



TOWN OF OCCOQUAN

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

ARCHITECTURAL REVIEW BOARD MEETING

Tuesday, July 8, 2014

7:30 PM

TOWN HALL - 314 MILL STREET

1. Citizen Comments
2. Approve June Meeting Minutes
3. Approve Exterior Elevation at 413 Mill Street
(Mill House Museum)
4. Approve Exterior Elevation at 250 Gaslight
Landing Court
5. Review of Certificates of Appropriateness
6. Town Council Report
7. Chair Report

Brenda Seefeldt

Chair, Architectural Review Board

APPLICATION FOR EXTERIOR ELEVATIONS APPROVAL

This application must be filed at Town Hall at least five (5) days prior to the Architectural Review Board meeting, which is regularly scheduled on the second Tuesday of each month at 7:30 p.m. in Town Hall. The Board requires that actual paint color samples and product brochures (and a photograph of the structure if there is to be a change to the structure's exterior) accompany this form. Applicants are encouraged to refer to the Guidelines which are available for review at Town Hall. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: MILL HOUSE MUSEUM / OCCOQUAN HISTORICAL SOCIETY

Mailing Address: PO BOX 65 OCCOQUAN, VA 22125

Phone: (703) 491-7525 Date Submitted: 5-19-14

Project Address: 413 MILL ST OCCOQUAN, VA 22125

Work is scheduled to begin (date): UPON APPROVAL

Roof and Roofing GUTTERS- SEE ATTACHED

Pitch: _____ Material: _____ Color: _____

Dormers

Pitch: _____ Material: _____ Color: _____

Windows

Dimensions: _____ Window Placement: _____

Grid Pattern/Color: _____ Grid Profile: _____

Shutter Color: _____ Trim Paint Color: _____

Material(s)

Brick, stucco, siding, etc.: _____

Color(s): _____

Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s)

Design/Pattern: _____

Column Size: _____

Porch Post(s) Size: _____

Spindle Design: _____

Color(s): _____

Light Fixtures (color/style/placement): _____

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): _____

Color(s): _____

Pattern: _____

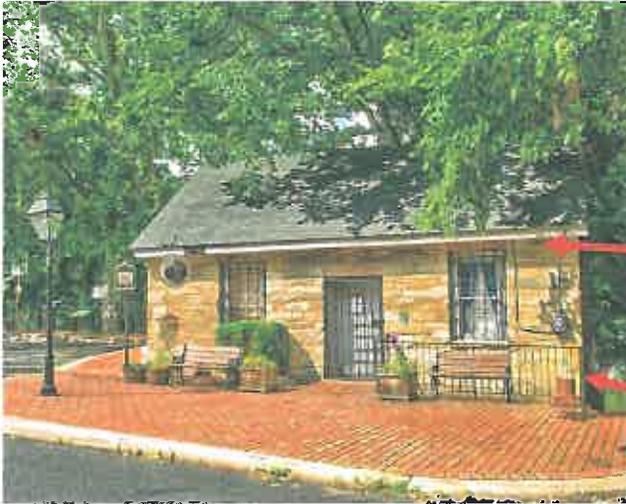
Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attached seven copies of scale drawings of the proposal. For new construction, attach a schematics showing building in relation to neighboring buildings.

Landscape Design Plan Attached? Yes No

Mill House Museum Addition of gutters



Half-round gutters in a brown finish would be added to the front and back of the museum building.

Since the phone and electric lines come into the building from the street the front gutter would end just short of the east side and the metal drain pipe down from that point.

A black corrugated drain pipe would run down the lower east (stair) side of the building to the back to allow for drainage.

The Museum sign will have to be removed. There is one hook and a hole for a second hook on the left front side of the museum where the sign could be hung flush against the building.



A typical half round gutter is shown below.



Virginia Class A
Contractor's
Licen # 2701 008209A
Member
NRCA, VARC, FBA
PWBA, NYBA, BBB
Fully Insured and Bondable

BEAN AND MALLOW, INC.

3999 Jefferson Davis Highway
Stafford, Virginia 22554

Roofing Siding Guttering
Replacement Windows

beanandmallow@earthlink.net

Proposal # 31147

13-May-14
(703) 221-1445
(703) 385-4386
Fax (703) 221-4366

MILLHOUSE MUSEUM
DELORES ELDER
PO BOX 65
OCCOQUAN VA 22125-

Job Location
413 MILL STREET OCCOQUAN
Phone: (703) 400-4430 Fax:

Proposed Work

Charge

FURNISH & INSTALL NEW BROWN ALUMINUM SIN HALF ROUND GUTTERS WITH SIN ROUND DOWNSPOUTS. (USING #10 COMBINATION CIRCLE & SHANK WITH SPRING CLIP HANGERS) (INCLUDES BLACK CORRATED PIPE TO DRAIN WATER TO REAR) \$1,480.00

HALF ROUND GUTTER SCREENS- FURNISH & INSTALL NEW ALUMINUM HALF ROUND HINGED GUTTER SCREENS. \$300.00

CLEAN UP JOB RELATED DEBRIS AND REMOVE FROM PREMISES. WORKMANSHIP WARRANTED FOR ONE (1) YEAR FROM COMPLETION.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: \$1,780.00

X 50% down/50% at completion 30 days net



Estimator:

Matt Hollar
MATT HOLLAR

Valid for 90 days

If payment is not made as outlined above, a service charge of 2% per month on the balance due shall also be payable. In the event this account is turned over for collection, a fee of 35% of the balance due plus shall be payable.

