



TOWN OF OCCOQUAN

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

ARCHITECTURAL REVIEW BOARD MEETING February 28, 2023 | 7:30 p.m.

1. **Call to Order**
2. **Citizen Comments**
3. **Approval of Minutes**
 - a. October 25, 2022 Meeting Minutes
 - b. December 13, 2022 Meeting Minutes
4. **Exterior Elevation Applications**
 - a. ARB2023-001 1601 Sebring Court (Deck)
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

MEETING MINUTES

October 25, 2022

In Attendance: Brenda Seefeldt, Darryl Hawkins, Carol Bailey, Lisa Terry, Merial Currer; Alternates: Theo Daubresse, Jennifer Shown

Excused Absence: Lori Domenech and Cindy Fithian

Call to Order- Brenda called the meeting to order at 7:31 pm

1. Citizen's Comments - None

2. Approval of Minutes

1. September 27, 2022 Meeting Minutes – Lisa made a motion to approve. Carol 2nd. Approved.

3. Exterior Elevation Applications

1. **ARB2022-016** – 402 Mill Street (Replace Roof) – Jennifer made a motion to approve. Lisa 2nd. Approved.
2. **ARB2022-017** – 208 Poplar Alley (Install Fence) – Lisa made a motion to approve. Carol 2nd. Approved.

4. Reports

1. Town Council Report – No report.
2. Town Manager's Report – No report.
3. Planning Commission Report - Darryl reported that the Planning Commission discussed a multilevel parking structure that would need to go under review.
4. Chair Report – Town Council voted updates to the Design Guidelines.

5. Adjournment - 8:00 pm



TOWN OF OCCOQUAN

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

December 13, 2022

In Attendance: Brenda Seefeldt, Darryl Hawkins, Carol Bailey, Lisa Terry, Lori Domenech, Merial Curren; Alternates: Theo Daubresse, Jennifer Shown

Absent: Cindy Fithian

Call to Order- Brenda called the meeting to order at 7:30 pm and congratulated Theo on his election to the Town Council

1. Citizen's Comments - None

2. Approval of Minutes

3. Exterior Elevation Applications

1. **ARB2022-018** – 188 Washington Street - Replacement of porch railings and windows - windows will be Vinyl Lite white and are permitted in the ARB Design Guidelines. The proposed porch railing is PVC vinyl rather than wood. A flat wood board will be placed atop the rails to attach the screen and decorations. Brenda pointed out that the updated guidelines do not allow vinyl for fences, though there is no such guideline for porch railings. She mentioned that Trex-type products with faux woodgrain are allowed and preferred. The applicant explained that wood or composite would be significantly more expensive. Lori made a motion to approve, Merial 2nd. Approved.
2. **ARB2022-019** – 209 Washington Street - Replacement of roof. Proposed roof will be a dark green/black color of the same material as the current roof rather than the gray/black that exists now. The soffits will be replaced with wood and look same-to-same. Lisa made a motion to approve, Carol 2nd. Approved.

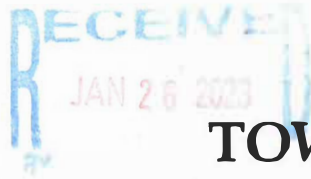
4. Reports

1. Town Council Report – No report.
2. Town Manager's Report – No report.
3. Planning Commission Report - Darryl reported that demolition is scheduled to begin this winter for the Mill at Occoquan. The Beer Garden was approved and will likely open in the Spring.
4. Chair Report – Brenda explained the legal aspect of the vinyl railing on the application. Brenda asked for a staff report and this is what was given to us as guidance in accordance to our ordinances and Exterior Elevation Design Guidelines.
 - Fences are governed by the ARB guidelines Section 7 "Fences and Walls" and limits material of fences and walls.

- Porches are governed by the ARB guidelines Section 13 “Porches” which does not limit materials but discusses scale, spandrels, brackets, and balusters.
- A porch is attached to a home and sheltered by a roof or eave.
- A fence is barrier or other upright structure enclosing an area of ground.
- A porch is not considered a fence.
- There is no restriction on materials for a porch set forth in Section 13.
- The ARB is the Board with the expertise to determine if a proposed change/addition to a porch is appropriate.

