



# TOWN OF OCCOQUAN

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

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## ARCHITECTURAL REVIEW BOARD MEETING

May 26, 2026 | 7:30 p.m.

1. **Call to Order**
2. **Citizen Comments**
3. **Approval of Minutes**
  - a. March 24, 2026 Meeting Minutes *pg. 2*
4. **Discussion Item**
  - a. The Scope of the Architectural Review Board's Authority *pg. 6*
5. **Exterior Elevation Applications**
  - a. ARB2026-005 Application 202 Union Street (Garland) *pg. 7*
  - b. ARB2026-006 Application 170 Mill Street (Mural and Renovation) *pg.16*
  - c. ARB2026-007 Application 303 Commerce Street (Outside Remodel) *pg.40*
  - d. ARB2026-002 Reconsideration Application 209 Washington Street (Bench) *pg. 55*
  - e. ARB2026-008 Application 203 Mill Street (Sidewalk) *pg.63*
6. **Reports**
  - a. Town Council Report
  - b. Planning Commission Report
  - c. Chair Report
  - d. Sign and COA Report *pg.72*
7. **Adjournment**

Michele White  
Chair, Architectural Review Board

Portions of this meeting may be held in closed session pursuant to the Virginia Freedom of Information Act.



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>3. Approval of Minutes</b>	<b>Meeting Date:</b> May 26, 2026
<b>3A: Request to Approve April 28, 2026 Minutes</b>	

**Attachments:** a. April 28, 2026 Minutes

**Submitted by:** Jordan Sanders  
Secretary

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**Explanation and Summary:**

This is a request to approve the meeting minutes from April 28, 2026.

**Proposed/Suggested Motion:**

"I move to approve the meeting minutes from April 28, 2026, as presented."

OR

Other action the Architectural Review Board deems appropriate.



# **Town of Occoquan**

## **ARCHITECTURAL REVIEW BOARD**

### **MEETING MINUTES**

#### **April 28, 2026**

In Attendance: Michele White (Chair), Darryl Hawkins (Vice Chair, PCR), Theo Daubresse (TCR), Jordan Sanders (BMR and Secretary), Mary Craig, Lisa Terry Jennifer Shown (Alt.), Alec Nugent (Alt.)

Excused Absence: Rick Fitzgerald

Unexcused Absence: None

1. **Call to Order** – Chairwoman Michele White called the meeting to order at 7:33 p.m.

2. **Citizens' Comments** –

One resident spoke.

Lorraine Kramer, a resident of 25 years, appeared before the Board and stated concerns regarding the Peace House (Mosque), specifically the awning, signage, and railing. Ms. Kramer presented color palettes consistent with what she identified as the Town's established color scheme and stated her opinion that the approved green and yellow colors were inappropriate. She further stated that the Arabic text displayed on the signage was offensive to her religion.

Ms. Kramer inquired whether the Architectural Review Board ("ARB") had approved the referenced elements, whether any special permission had been granted, and whether comparable approval would be afforded to her for exterior color treatments of Red, White and Blue to reflect her Patriotism.

The Board, by consensus, added this matter to the agenda for discussion. Ms. Kramer chose to leave after her allotted time rather than stay for discussion.

3. **Approval of Minutes** – Motion by Theo Daubresse, second by Mary Craig, to approve the March 2026 meeting minutes. Motion carried unanimously.

4. **Exterior Elevation Applications**

a. **ARB2026-001 – 199 Union Street (Garland)**

a. ARB2026-002 (Amended) – 209 Washington Street (Bench)

A representative for the applicant presented a rendering of the proposed bench installation. The Board discussed concerns related to drainage adjacent to the proposed location, material compliance, and compatibility with the historic character of the district.

Motion by Lisa Terry, second by Mary Craig, to deny the application based on non-compliance with material requirements, inconsistency with the historic aesthetic, and drainage concerns. Motion carried unanimously.

**b. ARB2026-004 – 201 Mill Street (Trellis/Patio)**

Applicant Chris Madigan stated that a previously installed canvas tent and metal structure had been removed and replaced with a trellis, and that repairs to existing deck boards had commenced. The applicant acknowledged that work was undertaken without required permits and that he was performing the work personally.

The Board advised the applicant that all required permits must be obtained prior to continuation of work. Discussion ensued regarding the use of multiple colors on the deck and lack of visual consistency.

Motion by Mary Craig, second by Lisa Terry, to approve the application. Motion carried by a vote of 6–2.