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal - The above price, specifications and conditions are satisfactory and I hereby accept. You are authorized to do the work as specified. Payment will be made as outlined above. Signing of this proposal constitutes a contract with Bean and Mallow, Inc. for the work described above.

Purchaser

Date

Co-purchaser

Date

PLEASE SIGN AND RETURN WITH ANY REQUIRED DEPOSIT TO GET THIS PROJECT ON OUR SCHEDULE
You may also call to schedule with VISA or MASTER CARD

APPLICATION FOR EXTERIOR ELEVATIONS APPROVAL

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Name: Gaslight Development, LLC

Mailing Address: _____

Phone: (703) 259-1183 Date Submitted: 6/30/14

Project Address: 250 Gaslight Landing Ct. - Occoquan, VA

Work is scheduled to begin (date): 10 weeks after approval 22125

(8-10 weeks to build these windows)
Representative will demo these windows @ meeting

Roof and Roofing

Pitch: _____ Material: _____ Color: _____

Dormers

Pitch: _____ Material: _____ Color: _____

Windows — see attachment for illustration

Dimensions: See Attachment Window Placement: 2nd Floor Master Bdrm

Grid Pattern/Color: _____ Grid Profile: and Hallway

Shutter Color: _____ Trim Paint Color: DARK GREEN

TO MATCH EXISTING WINDOWS & DOOR

Material(s)

Brick, stucco, siding, etc.: N/A

Color(s): _____

Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s) — Master French balcony door

Design/Pattern: Side front door

Column Size: _____

Porch Post(s) Size: _____

Spindle Design: _____

Color(s): _____

Light Fixtures (color/style/placement): _____

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): _____

Color(s): _____

Pattern: _____

Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attached seven copies of scale drawings of the proposal. For new construction, attach a schematics showing building in relation to neighboring buildings.

Landscape Design Plan Attached? Yes No

APPLICATION FOR: 250 Gaslight Landing Ct.

June 23, 2014

From: Gaslight Landing Development, LLC

To: Gaslight Landing Homeowners Association
Occoquan Architectural Review Board

Subj: Request Secondary Windows for Noise Abatement

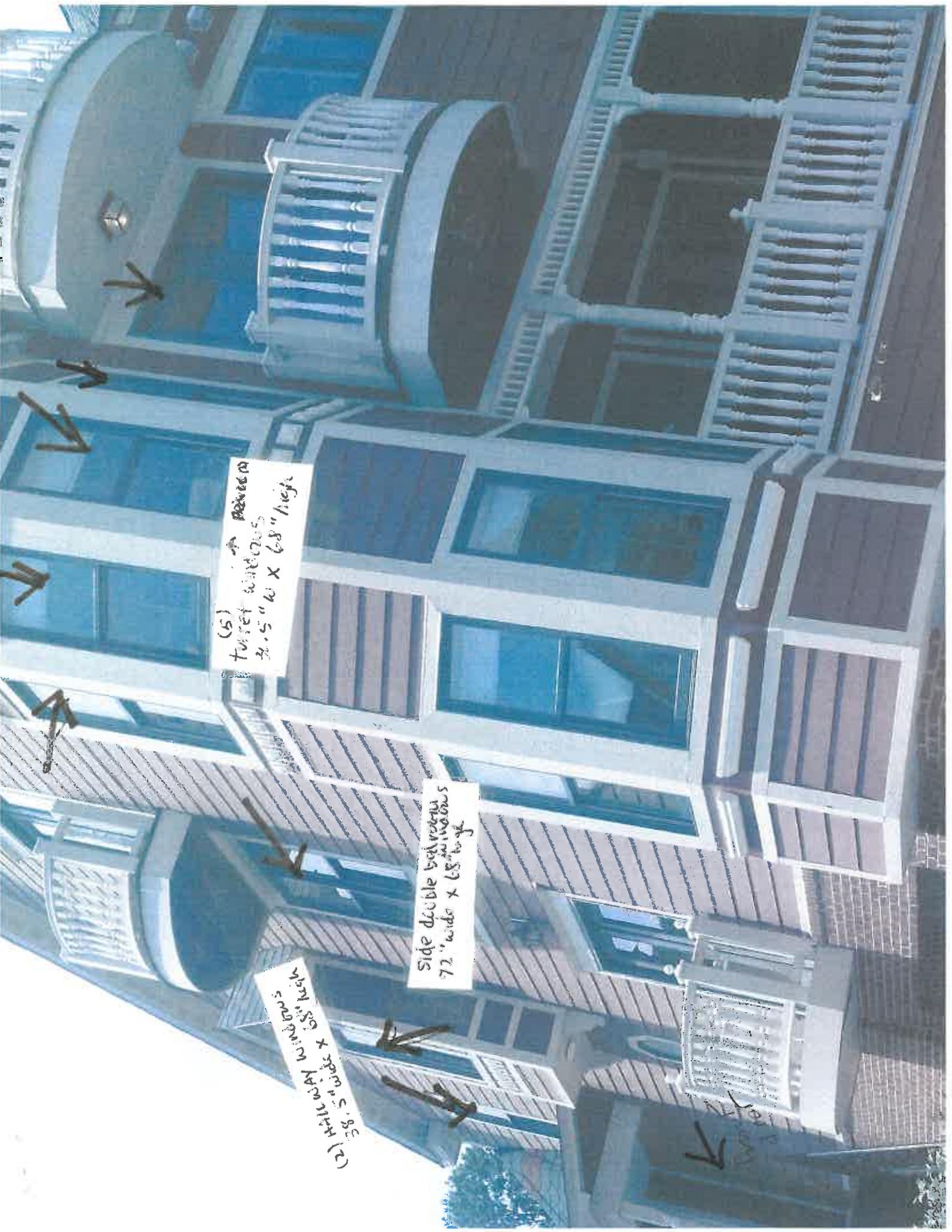
1. This application is for a home in Gaslight Landing currently under construction, Lot 10 end unit, on the river side, facing Madigan's Restaurant. Delivery date approximately September 2014.
2. This home, when completed, will mirror exactly what is currently showing as the model home on Mill Street. The siding and trim colors will be exactly the same.
3. The secondary windows are made by manufacturer MON-RAY and will be matched in color and design, and fit flush on the outside of the existing windows on the second floor master bedroom, hallway, and french door. We also request one for the front door located on the same side. These windows are made specifically for noise abatement and energy savings. They are currently used nationwide and comply with historic building requirements to maintain their existing architecture appearance. As the current model home has, and the home under construction at 250 Gaslight Landing Ct. will have, the dark green trim color and appearance on these secondary windows will match exactly. The installation of these windows will be done from the inside out. There will be no disturbance to the development and surrounding area.
4. Thank you for your consideration.

