



TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125
www.occoquanva.gov | info@occoquanva.gov | (703) 491-1918

ARCHITECTURAL REVIEW BOARD MEETING December 13, 2022 | 7:30 p.m.

1. Call to Order
2. Citizen Comments
3. Approval of Minutes
4. Exterior Elevation Applications
 - a. ARB2022-018 188 Washington Street (Replace Railings and Windows)
 - b. ARB2022-019 209 Washington Street (Replace Roof)
5. Reports
 - a. Town Council Report
 - b. Town Manager's Report
 - c. Planning Commission Report
 - d. Chair Report
6. Adjournment

Brenda Seefeldt
Chair, Architectural Review Board



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential Exterior Improvements Within the Old and Historic District

All exterior changes and modifications to the exterior of structures located within the Old and Historic District must be reviewed by the Architectural Review Board (ARB) for issuance of a Certificate of Appropriateness (COA) prior to the work being performed.

The ARB meets regularly on the fourth Tuesday of the month at 7:30 p.m. at Town Hall. Applications must be filed at Town Hall by close of business on the Tuesday of the week prior to the meeting.

Section I: Applicant and Owner Information
Nicholas J. Roper
Applicant Name
Owner Name
Business Name (if Applicable)
188 Washington St, Occoquan 22125
Address (No., City, Address, Zip) + PO Box
Email
Phone Number
Section II: Property Information
Project Address: 188 Washington Street
Structure Style: Townhouse
Type of Use (Select One):
Residential Commercial Mixed-Use Other:
Exterior Elevation Type (Select all that apply):
Improvement/Repair to Existing Structure
New Development/In-Fill or New Accessory Structure
Demolition Other:
Brief Description of Project:
Replace deteriorated white wood porch railing with vinyl porch railing, using same color and style.
Replace deteriorated white wood frame glass windows with vinyl frame glass windows using same color and style including grid pattern.
Notice to Applicant/Property Owner:
Prior to construction and/or installation of improvements, it is your responsibility to determine the existence of any restrictive covenants and/or deed restrictions governing property improvements.
Nicholas J. Roper
Digitally signed by Nicholas J. Roper
Date: 2022.12.01 20:14:30 -05'00'
12/2/2022
Applicant Signature
Date Submitted

Section III: Application Check List	
<input type="checkbox"/> Paint Sample (<i>identify which Architectural feature samples are included</i>) List:	<input type="checkbox"/> Material Samples (<i>identify which Architectural feature samples are included</i>) List:
<input checked="" type="checkbox"/> Spec Sheets/Product Brochures: (<i>identify which Architectural feature spec sheets are included</i>) List:	<input checked="" type="checkbox"/> Photo of existing structure(s) <input type="checkbox"/> Schematic(s)/Rendering(s) illustrating proposed improvement(s) on structure(s) <input type="checkbox"/> Architectural Plans
<input checked="" type="checkbox"/> Other (List): 4 photos of existing buildings in historic district with non-wood porch railings made from pvc/vinyl or poly composite, attached.	
<p>Note to Applicants: Applicants are responsible for providing supplemental materials for proposed improvements. Applicants are responsible for ensuring proposed improvements are based on requirements listed in the Architectural Review Design Guidelines (as amended) and included under § 157.179 of the Town Code regarding matters to be considered by the ARB. At the time of the ARB meeting, the ARB may request additional information or documentation in order to complete a thorough review of the application.</p>	
Section IV: ARB Certificate Of Approval (COA)	
Date to Architectural Review Board: _____	<input type="checkbox"/> COA Issued <input type="checkbox"/> COA Denied _____ Signature (ARB Chair or Designee) _____ Date
Section V: TOWN STAFF ONLY	
<div style="background-color: black; width: 100%; height: 100%;"></div>	ARB APPLICATION NO.: ARB2022-018
Plan Reference Numbers: <input type="checkbox"/> Zoning Approval _____ <input type="checkbox"/> Site Plan _____ <input type="checkbox"/> SUP _____ <input type="checkbox"/> Other _____	Notes:

CONTINUE TO NEXT SECTION



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS SUPPLEMENTAL APPLICATION

Section V: Supplemental Application For New Builds, Improvements to Existing Structures and Combination Projects – Commercial, Residential and Mixed-Use	
Project Address: 188 Washington Street	ARB Application No.: ARB2022-018

Complete only the sections below that are applicable to the application. More information on each section is included in the ARB Design Guidelines available on the Town’s website at www.occoquanva.gov. Note: Words included on any improvements constitute a sign and are not part of the Exterior Elevation review process; a separate sign application process is required.

1. Type of Improvement(s): <input type="checkbox"/> New Build <input checked="" type="checkbox"/> Improvements to Existing Structure(s) <input type="checkbox"/> Combination
2. Additions and New Builds <input type="checkbox"/> Accessory Structure: Size: _____ Location relative to Main Structure: _____ <input type="checkbox"/> New Build: Size: _____ Location on site: _____ General Description/Use of Structure: _____ _____ _____ <input type="checkbox"/> Rendering required <input type="checkbox"/> Plan showing location on site required <input type="checkbox"/> Architectural Plans required <i>Complete applicable sections below.</i>
3. Awnings <input type="checkbox"/> New <input type="checkbox"/> Repair/Replacement Existing Material, Color and Design: _____ Proposed Material (canvas or similar material): _____ Color: _____ <input type="checkbox"/> Sample Included (Type): _____ <input type="checkbox"/> Spec Sheet Included <input type="checkbox"/> Photo Included
4. Exterior Walls on Structure <input type="checkbox"/> New <input type="checkbox"/> Repair/Replacement Existing Material, Color and Pattern: _____ Proposed Material: <input type="checkbox"/> Brick <input type="checkbox"/> Siding <input type="checkbox"/> Other: _____ <input type="checkbox"/> Paint <input type="checkbox"/> Material Replacement Material Type: _____ Color: _____ Pattern: _____ <input type="checkbox"/> Mortar: Color _____ Joint Pattern _____ <input type="checkbox"/> Sample Included (Type): _____ <input type="checkbox"/> Spec Sheet Included <input checked="" type="checkbox"/> Photo Included