We will be adding this update to prevent future inclusion of such materials in the Historic District. We are creating a list of such updates so they can be made at one time, at less cost to the town.

5. Adjournment – 7:57 pm



**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>Olivia Earl</u> Applicant Name</p> <p><u>Prince William Home Improvement</u> Business Name (if Applicable)</p> <p><u>14843 Persistence Dr, Woodbridge, VA</u> Address (No., City, Address, Zip) + PO Box</p>	<p><u>Daniela Nunez / Nemma Awol</u> Owner Name</p> <p><u>1601 Sebring Ct Occoquan, VA 22125</u> Address (No., City, Address, Zip) + PO Box</p> <p>[Redacted]</p> <p><input type="checkbox"/> Same as Applicant Information</p>
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Section II: Property Information

<p>Project Address: <u>1601 Sebring Ct.</u></p>	<p>Structure Style: <u>Deck</u></p>
<p>Type of Use (Select One): <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other: _____</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 checked="" type="checkbox"/> Other: <u>Deck</u></p>
<p>Brief Description of Project: <u>Build a 18x8 upper level Full composite Trex deck.</u></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><u>Olivia V. Earl</u> Applicant Signature</p>	<p><u>1/26/23</u> Date Submitted</p>
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Section III: Application Check List

<input type="checkbox"/> Paint Sample (identify which Architectural feature samples are included) List:	<input checked="" type="checkbox"/> Material Samples (identify which Architectural feature samples are included) List: Trex toasted sand Trex white rails White PVC trim Pressure treated understructure.
<input type="checkbox"/> Spec Sheets/Product Brochures: (identify which Architectural feature spec sheets are included) List:	<input checked="" type="checkbox"/> Photo of existing structure(s) <input checked="" type="checkbox"/> Schematic(s)/Rendering(s) illustrating proposed improvement(s) on structure(s) <input checked="" type="checkbox"/> Architectural Plans

Other (List):

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.

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
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Section V: TOWN STAFF ONLY

	ARB APPLICATION NO.: 2023 - 001
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

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

New Repair/Replacement Proposed Structure Type: Deck

Existing Material, Color and Design: _____ Type: _____

Proposed Material: Trex Toasted Sand Color/Stain: Toasted Sand

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

Mortar Color: _____ Joint Pattern: _____

Porch/Deck Post(s) Size: 6x6 Spindle Design and Color: Square white

Sample Included (Type): Decking / Railing

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

Dilina V. En D

Applicant Signature

1/26/23

Date

TOWN STAFF ONLY

Notes:



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: 1601 Sebring Ct

ARB Application No.: ARB2023-001

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: 18x8 Location relative to Main Structure: Over driveway

New Build: Size: _____ Location on site: _____

General Description/Use of Structure: Build a 18x8 upper level deck without stairs. Deck to be Trex forested sand decking with white rails.

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

3. Awnings New Repair/Replacement

Existing Material, Color and Design: _____

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: _____

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

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: _____

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: _____

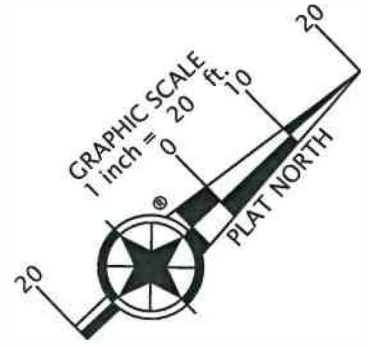
Proposed Material: _____ Existing Pitch _____ New Pitch _____