(5) turret windows
38.5" w x 68" high

Side double bay windows
72" wide x 68" high

(2) Half size windows
38.5" wide x 68" high

W/ 1/2" wide



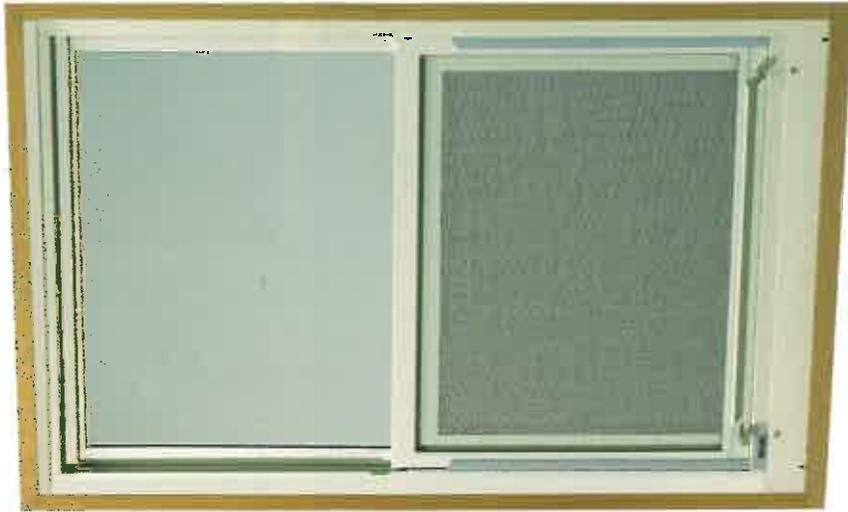




Color from
gaslight funding file
from McCormick
Paints -

This is the ~~APB~~ approved
color for original construction

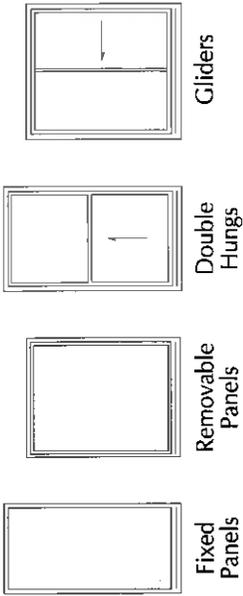
Unique Features and Superior Performance Standards not Found in other Storm Windows.