The applicant was again advised that no further work shall proceed absent proper permitting.

**5. Discussion Items**

**a. Citizen Comment – Lorraine Kramer**

Chair White directed that a written response be prepared addressing Ms. Kramer’s inquiries as they relate to the jurisdiction of the ARB. The questions identified for response were:

- (1) whether the referenced items received ARB approval;
- (2) whether any special permission was granted; and

(3) what actions, if any, fall within the ARB's authority to address such concerns.

Motion by Mary Craig, second by Jordan Sanders, to authorize preparation of a response limited to matters within the ARB's purview. Motion carried unanimously.

## **6. Reports**

### **a. Town Council Report**

Theo Daubresse reported that the Riverwalk Committee has been reinstated and that funding will be pursued through county and/or state sources. He further reported that the Town is evaluating options to implement additional public art murals from previously submitted applications, including associated costs and locations.

Lisa Terry requested ARB involvement in decisions affecting the Historic District.

### **b. Planning Commission Report**

Darryl Hawkins reported that no applications were presented and that the Commission discussed the 10-year plan.

### **c. Chair Report**

Chair White reported that she presented updates at the quarterly Town business meeting and a Town Council meeting.

### **d. Sign and COA Report**

Staff member Megan Lubash presented the report to the Board.

## **7. Adjournment**

There being no further business, the meeting was adjourned at 8:34 p.m.



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>4. Discussion Item</b>	<b>Meeting Date:</b> May 26, 2026
<b>4A: The Scope of the Architectural Review Board's Authority</b>	

**Attachments:** a. Presentation (to be provided)

**Submitted by:** Martin Crim  
Town Attorney

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#### Explanation and Summary:

This is a discussion item created by the Town Attorney Martin Crim to go over the scope of the Architectural Review Board's authority in Certificate of Appropriateness determinations. This training will assist members of the Board in understanding how to make these determinations and better understand the purview of the Architectural Review Board.



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>5. Exterior Elevation Applications</b>	<b>Meeting Date:</b> May 26, 2026
<b>5A:</b> ARB2026-005 Application 202 Union St	

**Attachments:** a. ARB2026-005 Application 202 Union St (Garland)

**Submitted by:** Megan Lubash  
Town Clerk

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#### **Explanation and Summary:**

This is an Architectural Review Board (ARB) Exterior Elevation Application for garland above a doorway, windows, and exterior of the building.

**Relevant Sections of ARB Guidelines:** The proposed work is covered under Sections 3, 6, & 15 of the ARB Guidelines, which reads as follows:

#### 3. Awnings

Awnings The use of attractive awnings and canopies is encouraged in the Historic District. Fabric must be limited to canvas or similar cloth. Vinyl, plastic, and aluminum are not compatible materials for use in the Historic District. The color should be in the palette of historic colors. See Colors.

#### 6. Color

Exterior paint colors must be appropriate for the architectural period of the building. Colors of a building should take into consideration roof and foundation colors. It is encouraged that when rehabilitating Craftsman or Victorian style homes to use period-appropriate color pairings. In addition, for rehabilitation or replacement of windows, "earth tone" colors are appropriate.

The book A Century of Color is an excellent reference. Another resource is the following color chart which is taken from the website Archive.org and the document "Every Man His Own Painter!" which was originally written in 1872.

Note that none of these colors are modern paint chips. Use these colors as a guide as you pick out your exact paint colors. Most popular exterior paint brands now have historic palettes available.

Painting of brick or stone is not recommended. Existing paint may be removed if done in a manner which will not damage the surface of the structure. Methods such as sandblasting, chemical application and heat guns tend to damage the structure.

#### 15. Public Art

Public art includes artistic structures and murals erected on properties in the Historic District for non-commercial purposes.

Scale – For murals, the size must not exceed 30% of the principal building’s exterior wall surface area, ensuring it remains in scale with the building's architecture and does not overwhelm the structure. For artistic structures, the structure's height must not exceed 50% of the height of the principal building, and its footprint should be no larger than 10% of the total lot area, ensuring it is proportionate to the building and site.

Placement – No public art should be placed in a manner that obscures or distorts the architectural features of a principal building. Murals must be placed on secondary façades, avoiding primary or street-facing elevations, to minimize the visual impact on the building’s historical character. Murals must be applied to surfaces that are not historically significant or have already been altered, such as previously painted surfaces, modern extensions or non-original walls, to preserve the integrity of historic materials. Alternatively, murals can be installed on removable materials attached to the wall. When possible, artistic structures should be placed in rear or side yards, avoiding placement in front of or directly attached to historic façades, to reduce their impact on the historic streetscape. Artistic structures should be freestanding or attached to modern extensions where possible.

