



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, May 10, 2016

7:30 PM

TOWN HALL - 314 MILL STREET

1. Citizen Comments
2. Approval of April 12, 2016 Meeting Minutes
3. ARB2016-007 - Application for Exterior Elevation - 217 Mill St.
4. ARB2016-008 - Application for Exterior Elevation - 217 Mill St.
5. ARB2016-009 - Application for Commercial Sign - 308 Poplar Alley
 - a. The Good News Community Kitchen
6. Review for Certificates of Appropriateness
7. Town Council Report
8. Town Manager Report
9. Chair Report

Brenda Seefeldt
Chair, Architectural Review Board



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential

This application must be filed at Town Hall by **noon on the Wednesday** prior to the Architectural Review Board meeting, which is regularly scheduled on the first 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 (Residential and Commercial) which are available for review at Town Hall and online at www.occoquanva.gov. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: Wendy Nilsen for Gaslight landing

Mailing Address: 217 Mill St, PO Box 530, Occoquan VA 22125

Phone: (585) 317-4954 Date Submitted: 5/3/16

Project Address: Gaslight Landing conominiums

Work is scheduled to begin (date): May, 2016

Roof and Roofing

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

Gutters

Material(s) (wood, brick, stucco, etc.): Aluminum Gutters

Color(s): Painted to match the exterior (colors vary by position and unit)

Pattern: Positioned as indicated in the photos. Painted to match building behind the gutters

Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attach 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

WENDY J NILSEN

Digitally signed by WENDY J NILSEN
DN: cn=US, o=U.S. Government, ou=National Science
Foundation, ou=Users, serialNumber=NSF750650020,
cn=WENDY J NILSEN
Date: 2016.05.03 14:56:22 -0400

Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 5/3/16

Date Approved: _____

TOWN USE ONLY

Check No.: 304 Cash Receipt No.: _____

Application Fee: \$10

Architectural Review Board for Gaslight Landing Gutters

Gaslight Landing Condominium Association is proposing putting aluminum gutters on all the units. This action is being taken to stop water damage and erosion from rain and snow. We have been advised that maintaining the units as they are will be ineffective and cost prohibitive over time. You can already see damage to the bricks of the older buildings. Further, two of the units are blocked during the winter because of ice buildup, which causes a safety hazard as these are the unit's fire escapes. In total, we have not found any other solutions to managing the rain and snow runoff that will protect the buildings and the surrounding property without installing gutters.

The proposal is that Gutters Ethics will install 6" gutters on all the units. The gutters will be painted to match the paint on the buildings. Thus, they should not be very visible to the external community.



Red lines - gutters + downspouts



Spout location

Red Lines - gutters + downspouts



Red lines = gutters + downspouts



Red lines = gutter + downspouts



Spout location

Red lines = gutters & downspouts



TOWN OF C **ARB2016-008**

ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential

Town of Occoquan
Virginia
MAY 04 2016
RECEIVED

This application must be filed at Town Hall by **noon on the Wednesday** prior to the Architectural Review Board meeting, which is regularly scheduled on the first 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 (Residential and Commercial) which are available for review at Town Hall and online at www.occoquanva.gov. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: Wendy Nilsen for Gaslight Landing
Mailing Address: 217 Mill St. PO Box 530, Occoquan VA 22125
Phone: (585) 317-4954 Date Submitted: 5/3/16
Project Address: Gaslight Landing Condominiums
Work is scheduled to begin (date): June 2016

Roof and Roofing

Pitch: N/A Material: _____ Color: _____

Dormers

Pitch: N/A Material: _____ Color: _____

Windows

Dimensions: N/A 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: Sliding Lattice Door - See example

Column Size: N/A Porch Post(s) Size: N/A

Spindle Design: N/A Color(s): To match existing lattice green.

Light Fixtures (color/style/placement): N/A

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, attach 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

[Signature]
Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 5/3/16

Date Approved: _____

| | |
|-----------------------|-------------------------|
| TOWN USE ONLY | |
| Check No.: <u>305</u> | Cash Receipt No.: _____ |
| Application Fee: \$10 | |

[Signature]

Gaslight Landing Doors

This request is for dock-side doors for Gaslight Landing. Currently, people are walking through the garages. The open door on the dock-side sends the wrong message. This application is to put sliding lattice doors on the garages. The doors will be affixed with a barn door opener, which will be inside the garage. From the outside, the buildings will look like solid lattice facing the boardwalk.



example door



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS COMMERCIAL SIGNS

Town of Occoquan
Virginia

MAY 05 2016

RECEIVED

Applicant's Name: Kirnlund-Doyle, Mercedes N
 Business Name: The Good News Community Kitchen
 Business Address: 308 Poplar Alley #B, Occoquan, VA 22125
 Mailing Address: _____
 Business Phone: _____ Home Phone: (803) 413-2053

Please check applicable information:

Property Owner Tenant Corporation Partnership Sole Proprietorship

Many businesses are attracted to Occoquan because of the quaint and historic environment. The Sign Regulations were put in place to protect this environment. Details of our sign regulations are found in Chapter 66, Article VIII of the Town Code, available on the Town's website (www.occoquanva.gov). Businesses should thoroughly read the guidelines before making any signage decisions.