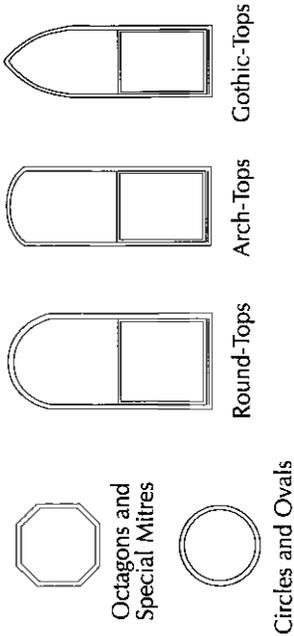
- Constructed of superior materials to meet high performance air, water, structural and acoustical standards.
- Available in four standard colors: white, bronze or tan Poly-Cron III paint and 204R1 clear anodized. (custom paint and anodized colors are optional).
- Double strength 1/8" glass standard with 3/16" and 1/4" glass optional for maximum acoustical performance.
- Stainless steel, spring loaded pin-locks and full length extruded lift rail provide sure grip and handling.
- Weather-tight, ratchet action jamb liners with automatic ventilation settings every two inches.
- Sash balance system* for large double hung units.
- Covered by ten (10) year, non-prorated and fully transferable product warranty.

* Patent Pending

Standard Mon-Ray Storm Window Styles



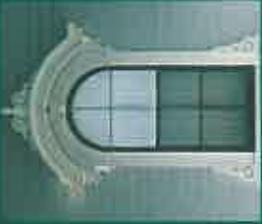
Examples of Custom Designs



"Setting the Standard for Quality Window Products Since 1947"

801 Boone Avenue N. • Minneapolis, MN 55427
 Toll Free: 1-800-544-3646 Fax: 1-763-546-8977

THE WINDOW MAN
 3853-A Pickett Road
 Fairfax, Virginia 22031
 (703) 978-9888



High Performance Environmental Storm Windows

- Conserves Energy
- Abates Outside Noise
- Reduces Maintenance
- Adds Lasting Value

The Lowest Life-Cycle Cost Storm Window Available providing Year-Round Comfort and Security.



Since first introduced in 1947, Mon-Ray Environmental Storm Windows have been a leader in setting high performance storm windows standards. They are ideal for both residential and commercial buildings.

- Variety of exterior or interior applications.
- Sizing up to 1/32" of an inch for a custom and precise fit.
- Able to duplicate special designs and shapes to preserve historical appearance.

Rated #1

Independent study by leading university rated Mon-Ray Environmental Storm Windows number one in overall performance, workmanship, materials and warranty coverage.

Attractive Appearance

Unlike other combination storm windows, Mon-Ray Environmental Storm Windows are designed with clean, simple lines to maximize the glass viewing area and blend well with any style of architecture.

Improves Quality of Indoor Environment

Effectively reduces outside air, water and noise from penetrating through the existing window openings. Mon-Ray Environmental Storm Windows improve the quality, comfort and security of the indoor living area.



Mon-Ray Environmental Storm Windows and doors have been specified on sound insulation programs around airports throughout the United States.



#400 Series

#500 Series

#600 Series

Three Attractive Frame Designs to Choose from ...

#400 Series—frame overlaps and mounts to face of exterior brickmolding, covering and protecting wood trim from elements.

#500 Series—our most popular and versatile design. Adjustable frame expanders are perfect solution for "out of square" window openings. Optional snap-on panning trims are available to cover and protect old exterior wood trim.

#600 Series—frame has recessed, profiled appearance and mounts on exterior blindstop. Side frames are tubular extrusions for additional strength.



Quietly making a difference...

Mon-Ray High Performance Storm Doors and Windows have proven to be effective sound barriers, dramatically reducing unwanted outside noise from entering homes. Mon-Ray storm doors and windows are specified on Residential Sound Insulation Programs around major airports throughout the U.S.

SUPERIOR WARRANTY COVERAGE

Mon-Ray backs all its storm doors with a written, non-prorated, Ten Year Limited Product Warranty that is fully transferable. While other storm door manufacturers only provide limited warranty coverage to the original owner, the Mon-Ray warranty automatically transfers to the new owner if the home is sold. The Mon-Ray promise is behind its products, not how long the original buyer lives in their home.



