



# 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**