Reversability – Installation methods must be non-invasive, such as using removable paint or surface-mounted panels, avoiding any damage or permanent alterations to the original historic materials or features. An artistic structure should be easily removable without causing damage to the property.

Contextual Relevance – The public art must have colors (see Colors) and materials appropriate to the architectural period of the principal building. Styles and themes should be from the period of significance.

Public art must not contain information advertising goods or services provided by a business, whether located on the parcel on which the public art appears or elsewhere. Such installations are subject to the Town’s Sign Ordinance, § 157.300 and interested applicants are advised to follow that process.

Only one structure and one mural are permitted per property in the Historic District to maintain the district's historical integrity and prevent visual clutter.

**Staff Recommendation:** Make a determination based off the proposed work’s compliance with the ARB Guidelines.

Any denial of an application for a Certificate of Appropriateness must include the reason for denial and a reference to the relevant ARB guideline(s).

**Proposed/Suggested Motion:**

“I move to approve ARB2026-005 Application 202 Union St (Garland) as is.”

OR

“I move to approve ARB2026-005 Application 202 Union St (Garland)

with the following condition(s): \_\_\_\_\_.”

OR

“I move to not approve ARB2026-005 Application 202 Union St (Garland)  
for the following reason: \_\_\_\_\_.”

OR

Other action the Architectural Review Board deems appropriate.



# 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	
Applicant Name <u>Zaina Bertoldo</u>	Owner Name <u>Zaina Bertoldo</u>
Business Name (if Applicable) <u>Organic Allure</u>	Address (No., City, Address, Zip) + PO Box <u>202 Union St. [REDACTED]</u>
Address (No., City, Address, Zip) + PO Box <u>Occoquan, VA, 22125 [REDACTED]</u>	Email [REDACTED]
Email [REDACTED]	Phone Number [REDACTED]
Phone Number [REDACTED]	<input checked="" type="checkbox"/> Same as Applicant Information
Section II: Property Information	
Project Address: [REDACTED]	Structure Style: [REDACTED]
Type of Use (Select One): <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other: _____	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: _____
Brief Description of Project: <u>Flower wreaths and garlands around the front window and door for decorative purposes. -plastic-</u>	
<b>Notice to Applicant/Property Owner:</b> 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.	
Applicant Signature <u>[Signature]</u>	Date Submitted <u>4/24/26</u>





# 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: 202 Union street

ARB Application No.: ARB2026-005

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](http://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: \_\_\_\_\_

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: \_\_\_\_\_

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

<p><b>5. Windows</b> <input type="checkbox"/> New <input type="checkbox"/> Repair/Replacement  Existing Material, Color and Pattern: _____</p> <p>Proposed Material: _____ Grid Profile: _____</p> <p>Grid Color: _____ Shutter Color: _____ Trim Color: _____</p> <p>Location (identify location of windows and types – provide exhibit): _____</p> <p><input type="checkbox"/> Sample Included (Type): _____  <input type="checkbox"/> Spec Sheet Included <input type="checkbox"/> Photo Included</p>
<p><b>6. Doors</b> <input type="checkbox"/> New <input type="checkbox"/> Repair/Replacement  Existing Material, Color and Pattern: _____</p> <p>Proposed Material: _____ Style: _____ <input type="checkbox"/> Window (Style): _____</p> <p>Door Color: _____ Trim Color: _____ Window Color: _____</p> <p>Location(s) (identify location of doors and types – provide exhibit): _____</p> <p><input checked="" type="checkbox"/> Sample Included (Type): _____  <input type="checkbox"/> Spec Sheet Included <input type="checkbox"/> Photo Included</p>
<p><b>7. Roofs and Gutters</b> <input type="checkbox"/> New <input type="checkbox"/> Repair/Replacement  Existing Material, Color and Pattern: _____</p> <p>Proposed Roof Material: _____ Roof Pitch _____</p> <p>Proposed Roof Color and Style: _____</p> <p>Proposed Gutter Material and Color: _____</p> <p>Gutter Locations (provide exhibit): _____</p> <p><input type="checkbox"/> Sample Included (Type): _____  <input type="checkbox"/> Spec Sheet Included <input type="checkbox"/> Photo Included</p>
<p><b>8. Dormers</b> <input type="checkbox"/> New <input type="checkbox"/> Repair/Replacement  Existing Material, Color and Pattern: _____</p> <p>Proposed Material: _____ Existing Pitch _____ New Pitch _____</p> <p>Proposed Color and Style: _____ Window Color and Style: _____</p> <p><input type="checkbox"/> Sample Included (Type): _____  <input type="checkbox"/> Spec Sheet Included <input type="checkbox"/> Photo Included</p>