801 Boone Ave. N. • Minneapolis, MN 55427-4432
(800) 544-3646

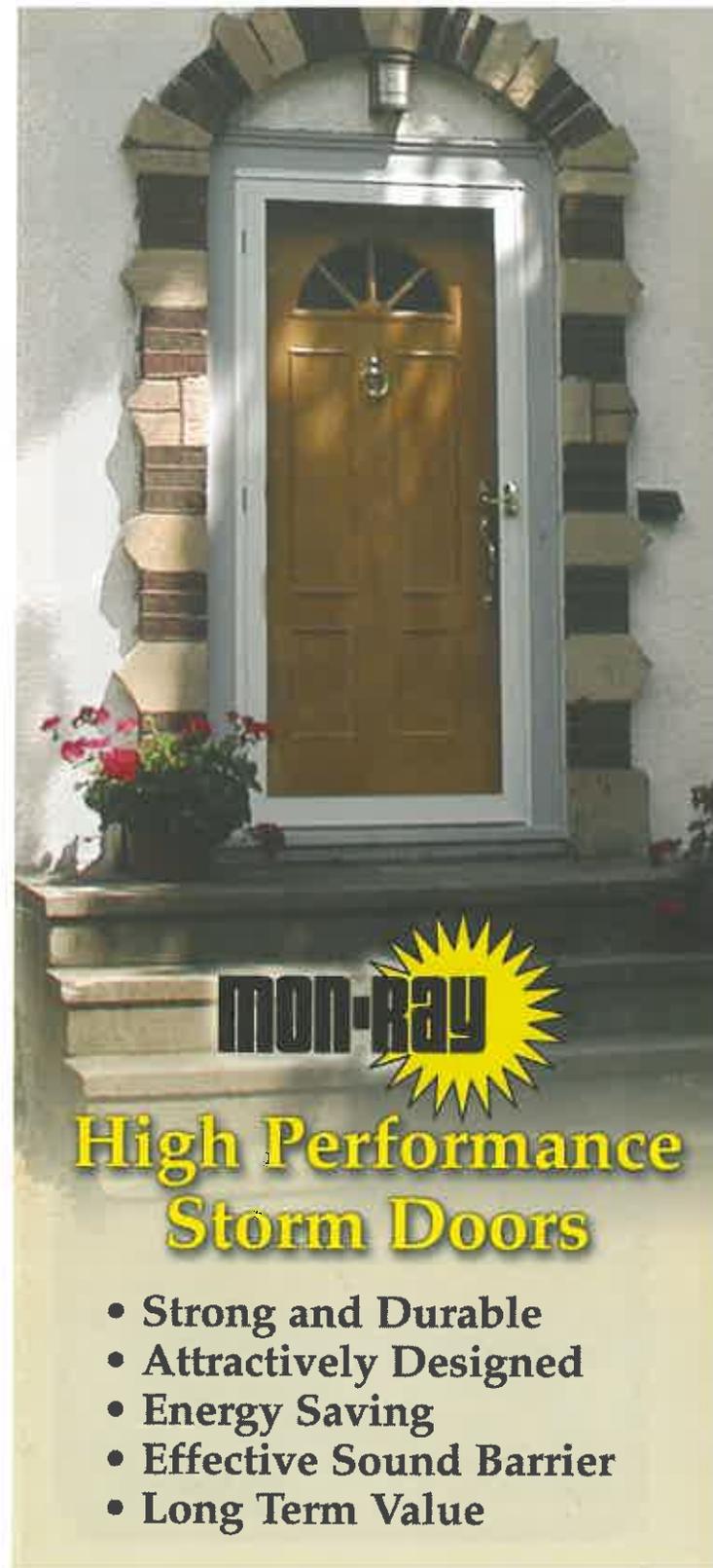
Visit us at www.monray.com

*"Setting the Standard for Quality Window
and Door Products since 1947"*

AUTHORIZED DEALER

THE WINDOW MAN

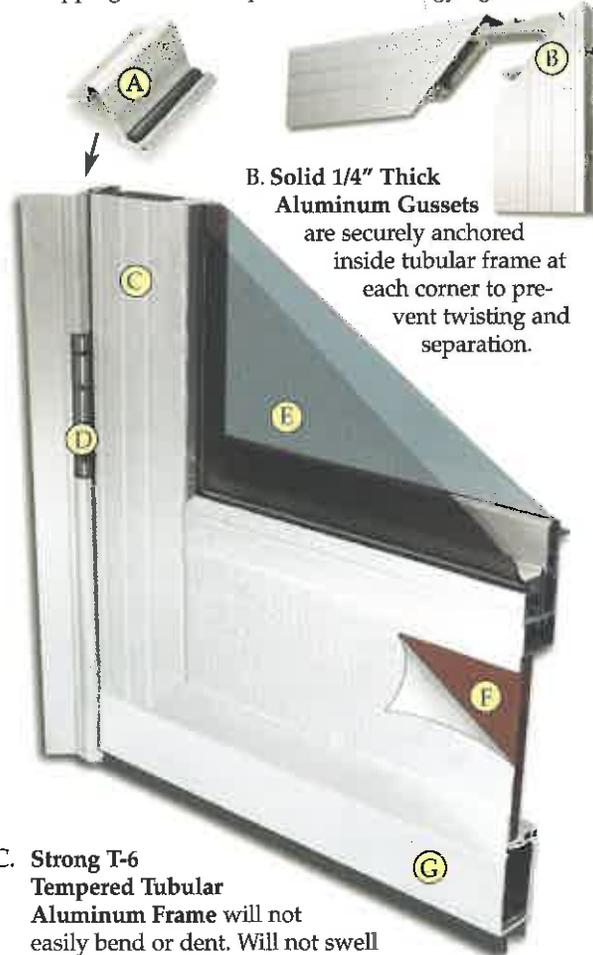
3853-A Pickett Road
Fairfax, Virginia 22031
(703) 978-9888



High Performance Storm Doors

- Strong and Durable
- Attractively Designed
- Energy Saving
- Effective Sound Barrier
- Long Term Value

- A. **Exceptionally Strong Z-Bar** with durable bulb weather-stripping around full perimeter for energy tight seal.