Each business is allowed a total of four signs and flags (See Town Code, Article VIII, Section 66-393, for details). While a maximum of four are allowed, we ask you to take into consideration the frontscape of your building and create signage to maximize your business without cluttering your frontscape. Also note that overall appearance and installation must be of professional quality.

Sign/flag size: The maximum allowed is 4 x 4 feet.

Color: Historic or restoration colors. Some suggested color palettes can be found in the book *Century of Color* (a copy is available for viewing in Town Hall) and online at: <http://www.archive.org/stream/everymanhisownpa00phil#page/n11/mode/2up>, turn to page 6.

Materials: Signs must be constructed of materials which can withstand weather conditions and will be attached on sign holders that are not flimsy.

Commercial flag: A commercial flag is one that contains the store name, logo or the like, is of flexible material, and is flown from a pole that is connected to the building.

Right-of-Way: All signs/flags must have a 7-foot ground clearance and not interfere with traffic on the brick sidewalks.

This application must be filed and the fee paid at Town Hall by noon on the Wednesday prior to the Architectural Review Board meeting, which is regularly scheduled to meet on the second Tuesday of each month at 7:30 p.m. in Town Hall. The applicant or representative must be present at the meeting during which the ARB will review the application.

SIGN DESCRIPTION

Material: ACM Max Metal

Background Color: White Secondary Color(s): No 1 "Town & Country" Sample Card green
(Actual color name(s) and paint chip(s) is required)

Font Style: Arial Sign Dimensions: 18" (h) 30" (w) 18" (d)

Location/Placement: (Facing Door) Located on the right side of the door (centered)

(A photo depicting sign placement location is required.)

Will sign be lighted? Yes No
(If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

SIGN DESCRIPTION

Material: ~~ACM Max Metal~~ N/A

Background Color: ~~White~~ N/A Secondary Color(s): _____
(Actual color name(s) and paint chip(s) is required)

Font Style: _____ Sign Dimensions: _____ (h) _____ (w) _____ (d)

Location/Placement: _____

(A photo depicting sign placement location is required.)

Will sign be lighted? Yes No
(If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

[Signature]
Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 05 MAY 16

Date approved: _____

| | | | |
|----------------------|-----------------------------|-----------------------|--------------------------------|
| TOWN USE ONLY | | | |
| Check No.: | <u>1598</u> | Cash Receipt No.: | _____ Total Fees: <u>10.00</u> |
| Fees: | Wall Sign: \$10.00 <u>1</u> | Hanging Sign: \$10.00 | _____ |
| | Ground Sign: \$10.00 _____ | Awning Sign: \$10.00 | _____ |

OPTION 1

30 in.



**"Rebuilding and Strengthening communities
by fighting hunger one meal at a time"**

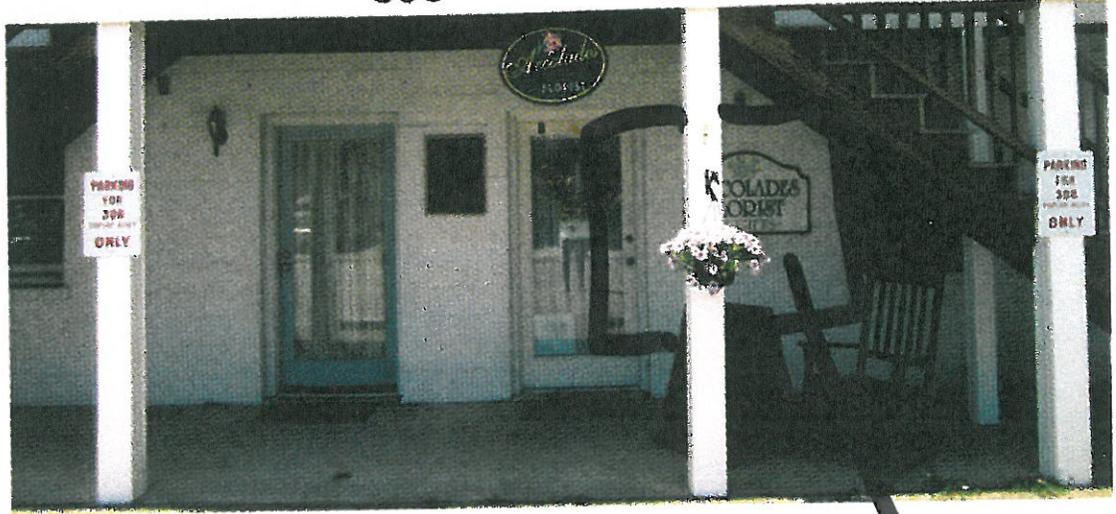
www.tgnck.org

18 in

PRINT FROM PANEL (SINGLE SIDED 100%)
LAYOUT AT EACH CORNER AND QUARTER



308



308C Poplar Alley
Occoquan, VA 22125
(703)499-9114

Sign
Here

www.soaringspiritualityyogastudio.com