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

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: Pink plastic flower garland/s Type: \_\_\_\_\_

Existing Material, Color and Design: plastic 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** \_\_\_\_\_

Date

4/24/26

**TOWN STAFF ONLY**

**Notes:**





# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>5. Exterior Elevation Applications</b>	<b>Meeting Date:</b> May 26, 2026
<b>5B:</b> ARB2026-006 Application 170 Mill St (Mural and Renovation)	

**Attachments:** a. ARB2026-006 Application 170 Mill St (Mural and Renovation)

**Submitted by:** Megan Lubash  
Town Clerk

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#### Explanation and Summary:

This is an Architectural Review Board (ARB) Exterior Elevation Application for renovation and mural placement on the exterior of the building.

**Relevant Sections of ARB Guidelines:** The proposed work is covered under Sections 4, 6, 7, 15 & 22 of the ARB Guidelines, which reads as follows:

#### 4. Bricks

18th and 19th century bricks were much larger than 20th century bricks and the use of the oversized bricks is encouraged. Brick color must be in the terra cotta or reddish-orange tones. Colored bricks were unknown in the 18th and 19th centuries. All bricks were made from natural clays, and varied in shade depending on the region of the origin. Burned or black bricks were usually used only on the gable ends or chimneys. Page 12 of 21 Mortar must be sand-colored. "C-73" is an example of a modern mortar which most closely resembles historic mortar. Blue Bond or gray mortar is prohibited. Mortar joints were "grapevine" or other patterns were used rather than the smooth joints used in modern times.

#### 6. Color

Exterior paint colors must be appropriate for the architectural period of the building. Colors of a building should take into consideration roof and foundation colors. It is encouraged that when rehabilitating Craftsman or Victorian style homes to use period-appropriate color pairings. In addition, for rehabilitation or replacement of windows, "earth tone" colors are appropriate.

The book A Century of Color is an excellent reference. Another resource is the following color chart which is taken from the website Archive.org and the document "Every Man His Own Painter!" which was originally written in 1872.

Note that none of these colors are modern paint chips. Use these colors as a guide as you pick out your exact paint colors. Most popular exterior paint brands now have historic palettes available.

Painting of brick or stone is not recommended. Existing paint may be removed if done in a manner which will not damage the surface of the structure. Methods such as sandblasting, chemical application and heat guns tend to damage the structure.

#### 7. Doorways

The placement and proportions of windows and doors are of paramount importance in achieving an historic reproduction. Original doors should be repaired and rehabilitated if possible. Storm doors must allow visibility of the original door. Sliding glass doors are not considered to be in keeping with the character and architectural detail of the Old and Historic District and are prohibited if visible from the street (waterfront is also considered a street).

Style of doors from:

18th Century

Six-panel (cross and open Bible); small glass light above door Solid wood or stone header over top of door 1775-1800 had very elaborate doorways, with sidelights and fanlights above front door and columns beside door or entry porch

19th Century

Wide variety of elaborate doorways Stained glass in doors Double doors Columns

On storefronts, doors may be constructed of painted wood or wood-look-alike, and may include large areas of glass. Paneled or glazed paneled doors are appropriate for residential buildings. Unfinished aluminum is not recommended. Security and fire-resistant updates to doors are welcomed.

## 15. Public Art

Public art includes artistic structures and murals erected on properties in the Historic District for non-commercial purposes.

Scale - For murals, the size must not exceed 30% of the principal building's exterior wall surface area, ensuring it remains in scale with the building's architecture and does not overwhelm the structure. For artistic structures, the structure's height must not exceed 50% of the height of the principal building, and its footprint should be no larger than 10% of the total lot area, ensuring it is proportionate to the building and site.