B. **Solid 1/4" Thick Aluminum Gussets** are securely anchored inside tubular frame at each corner to prevent twisting and separation.

- C. **Strong T-6 Tempered Tubular Aluminum Frame** will not easily bend or dent. Will not swell and deteriorate from water penetration like storm doors constructed with wood cores. Sturdy, slim-line design offers less mass to provide maximum viewing area.
- D. **Exclusive Mon-Ray Stainless Steel Hinges** are far superior in strength compared to the aluminum hinges used by other door manufacturers. Self-lubricating to provide quiet and trouble-free operation.
- E. **Unique Mon-Ray Self-Storing Glass/Screen Window Unit** is engineered to be energy efficient and an effective sound barrier when closed. Easy to operate when ventilation is desired. Also available with removable 1-Lite glass panel and interchangeable full screen.
- F. **Solid 1/4" Thick Tempered Masonite Panel** effectively insulates and reinforces permanently bonded aluminum kick panel from unsightly dents.
- G. **Adjustable Sill Expander** with two full-length vinyl sweeps assures snug fit when door is closed.

Choose from a Variety of Features and Designs

- Attractive Designer Kick Panels
- Exterior Mounted Window Grids



- Match Special Radius Shapes and Designs
- Brass Lever Handle and Other Optional Hardware



- All Models Available in French Style Double Doors
- Mon-Ray also Makes High Performance Sliding Patio Storm Doors

Strength, Durability, Comfort and Security Available in a Variety of Styles and Colors

Mon-Ray offers a variety of both 1-lite storm doors with interchangeable glass panels and full screens, as well as a variety of self-storing glass/screen combination style storm doors.

Single Glass Panel



All-View



*Full-View**



*3/4-View**



*Mid-View**

**Available with Interchangeable Screen*

Self-Storing Glass/Screen



All-View



3/4-View



Mid-View

Available in the following durable, scratch-resistant painted finishes:



White



Bronze



Tan



Green

Also available in a wide variety of anodized and custom painted colors.



The True Test of Quality is the Test of Time

A good company can make a storm door. A great company begins with the highest quality materials, adds over a half-century of research, design and production "know-how" to achieve only the very best.

The Mon-Ray tradition of total performance, quality, value and service continues to be our objective and commitment to our customers. No other storm door compares to the quality of materials, overall strength, performance and attractive, slim-line appearance.

"We would rather explain the long-term value of quality and performance than apologize later for something less."



The Mon-Ray Difference

The Mon-Ray unique *Slim-Line* tubular aluminum frame provides a maximum viewing area and superior strength not available in wood core and other types of storm doors. It is a difference you can see!

More Viewing Area



The Mon-Ray storm door frame provides more viewing area.



Wood core storm door frames have more mass, limiting viewing area.

Superior Strength and Security



Mon-Ray High Performance Storm Doors are constructed with superior T6 tubular aluminum frames. Pound for pound they are the strongest storm door you can buy. Mon-Ray frames will not absorb water and deteriorate like wood core storm doors.



▲ Divine Word International, Chicago, IL



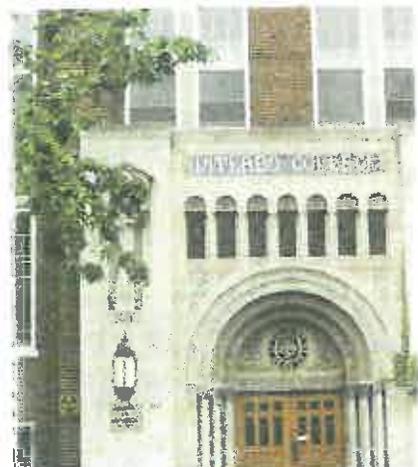
▲ Old North Church, Boston, MA



▲ St. Mary's Hospital, Rochester, MN



▼ Viterbo College, LaCrosse, WI



Custom Fit Secondary Glazing Window Systems.

- *Conserves Energy*
- *Abates Outside Noise*
- *Reduces Maintenance*
- *Retains Original Appearance*



▲ St. Francis Xavier School, Berson, MN



▲ St. Rose Convent, LaGrasse, WI



▲ Georgetown Medical Center, Washington D.C.



▲ Lac Qui Parle County Court House, Madison, MN



▲ Harvard University, Cambridge, MA



Maintain existing architecture and achieve maximum energy savings with long-lasting beauty, quality and high performance.

Mon-Ray, Inc. has been manufacturing quality, high-performing windows for both commercial buildings and residential homes for over 45 years.

The unique design and applications of Mon-Ray secondary glazing windows far exceeds the performance standards of other storm windows.

Rising energy costs and the growing problems of outside noise infiltration have made it necessary to consider upgrading existing window units. Mon-Ray provides an additional insulating blanket of air space and dramatically reduces costly air leakage.

Mon-Ray secondary glazing windows can be adapted to any existing window opening.

Mon-Ray secondary glazing window systems have proven to be a practical and affordable alternative as compared to more costly total replacement windows.