5. Windows New Repair/Replacement

Existing Material, Color and Pattern: Clear Glass w/ wood frame, white w/ white grid

Proposed Material: _____ Grid Profile: Match existing

Grid Color: White Shutter Color: NA Trim Color: White

Location (identify location of windows and types - provide exhibit): see photos, floors 2, 3 and 4

Sample Included (Type): _____

Spec Sheet Included Photo Included

6. Doors New Repair/Replacement

Existing Material, Color and Pattern: _____

Proposed Material: _____ Style: _____ Window (Style): _____

Door Color: _____ Trim Color: _____ Window Color: _____

Location(s) (identify location of doors and types - provide exhibit): _____

Sample Included (Type): _____

Spec Sheet Included Photo Included

7. Roofs and Gutters New Repair/Replacement

Existing Material, Color and Pattern: _____

Proposed Roof Material: _____ Roof Pitch _____

Proposed Roof Color and Style: _____

Proposed Gutter Material and Color: _____

Gutter Locations (provide exhibit): _____

Sample Included (Type): _____

Spec Sheet Included Photo Included

8. Dormers New Repair/Replacement

Existing Material, Color and Pattern: _____

Proposed Material: _____ Existing Pitch _____ New Pitch _____

Proposed Color and Style: _____ Window Color and Style: _____

Sample Included (Type): _____

Spec Sheet Included Photo Included

9. Fences, Retaining Walls, Foundations, Decks, Porches, Screenings, Patios, Enclosures etc.

New Repair/Replacement Proposed Structure Type: Replace existing porch railing w/ partial screen

Existing Material, Color and Design: White Wood Railing, vinyl screen frame Type: Spindle

Proposed Material: _____ Color/Stain: White

Proposed Pattern/Design: Square Spindle Decorative Trim/Hardware: White

Mortar Color: _____ Joint Pattern: _____

Porch/Deck Post(s) Size: Existing 4.5x4.5 wood posts remain _____ Spindle Design and Color: White

Sample Included (Type): _____

Spec Sheet Included Photo Included

10. Other Exterior Improvements New Repair/Replacement

Existing Material, Color and Design: _____ Type: _____

Existing Material, Color and Design: _____ Type: _____

Lighting

Light Fixtures: Color _____ Style _____ Placement _____ Spec Sheet Included

Ramps

ADA Ramps: Color _____ Style _____ Location _____ Spec Sheet Included

Chimneys

Brick Stone Color _____ Style _____ Location _____ Spec Sheet Included

Other

Material: _____ Color _____ Type _____ Location _____

Other

Material: _____ Color _____ Type _____ Location _____

Brief Description:

Spec Sheet Included Photo Included

Nicholas J. Roper

Digitally signed by Nicholas J. Roper
Date: 2022.12.01 20:13:33 -05'00'

Applicant Signature

Date

TOWN STAFF ONLY

Notes:

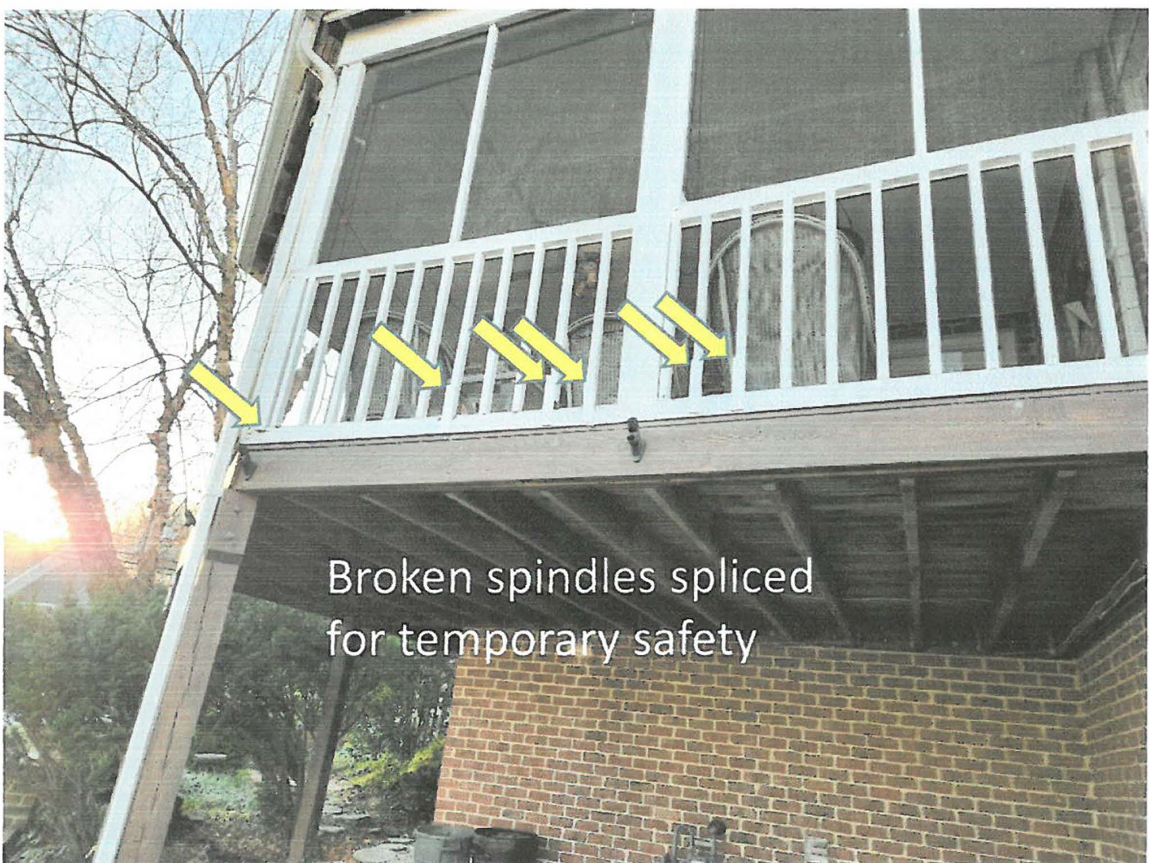
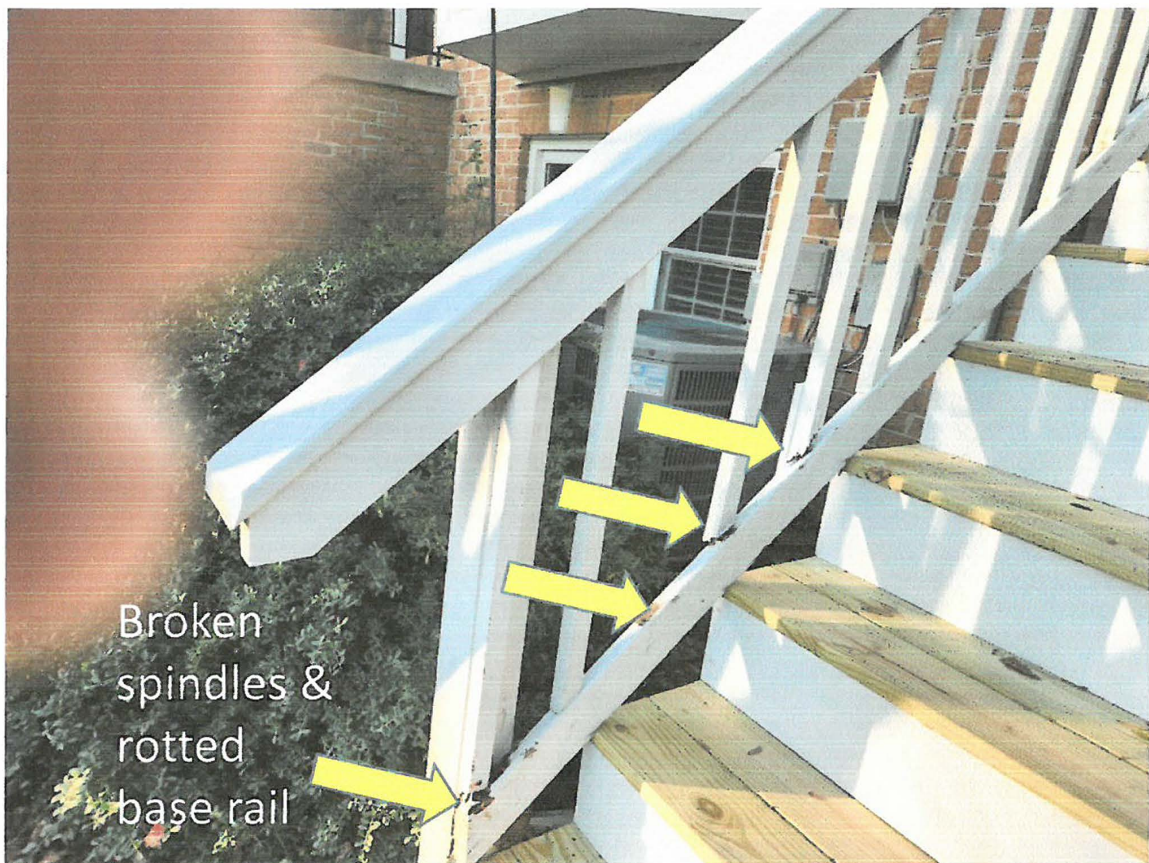
188 Washington Street Existing Front Elevation