Placement - No public art should be placed in a manner that obscures or distorts the architectural features of a principal building. Murals must be placed on secondary façades, avoiding primary or street-facing elevations, to minimize the visual impact on the building's historical character. Murals must be applied to surfaces that are not historically significant or have already been altered, such as previously painted surfaces, modern extensions or non-original walls, to preserve the integrity of historic materials. Alternatively, murals can be installed on removable materials attached to the wall. When possible, artistic structures should be placed in rear or side yards, avoiding placement in front of or directly attached to historic façades, to reduce their impact on the historic streetscape. Artistic structures should be freestanding or attached to modern extensions where possible.

Reversability - Installation methods must be non-invasive, such as using removable paint or surface-mounted panels, avoiding any damage or permanent alterations to the original historic materials or features. An artistic structure should be easily removable without causing damage to the property.

Contextual Relevance – The public art must have colors (see Colors) and materials appropriate to the architectural period of the principal building. Styles and themes should be from the period of significance.

Public art must not contain information advertising goods or services provided by a business, whether located on the parcel on which the public art appears or elsewhere. Such installations are subject to the Town’s Sign Ordinance, § 157.300 and interested applicants are advised to follow that process.

Only one structure and one mural are permitted per property in the Historic District to maintain the district's historical integrity and prevent visual clutter.

## 22. Streetscape

Town standards must be adhered to when sidewalks are placed on public right-of way. Benches, trees, trash receptacles, and street lights may not be placed on public right-of- way.

**Staff Recommendation:** Make a determination based off the proposed work’s compliance with the ARB Guidelines.

Any denial of an application for a Certificate of Appropriateness must include the reason for denial and a reference to the relevant ARB guideline(s).

**Proposed/Suggested Motion:**

“I move to approve ARB2026-006 Application 170 Mill St (Mural and Renovation) as is.”

OR

“I move to approve ARB2026-006 Application 170 Mill St (Mural and Renovation)

with the following condition(s): \_\_\_\_\_.”

OR

“I move to not approve ARB2026-006 Application 170 Mill St (Mural and Renovation)

for the following reason: \_\_\_\_\_.”

OR

Other action the Architectural Review Board deems appropriate.



# 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>Megan Lubash</p> <hr/> <p>Applicant Name</p> <p>Town of Occoquan</p> <hr/> <p>Business Name (if Applicable)</p> <p>314 Mill Street PO Box 195</p> <hr/> <p>Address (No., City, Address, Zip) + PO Box</p> <p>info@occoquanva.gov</p> <hr/> <p>Email</p> <p>703-491-1918</p> <hr/> <p>Phone Number</p>	<hr/> <p>Owner Name</p> <hr/> <p style="text-align: center;">170 Mill Street</p> <hr/> <p>Address (No., City, Address, Zip) + PO Box</p> <hr/> <p>Email</p> <hr/> <p>Phone Number</p> <p><input checked="" type="checkbox"/> Same as Applicant Information</p>
Section II: Property Information	
<p>Project Address: 170 Mill street</p>	<p>Structure Style: Brick Pumphouse</p>
<p>Type of Use (Select One):</p> <p><input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use</p> <p><input checked="" type="checkbox"/> Other: <u>Government/ Public Property</u></p>	<p>Exterior Elevation Type (Select all that apply):</p> <p><input checked="" type="checkbox"/> Improvement/Repair to Existing Structure</p> <p><input type="checkbox"/> New Development/In-Fill or New Accessory Structure</p> <p><input type="checkbox"/> Demolition</p> <p><input type="checkbox"/> Other: _____</p>
<p>Brief Description of Project: <b>Repair and door and exterior walls, add brick area with benches, install mural</b></p>	
<p><b>Notice to Applicant/Property Owner:</b> <i>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.</i></p>	
<p></p> <hr/> <p>Applicant Signature</p>	<p>5/8/2026</p> <hr/> <p>Date Submitted</p>

Section III: Application Check List	
<input type="checkbox"/> Paint Sample ( <i>identify which Architectural feature samples are included</i> ) List: Montana black: various colors	<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: bricks, pavers,	<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><b>Note to Applicants:</b> 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 <a href="#">§ 157.179 of the Town Code</a> 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:  <div style="color: red; text-align: center;">5/26/2026</div>	<input type="checkbox"/> COA Issued <input type="checkbox"/> COA Denied  _____ Signature (ARB Chair or Designee) <span style="float: right;">_____</span> <span style="float: right;">Date</span>
Section V: TOWN STAFF ONLY	
Application Fee: <span style="color: red;">N/A</span> Date Paid: <span style="color: red;">N/A</span> Rcpt No./Check No.: _____	<b>ARB APPLICATION NO.:</b>  <div style="color: red; text-align: center;">ARB2026-006</div>
<b>Plan Reference Numbers:</b> <input type="checkbox"/> Zoning Approval _____ <input type="checkbox"/> Site Plan _____ <input type="checkbox"/> SUP _____ <input type="checkbox"/> Other _____	<b>Notes:</b>  <div style="text-align: center;">Mural Approved by TC on 4/7/2026</div>