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

Sample Included (Type): _____

Spec Sheet Included Photo Included

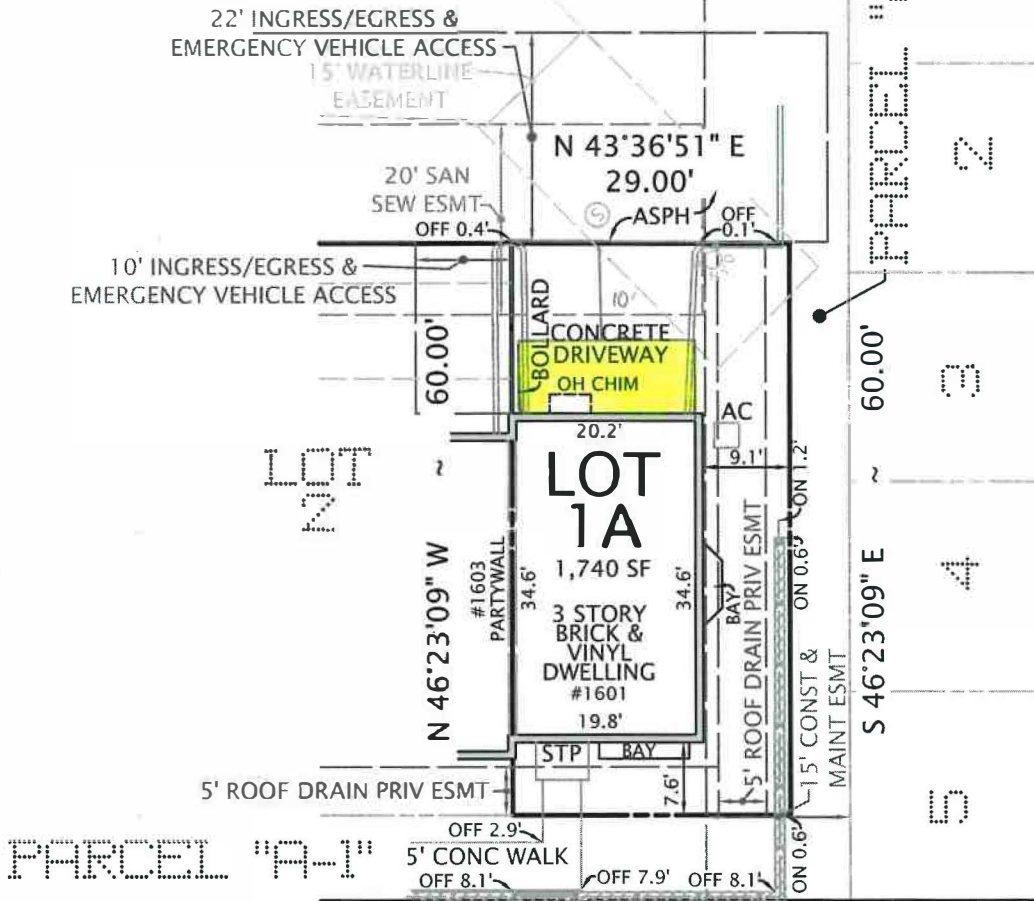
- NOTES: 1. FENCES ARE ALUMINUM AT THE CENTER OF THE WALL.
 2. UTILITIES ARE UNDERGROUND.
 3. RET. WALLS ARE 1' CONCRETE BLOCK.



SEBRING COURT

PRIVATE STREET

PARCEL "A-1"



BERRYWOOD TOWNHOUSES

S 43°36'51" W
 29.00'

UNION STREET

WIDTH VARIES ~ STATE ROUTE #T-2100

PLAT

SHOWING HOUSE LOCATION ON

LOT 1A

OF A BOUNDARY LINE ADJUSTMENT
 AND VARIOUS EASEMENTS

VISTAS AT OCCOQUAN

(INST. #201303290032509)

TOWN OF OCCOQUAN, VIRGINIA

PRINCE WILLIAM COUNTY

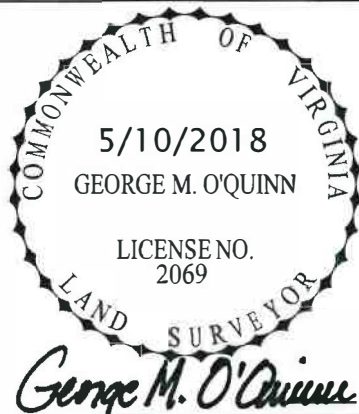
SCALE: 1" = 20'

MAY 10, 2018

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



Ordered by:

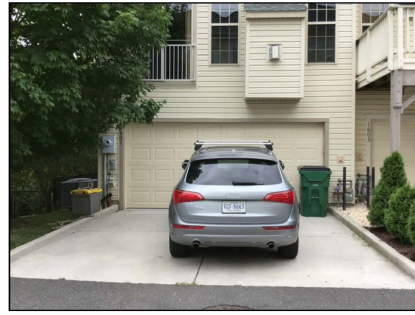


7619 Little River Turnpike
 Suite 300
 Annandale, Virginia 22003
 703-916-1800
 703-916-1801 (Fax)

DOMINION Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

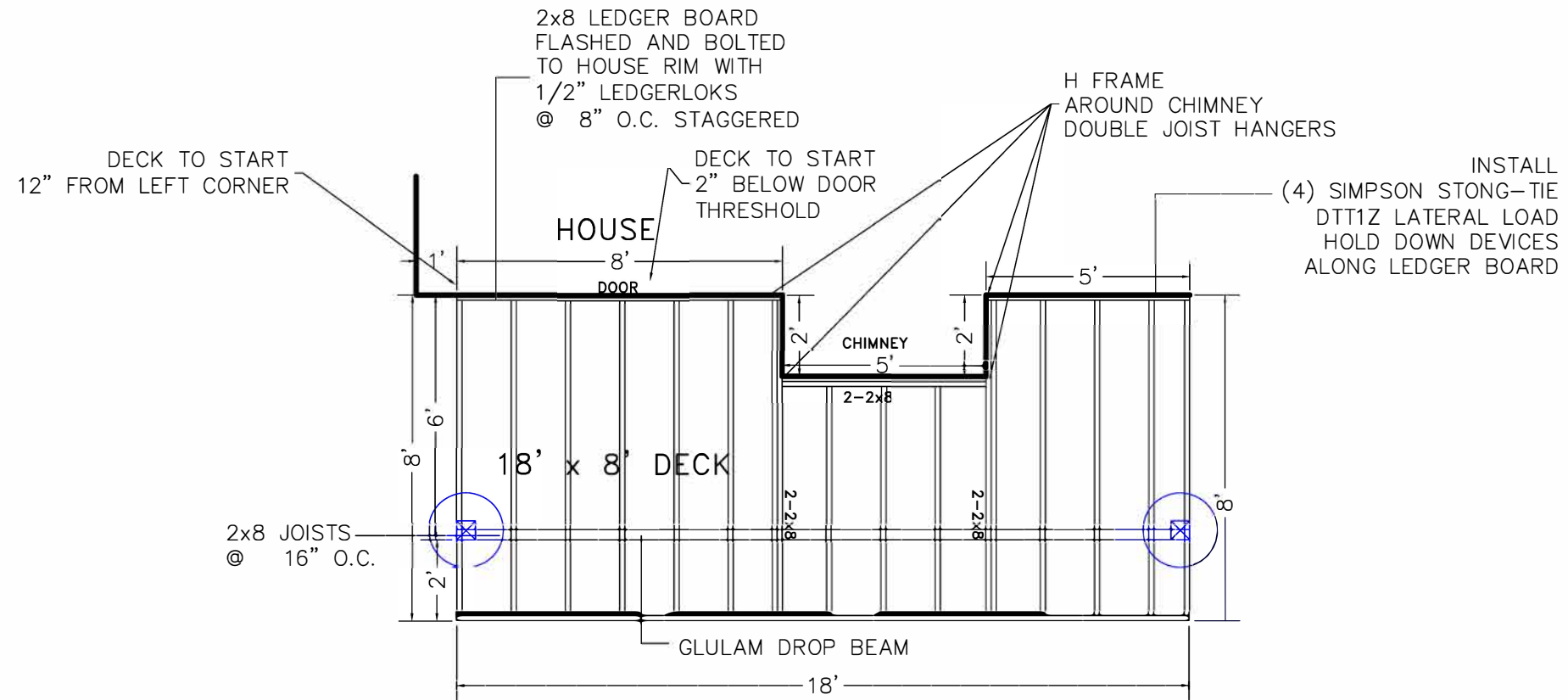
1/4" = 1' SCALE
100" ELEVATION



EXISTING CONDITIONS

BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE
VIRGINIA EDITION

DRAWN BY: MICHAEL RUDH
1-888-691-0838
mike@prodeckplans.com



2x8 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 1/2" LEDGERLOKS @ 8" O.C. STAGGERED
JOISTS TO BE 2x8 SYP TREATED INSTALLED 16" O.C.
BEAMS TO BE GLULAM
SUPPORT POSTS TO BE 6x6 TREATED
DECKING TO BE 5/4 x 6 TREX ENHANCE TOASTED SAND COLOR W/ NO PICTURE FRAME
GUARD RAILS TO BE 36" HIGH WITH LESS THAN 4" OPENINGS PER IRC CODE
ALL DECK HARDWARE TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INSTRUCTIONS

INCLUDES (4) MALIBU LIGHTS

	<p>20" DIAMETER FOOTING 24" DEEP CONCRETE 10" MIN THICKNESS</p>	<p>FROST FOOTINGS SIZES BASED ON 55 LB PER SQUARE FOOT TRIBUTARY LOADS APPLIED TO 1500 PSF SOIL COMPRESSION CAPACITY</p>
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DO NOT HANG ITEMS FROM DECK / PORCH STRUCTURE