188 Washington Street Existing Side Elevation



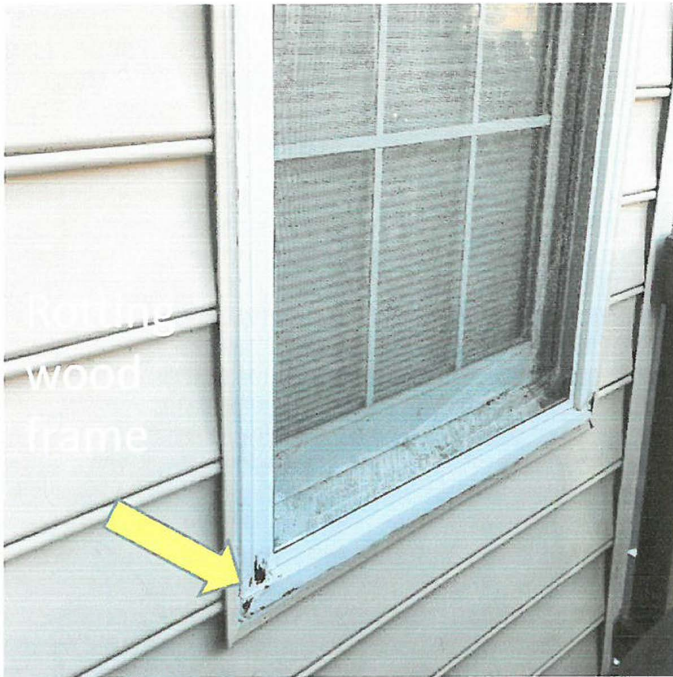
188 Washington St Existing Railing



188 Washington St Existing Railing (con't)



188 Washington St Existing Windows



*The Honest
Window Company*



**VINYL
LITE®**

WINDOW FACTORY & SHOWROOM
Since 1978



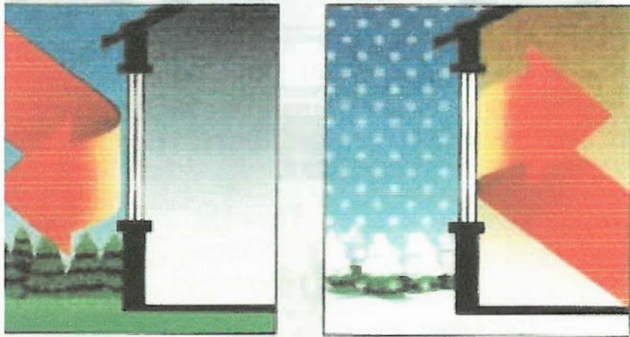


Low-E Glass

Low-E Glass is an energy efficient glass, designed to provide protection against heat transference. Heat always flows towards cold, so in the winter, Low-E acts as a thermal layer, preventing heat from escaping, and nature's chill from engulfing your home. In the summer, it guards against penetrating heat and maintains interior comfort.

- Works regardless of directional orientation. (North, east, south or west)
- Blocks out the sun's harmful ultra-violet rays.
- Hard-coat, neutral-color does not block any light.
- Works 250% better than ordinary glass.
- Lowers heating and air conditioning costs.
- No matter where or how large your windows, they'll always perform better when Low-E glass is specified instead of clear glass.

Low-E Reflects Heat



Summer - heat out

Winter - heat in

Argon-krypton Gases

Argon-Krypton Gases are inert elements (practically tasteless, without taste, odor or color) which have an insulation value much higher than air, and are injected between layers of insulated glass.

- Further decreases heating costs.
- Tolerates more relative humidity.
- Acts as an acoustic insulator.

Warm Edge Technology

Warm Edge is a revolutionary new Vinyl Spacer. It combines the insulation benefits of Low-E coatings and Argon Gas fill from edge to edge, and adds to the energy efficiency of your windows.

- Glass is touching the vinyl - not metal
- Reduces heating and cooling cost.
- Aesthetically appealing.
- Reduces perimeter condensation.
- Lowers sound transmission.

Each window is custom manufactured for exact fit.

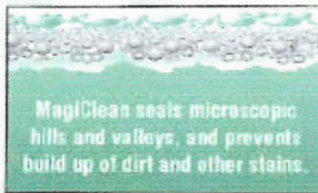
MagiClean™ Glass

Much like other great coatings such as Teflon or Scotchguard, MagiClean is a bonding agent which makes things much easier for all of us. It is a durable clear polymer, which fills microscopic hills and valleys found in ordinary glass.

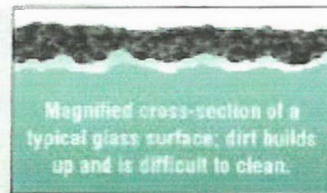
- Requires far less cleaning
- Non-hazardous and transparent
- Impenetrable, anti-static surface
- Sheds water, dirt and airborne contaminants rapidly.
- Will not crack, peel or dis-color

MagiClean Glass prevents the collection of dirt and other particles, so our windows have a distinctive and lasting gleam

MagiClean glass sealant



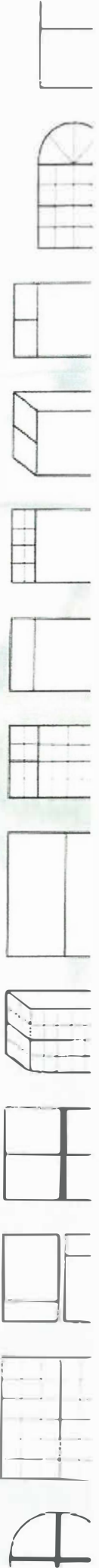
Ordinary glass surface



The MagiClean difference



Both sashes tilt in for easy cleaning.



Vinyl Lite Window Examples



Examples of Barrett Vinyl Porch Railing

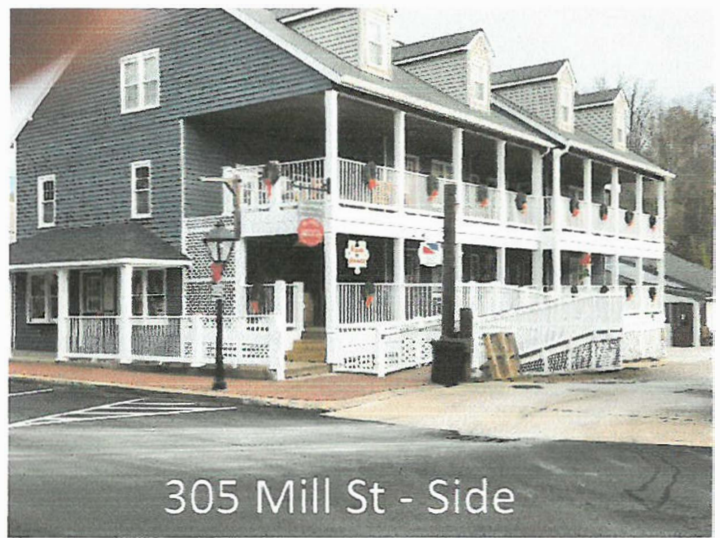


Vinyl Porch Railing with Screens – Similar to Current Porch

Existing Buildings in Occoquan Historic District with Vinyl or Composite Porch Railings