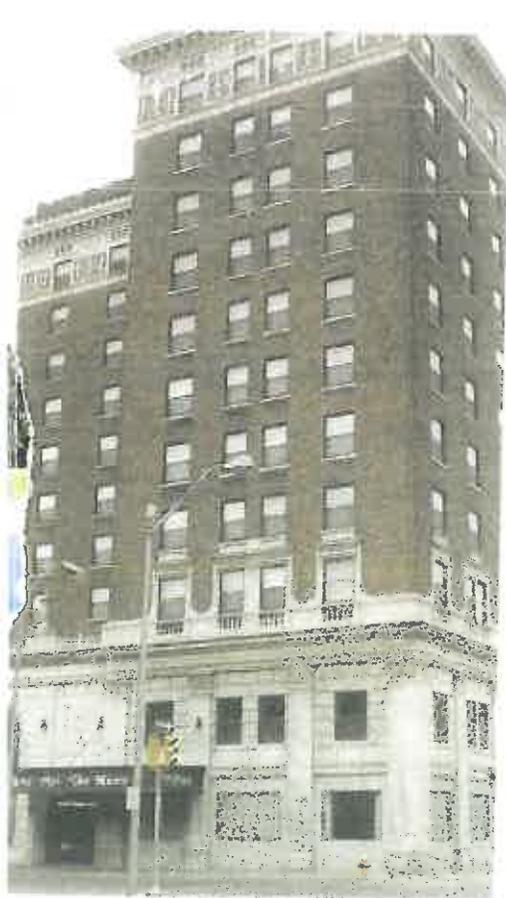
A Mon-Ray secondary unit can cut air leakage through an existing window to a minimum. This not only reflects energy savings, it also minimizes the penetration of excessive levels of outside noise.

Applications may be designed for exterior or interior installation. Mon-Ray secondary glazing units are custom made to retain the integrity and original appearance of the existing windows.

Energy conservation benefits, improved comfort level (reducing annoying drafts and outside noise), and minimal maintenance benefits (reducing painting, general repairs and cleaning)... all pluses with Mon-Ray.

Mon-Ray secondary glazing window products have been installed at colleges/universities, hospitals, hotels, apartments, public and private schools, office buildings, governmental housing, and other commercial and light-commercial projects throughout the United States. In addition, Mon-Ray high performance residential storm windows have been installed on tens of thousands of homes in all types of climates across the country.

The Mon-Ray philosophy is to offer products at the lowest possible initial cost while not compromising its high performance standards and exceptionally long service life. All Mon-Ray products are supported by a total service program and by a written 10-year limited product warranty.



▲ Hotel Fort Des Moines, Des Moines, IA



▲ Pioneer Life Insurance Building, Fargo, ND

**From Design through Installation...
...Mon-Ray Delivers Lasting Satisfaction**



Custom Results...Every Mon-Ray unit is custom manufactured to match existing architectural design and sight lines. Whether the application is exterior or interior, units can be made to fit arched openings, maintaining original character.



Evaluation...Mon-Ray tests its high performance standards not only during fabrication, but also following installation. Laboratory and field tests are used to verify the demanding Mon-Ray requirements of air infiltration and exfiltration.

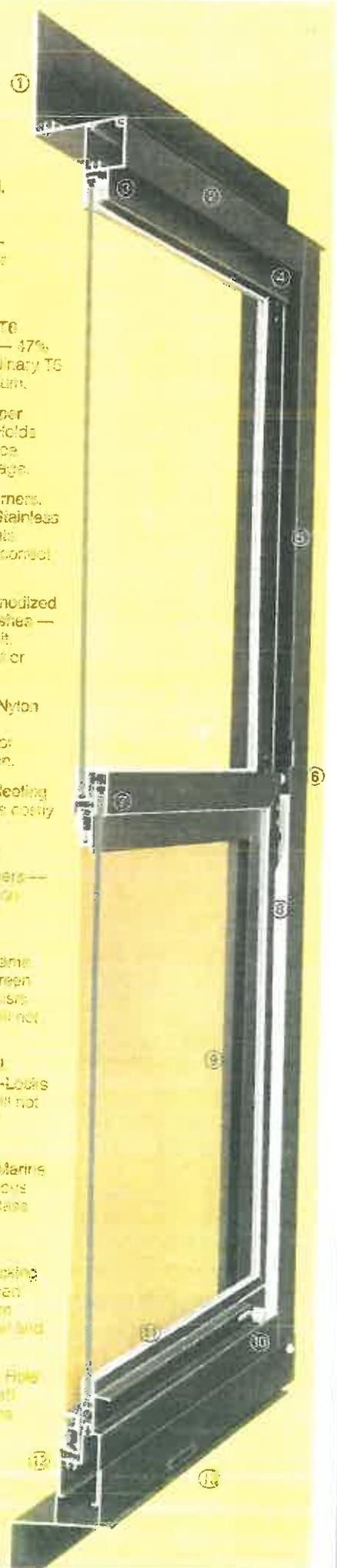


Installation...Least disruptive to the operation of your building and activities within. Mon-Ray Secondary Glazing Installations are generally done from the exterior using specialized and/or other aerial devices.