FRAMING PLAN

1

DANILO NUNEZ & NEMMA AWOL #600-22

ADDRESS: 1601 SEBRING CT
OCCOQUAN, VA 22125

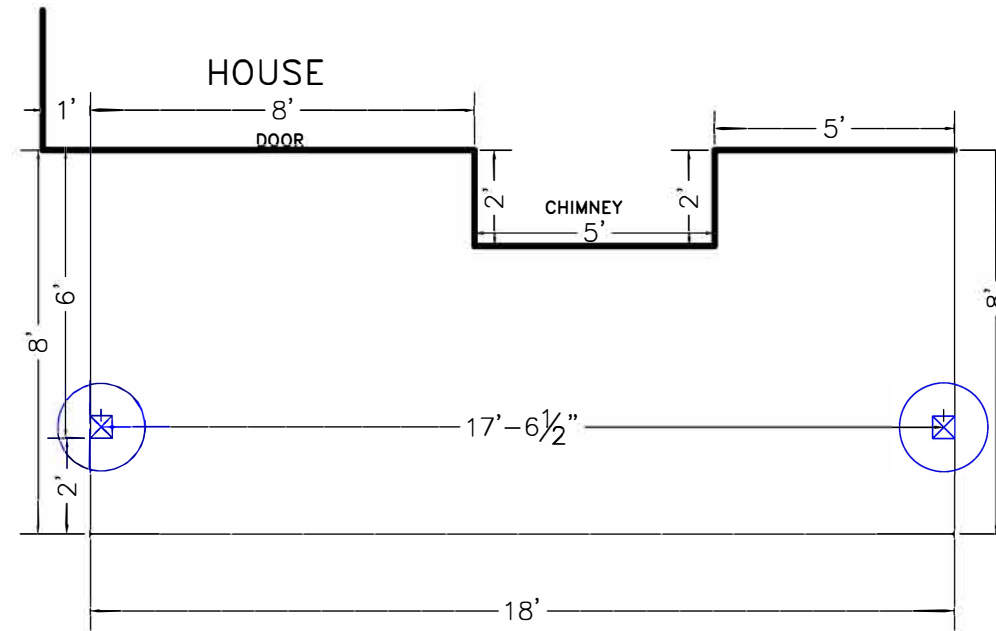
DATE: 1-23-23



1/4" = 1' SCALE
100" ELEVATION


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VIRGINIA EDITION

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DO NOT HANG ITEMS FROM DECK / PORCH STRUCTURE

FOOTING PLAN

2