305 Mill St - Front



305 Mill St - Side



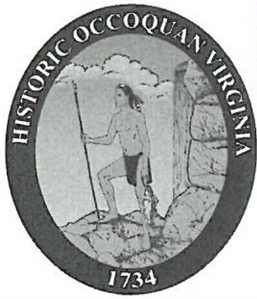
201 Union St



205B Union St



201 Commerce St



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential Exterior Improvements Within the Old and Historic District

All exterior changes and modifications to the exterior of structures located within the Old and Historic District must be reviewed by the Architectural Review Board (ARB) for issuance of a Certificate of Appropriateness (COA) prior to the work being performed. Applicants should review the Architectural Review Board Design Guidelines for guidance of appropriate colors, materials, designs, etc.

The ARB meets regularly on the fourth Tuesday of the month at 7:30 p.m. at Town Hall. Applications must be filed at Town Hall by close of business on the Tuesday of the week prior to the meeting. Applicants must submit supplemental materials at time of application. Additional paint and material samples, product brochures and spec sheets, renderings, architectural drawings, photographs of the structure or other supplemental materials may be requested by the ARB prior to the hearing. The applicant or a representative must be present at the meeting during which the ARB will review the application. All fees must be paid prior to scheduling for ARB consideration.

Section I: Applicant and Owner Information	
<p><u>Muhammad Z. Iqbal</u> Applicant Name</p> <p><u>International Peace Mission Inc.</u> Business Name (if Applicable) (Mosque)</p> <p><u>209 Washington St Occoquan VA</u> Address (No., City, Address, Zip) + PO Box 22225</p> <p>[Redacted] Email</p> <p>[Redacted] Phone Number</p>	<p>_____ Owner Name</p> <p>_____ Address (No., City, Address, Zip) + PO Box</p> <p>_____ Email</p> <p>_____ Phone Number</p> <p><input type="checkbox"/> Same as Applicant Information</p>
Section II: Property Information	
<p>Project Address: _____</p> <p>Type of Use (Select One): <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other: _____</p>	<p>Structure Style: _____</p> <p>Exterior Elevation Type (Select all that apply): <input type="checkbox"/> Improvement/Repair to Existing Structure <input type="checkbox"/> New Development/In-Fill or New Accessory Structure <input type="checkbox"/> Demolition <input type="checkbox"/> Other: _____</p>
<p>Brief Description of Project: <u>Repair and replace the roof</u></p>	
<p>Notice to Applicant/Property Owner: Prior to construction and/or installation of improvements, it is your responsibility to determine the existence of any restrictive covenants and/or deed restrictions governing property improvements. Other permits or approvals may be required from the Town or other agencies such as Zoning Compliance Review and/or Building Permits, among others. It is your responsibility to comply with all applicable regulations and to determine any other applicable private restrictions.</p>	
<p><u>M. Zafar Iqbal</u> Applicant Signature</p>	<p><u>Nov 30 2022 12/05/2022</u> Date Submitted</p>

Section III: Application Check List	
<input type="checkbox"/> Paint Sample (<i>identify which Architectural feature samples are included</i>) List:	<input type="checkbox"/> Material Samples (<i>identify which Architectural feature samples are included</i>) List:
<input type="checkbox"/> Spec Sheets/Product Brochures: (<i>identify which Architectural feature spec sheets are included</i>) List:	<input type="checkbox"/> Photo of existing structure(s) <input type="checkbox"/> Schematic(s)/Rendering(s) illustrating proposed improvement(s) on structure(s) <input type="checkbox"/> Architectural Plans
<input type="checkbox"/> Other (List):	
<p>Note to Applicants: Applicants are responsible for providing supplemental materials for proposed improvements. Applicants are responsible for ensuring proposed improvements are based on requirements listed in the Architectural Review Design Guidelines (as amended) and included under § 157.179 of the Town Code regarding matters to be considered by the ARB. At the time of the ARB meeting, the ARB may request additional information or documentation in order to complete a thorough review of the application.</p>	
Section IV: ARB Certificate Of Approval (COA)	
Date to Architectural Review Board: _____	<input type="checkbox"/> COA Issued <input type="checkbox"/> COA Denied _____ Signature (ARB Chair or Designee)
	_____ Date
Section V: TOWN STAFF ONLY	
	ARB APPLICATION NO.: ARB2022-019
Plan Reference Numbers: <input type="checkbox"/> Zoning Approval _____ <input type="checkbox"/> Site Plan _____ <input type="checkbox"/> SUP _____ <input type="checkbox"/> Other _____	Notes:

CONTINUE TO NEXT SECTION



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS SUPPLEMENTAL APPLICATION

Section V: Supplemental Application For New Builds, Improvements to Existing Structures and Combination Projects - Commercial, Residential and Mixed-Use

Project Address: 204 Washington St.

ARB Application No.: 2022-019

Complete only the sections below that are applicable to the application. More information on each section is included in the ARB Design Guidelines available on the Town's website at www.occoquanva.gov. Note: Words included on any improvements constitute a sign and are not part of the Exterior Elevation review process; a separate sign application process is required.

