange PMS 165 C aluminum canopy, with the option for either a solid or louvered design, to be installed per manufacturer guidelines. Specifications for the proposed canopies have not been provided.

The canopy will be equipped with low-profile bronze-housed LED lights (3.25" x 9.50") operating at 3000 kelvins and 4,250 lumens, with dimmable functionality.

Finally, the building exterior will be repainted, with the lower two-thirds in white, the upper one-third in Blue, and the parapet in Orange.

Attachments: 01 – Staff Report
 02 – Application and Authorization
 03 – Sign Renderings and Building colors
 04 – Lighting Specifications
 05 – Existing Site Conditions
 06 – Existing Photos
 07 – Relevant Code Sections

Recommended motion:

I move to (approve/defer/deny) removal of the existing canopy, installation of a new canopy, new paint colors, lighting, and signs for Wiygul Automotive Clinic located at 352 Maple Ave E, Docket No. PF-1847248-BAR, in the AE, Avenue East zoning district, filed by Mazin Abdelgader, Conceptual Minds, Inc., 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.