DANILO NUNEZ & NEMMA AWOL #600-22

ADDRESS: 1601 SEBRING CT

OCCOQUAN, VA 22125

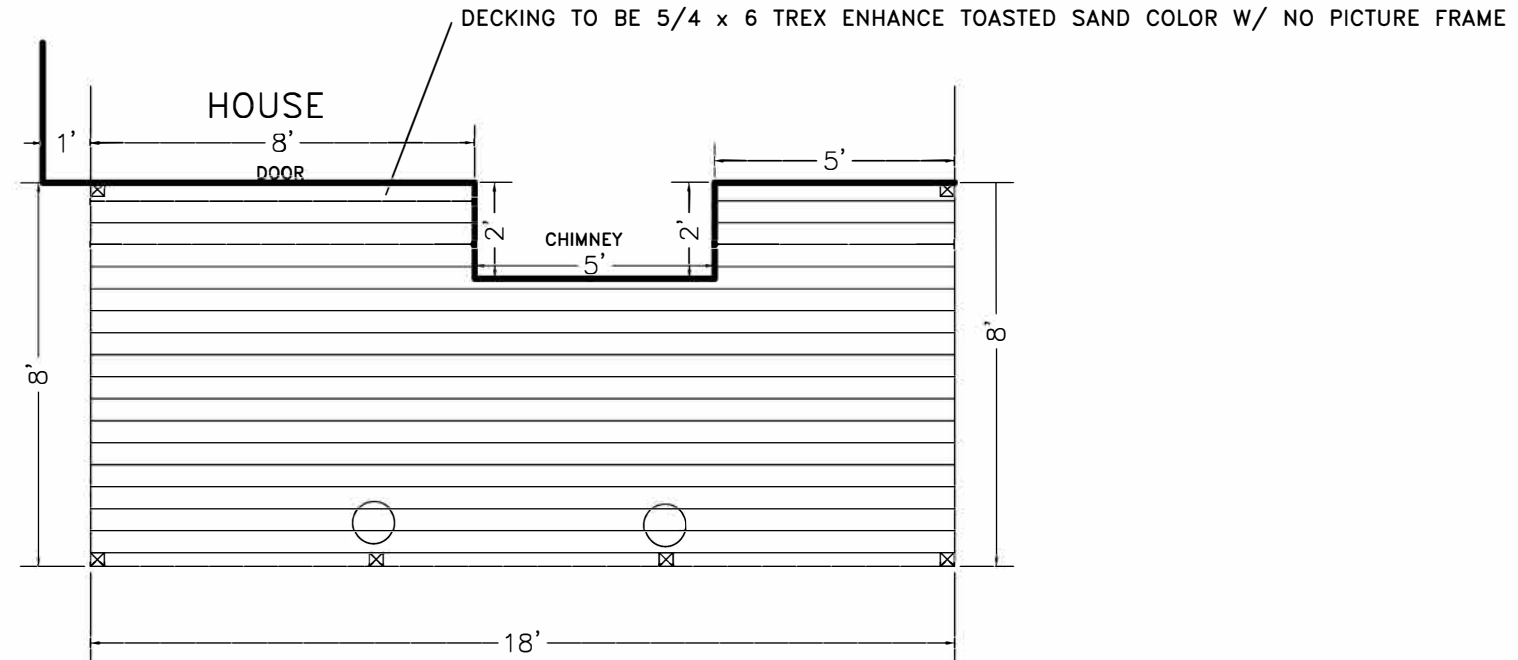
DATE: 1-23-23



1/4" = 1' SCALE
 100" ELEVATION

BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE
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 mike@prodeckplans.com



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 PER MANUFACTURERS INSTRUCTIONS