1. Type of Improvement(s): New Build Improvements to Existing Structure(s) Combination

2. Additions and New Builds

Accessory Structure: Size: _____ Location relative to Main Structure: N/A

New Build: Size: _____ Location on site: _____

General Description/Use of Structure: _____

Rendering required Plan showing location on site required Architectural Plans required
Complete applicable sections below.

3. Awnings New Repair/Replacement

Existing Material, Color and Design: N/A

Proposed Material (canvas or similar material): _____ Color: _____

Sample Included (Type): _____

Spec Sheet Included Photo Included

4. Exterior Walls on Structure New Repair/Replacement

Existing Material, Color and Pattern: N/A

Proposed Material: Brick Siding Other: _____ Paint Material Replacement

Material Type: _____ Color: _____ Pattern: _____

Mortar: Color _____ Joint Pattern _____

Sample Included (Type): _____

Spec Sheet Included Photo Included

5. Windows New Repair/Replacement N/A
 Existing Material, Color and Pattern: _____
 Proposed Material: _____ Grid Profile: _____
 Grid Color: _____ Shutter Color: _____ Trim Color: _____
 Location (identify location of windows and types - provide exhibit): _____
 Sample Included (Type): _____
 Spec Sheet Included Photo Included

6. Doors New Repair/Replacement
 Existing Material, Color and Pattern: _____
 Proposed Material: _____ Style: _____ Window (Style): _____
 Door Color: _____ Trim Color: _____ Window Color: _____
 Location(s) (identify location of doors and types - provide exhibit): _____
 Sample Included (Type): _____
 Spec Sheet Included Photo Included

7. Roofs and Gutters New Repair/Replacement
 Existing Material, Color and Pattern: 3 Tab Shingles, Black-gray
 Proposed Roof Material: GAF HD architectural Roof Pitch: existing
Shingles
 Proposed Roof Color and Style: Hunter Green, architectural shingles
 Proposed Gutter Material and Color: Aluminum Seamless, White
 Gutter Locations (provide exhibit): Replace existing gutters layout
 Sample Included (Type): _____
 Spec Sheet Included Photo Included

8. Dormers New Repair/Replacement N/A
 Existing Material, Color and Pattern: _____
 Proposed Material: _____ Existing Pitch: _____ New Pitch: _____
 Proposed Color and Style: _____ Window Color and Style: _____
 Sample Included (Type): _____
 Spec Sheet Included Photo Included

9. Fences, Retaining Walls, Foundations, Decks, Porches, Screenings, Patios, Enclosures etc. *WA*

New Repair/Replacement Proposed Structure Type: _____

Existing Material, Color and Design: _____ Type: _____

Proposed Material: _____ Color/Stain: _____

Proposed Pattern/Design: _____ Decorative Trim/Hardware: _____

Mortar Color: _____ Joint Pattern: _____

Porch/Deck Post(s) Size: _____ Spindle Design and Color: _____

Sample Included (Type): _____

Spec Sheet Included Photo Included

10. Other Exterior Improvements New Repair/Replacement

Existing Material, Color and Design: _____ Type: _____

Existing Material, Color and Design: _____ Type: _____

Lighting

Light Fixtures: Color _____ Style _____ Placement _____ Spec Sheet Included

Ramps

ADA Ramps: Color _____ Style _____ Location _____ Spec Sheet Included

Chimneys

Brick Stone Color _____ Style _____ Location _____ Spec Sheet Included

Other

Material: _____ Color _____ Type _____ Location _____

Other

Material: _____ Color _____ Type _____ Location _____

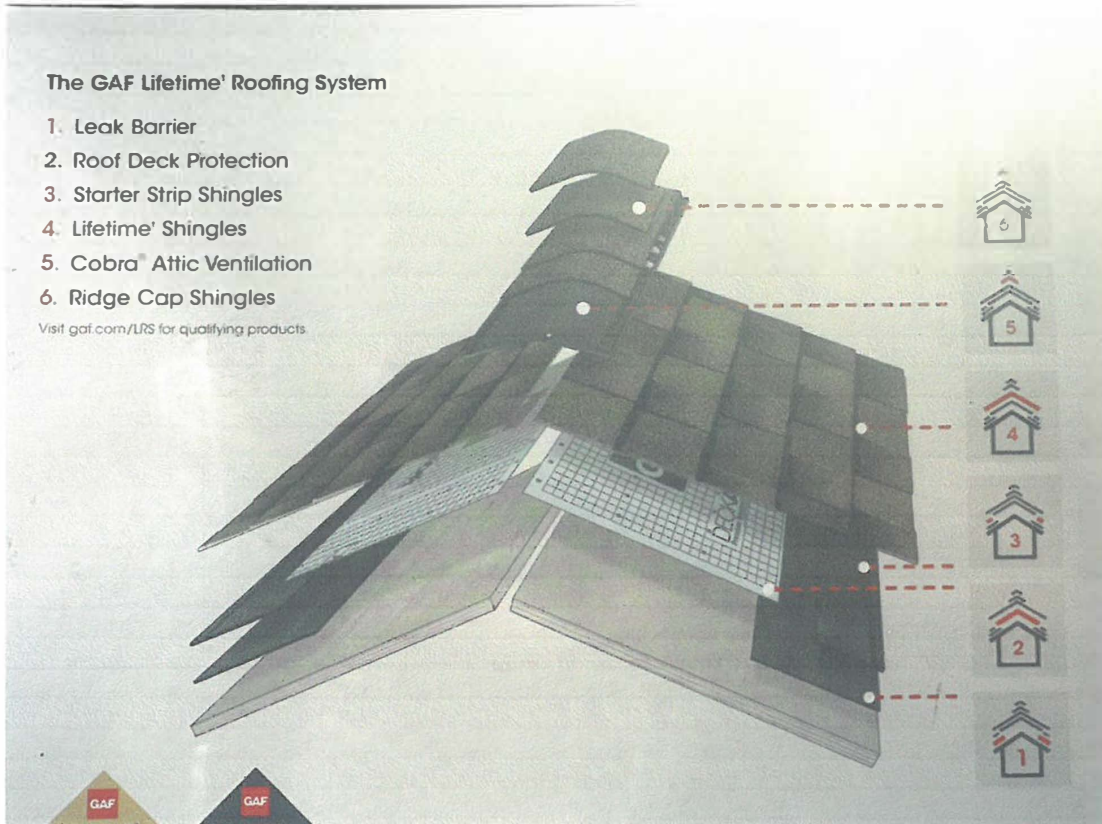
Brief Description:

Spec Sheet Included Photo Included

Applicant Signature *M. Lopez* Date *12/05/2022*

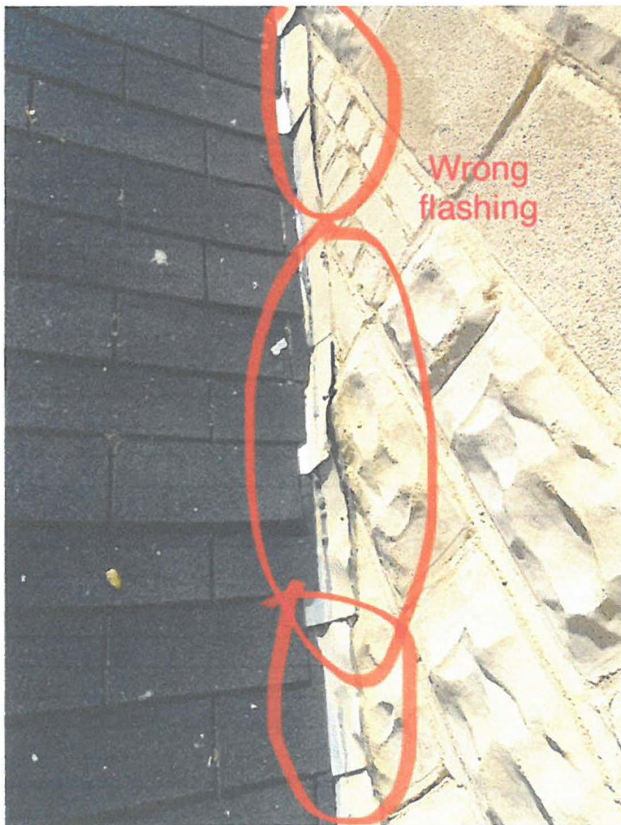
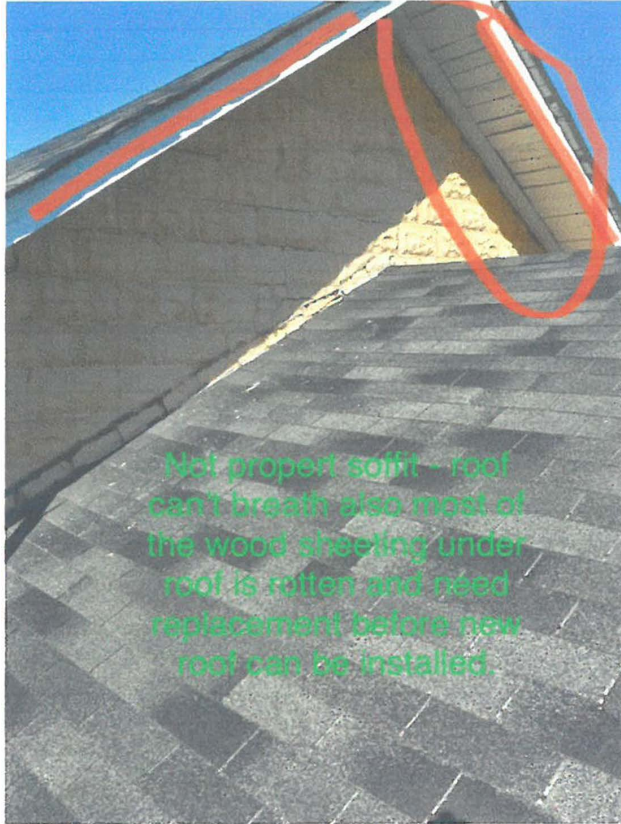
TOWN STAFF ONLY

Notes:

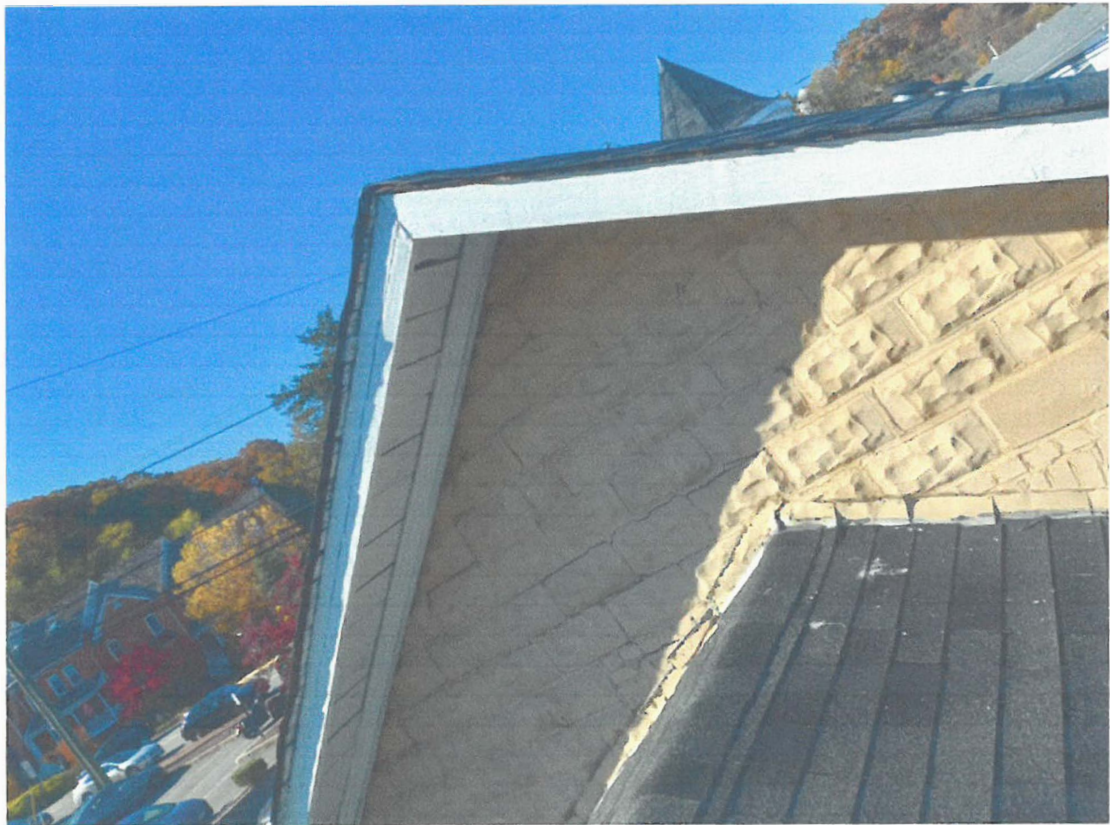


Proposed new roof details

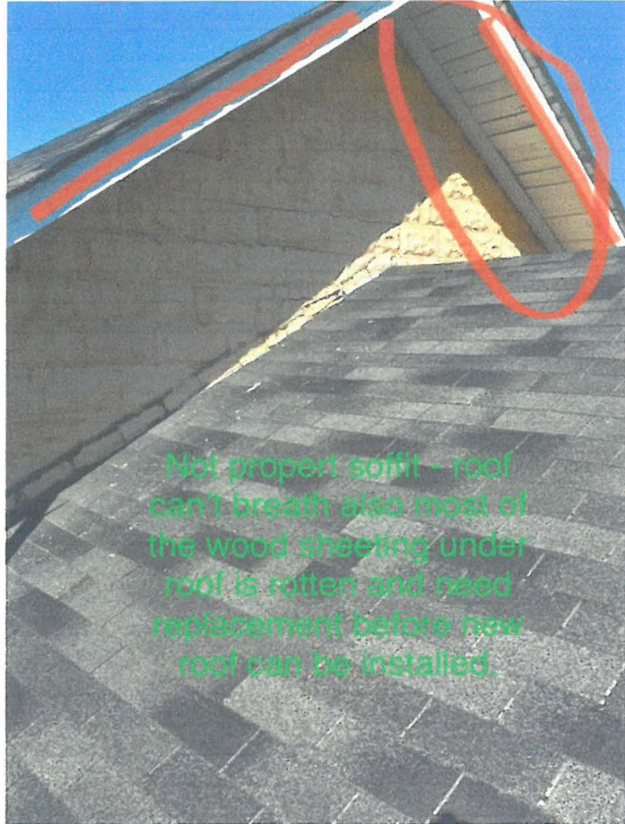




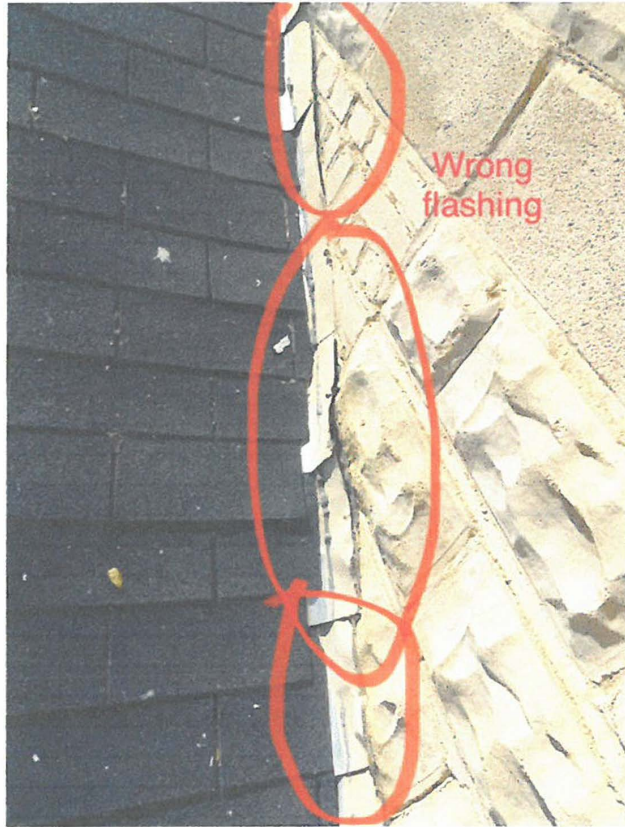
Improper flashing



Damaged decking exposed under the installed shingles



Soffit sealed



Building block protruding out to create a leak area



Most of shingles popping up due to soft/damage decking board underneath