Workmanship and Materials Warranty: The Mon-Ray 10 Year Limited Product Warranty is fully transferable, non-prorated coverage for original product price. Added assurance for maintenance protection for your buildings.

- ① Variety of Adjustable Head, Jamb and Sill Expanders and Parting Trims — Custom made for neat and proper fit.
- ② Prime 6063-T6 Aluminium Alloy — 47% stronger than ordinary T5 tempered aluminum.
- ③ Extruded Upper Sash Pocket — Holds sash firmly in place reducing air leakage.
- ④ Butt-Joint Corners, Reinforced with Stainless Steels — Prevents racking to retain correct squareness.
- ⑤ Permanent Anodized or Duranodic Finishes — Will not oxidize, pit, corrode, peel, rust or fade.
- ⑥ Non-Binding Nylon Glide Buttons — Reduces friction for smoother operation.
- ⑦ Interlocking Meeting Rails — Eliminates costly air leakage.
- ⑧ Weatherright® Tatches Jamb Liners — Automatic ventilating settings every two inches.
- ⑨ Durable T6 Frame and Fiberglass Screen Cloth — Frame resists bending, screen will not rot or sag.
- ⑩ Stainless Steel Spring Loaded Pin-Loops — Sure grip that will not easily break as will plastic.
- ⑪ Wrap-Around Marris Glazing — Continuous cushion protects glass from accidental breakage.
- ⑫ Positive Interlocking Sash to Sill — Closed sash remains secure against both high air and water pressure.
- ⑬ Effective Weep Hole System — If sash will operate, weep drains back outside.



MON-RAY ACOUSTICAL SECONDARY GLAZING PROVEN AS AN EFFECTIVE SOUND BARRIER

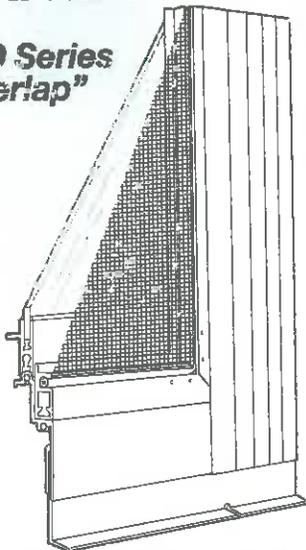
Noise can shatter the peace and tranquility of a residential neighborhood. When intrusive noise from jet aircraft or adjacent freeway traffic affects the quality of living, it is time to turn to Mon-Ray acoustical secondary glazing windows and doors to help solve the problem. Independent tests have proven that Mon-Ray acoustical secondary glazing windows and doors installed over existing primary windows and doors dramatically lower the penetration of outside noise to a "livable" level. For over 45 years Mon-Ray quality design, fabrication and installation service have been directed toward window systems with the lowest possible air leakage.

Living near an airport or a busy street can be more than merely irritating. It can affect lifestyle, property value and even health. Tight, secure Mon-Ray acoustical secondary glazing windows and doors go a long way toward solving these sound related problems.

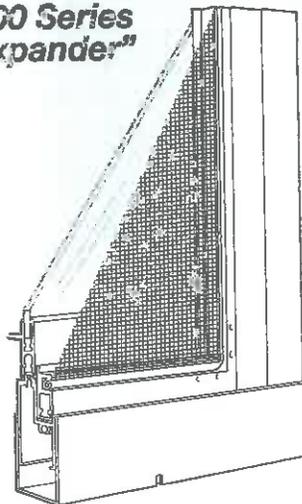


VARIETY OF ATTRACTIVE FRAME APPLICATIONS

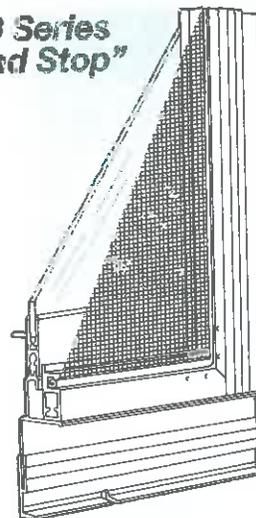
**#400 Series
"Overlap"**



**#500 Series
"Expander"**



**#600 Series
"Blind Stop"**



Mon-Ray offers three distinctive frame designs to appropriately match the architectural appearance of any commercial building or residential home. Each is custom made to fit perfectly into the existing window opening, no matter the size or shape. All are available in double-hung, slider and fixed panel units.

COMPLETE SPECIFICATIONS ON ALL MON-RAY PRODUCTS AVAILABLE ON REQUEST. CONTACT MON-RAY FOR NEAREST REGIONAL OFFICE OR AUTHORIZED DEALER IN YOUR AREA.



301 Boone Avenue N.
Minneapolis, MN 55427

3W/92
Made in U.S.A.

*Sample
Storm
Door*

Employee
Break Room