○ INCLUDES (4) MALIBU LIGHTS

TREX TRANSCEND
 36" HIGH GUARD RAIL
 LESS THAN 4" OPENINGS
 WHITE POSTS & RAIL
 WHITE BALUSTERS

⊠ = RAIL POST

DECKING / RAIL LAYOUT

3

DANILO NUNEZ & NEMMA AWOL #600-22

ADDRESS: 1601 SEBRING CT

OCCOQUAN, VA 22125

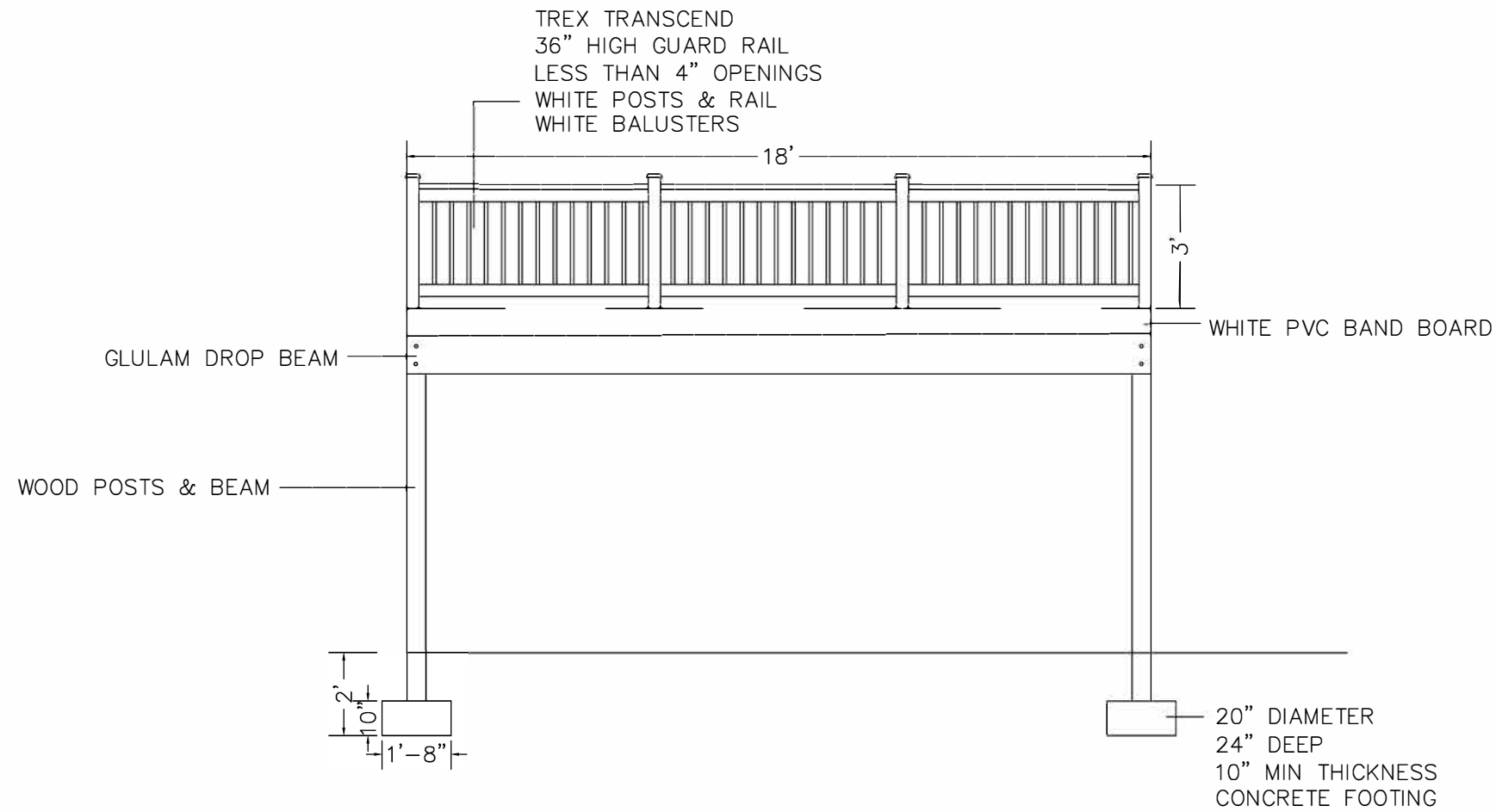
DATE: 1-23-23



1/4" = 1' SCALE
100" ELEVATION

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PER MANUFACTURERS INSTRUCTIONS

FRONT ELEVATION

4

DANILO NUNEZ & NEMMA AWOL #600-22

ADDRESS: 1601 SEBRING CT

OCCOQUAN, VA 22125

DATE: 1-23-23



ENHANCE TREX® COMPOSITE DECKING



Toasted Sand





Please
CLEAN UP