**CONTINUE TO NEXT SECTION**



# TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

## APPLICATION FOR EXTERIOR ELEVATIONS SUPPLEMENTAL APPLICATION

<b>Section V: Supplemental Application For New Builds, Improvements to Existing Structures and Combination Projects - Commercial, Residential and Mixed-Use</b>	
<b>Project Address:</b> 170 Mill Street	<b>ARB Application No.:</b> ARB2026-006

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](http://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.

<b>1. Type of Improvement(s):</b> <input type="checkbox"/> New Build <input checked="" type="checkbox"/> Improvements to Existing Structure(s) <input type="checkbox"/> Combination
<b>2. Additions and New Builds</b> <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>
<b>3. Awnings</b> <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
<b>4. Exterior Walls on Structure</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Repair/Replacement Existing Material, Color and Pattern: _____ _____ Proposed Material: <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Siding <input type="checkbox"/> Other: _____ <input type="checkbox"/> Paint <input type="checkbox"/> Material Replacement Material Type: _____ Color: _____ <input type="checkbox"/> Mortar: Color <u>Same</u> Joint Pattern _____ Pattern: _____ <input type="checkbox"/> Sample Included (Type): _____ <input type="checkbox"/> Spec Sheet Included <input type="checkbox"/> 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: **Replace with like** \_\_\_\_\_

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: \_\_\_\_\_

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

**Mural**

**Other**  
Material: **Spraypaint** Color **multiple** Type \_\_\_\_\_ Location **all walls**

**Other**

Material: \_\_\_\_\_ Color \_\_\_\_\_ Type \_\_\_\_\_ Location \_\_\_\_\_

**Brief Description:**

A mural showcasing the flora and fauna of the Occoquan river including otters, turtles, butterflies, and woodpeckers adjudicated by residents of Occoquan and the Town Council

Spec Sheet Included  Photo Included

5/8/2026

Applicant Signature

Date

**TOWN STAFF ONLY**

**Notes:**

## Montana Black Spray Paints

[Montana Cans](#)


★★★★☆ 4.4

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Montana Black Spray Paint - Front and Back of can of Atom's Megablast color


























































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185 SKUs from \$3.83 - \$9.03

























































Item ▾	No. ▾	Description ▾	Color ▾	Size ▾	Format ▾	List	Price ▾	
 <a href="#">01429-1250</a>	6005	Spray Paint	Acid	400 ml (13.53 oz)	Can		\$9.03	<input type="text" value="0"/> + Cart + LIST   
<b>Mix &amp; Match: 6+ \$8.13</b>								
 <a href="#">01429-1570</a>	8210	Spray Paint	After	400 ml (13.53 oz)	Can	\$9.95	\$7.87	<input type="text" value="0"/> + Cart + LIST   




























































 01429-1700	4290	Spray Paint	Amethyst	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   
 01429-1460	7080	Spray Paint	Ant	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1540	8110	Spray Paint	Arabian	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	    
 01429-1220	6240	Spray Paint	Atlantis	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1010	2120	Spray Paint	Atom's Megablast	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1050	1280	Spray Paint	B.A. Bosko	400 ml (13.53 oz)	Can	\$9.95	\$7.02	0	+ Cart	+ LIST	  
 01429-5350	5020	Spray Paint	Baby Blue	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-7910	6610	Spray Paint	Bamboo	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	 
 01429-2400	6065	Spray Paint	Banknote	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-2350	3148	Spray Paint NEW!	Beast	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	<i>Or notify me when in stock</i>   
 01429-1430	6420	Spray Paint	Beetle	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	    
 01429-8140	8020	Spray Paint	Beige	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-2015	9001	Spray Paint	Black	50 ml (1.69 oz)	Can		\$3.83	0	+ Cart	+ LIST	   























































 01429-2020	9001	Spray Paint	Black	400 ml (13.53 oz)	Can			\$9.03	0	+ Cart	+ LIST	  
										<b>Mix &amp; Match: 6+ \$8.13</b>		
 01429-3900	3330	Spray Paint	Bloody Mary	400 ml (13.53 oz)	Can			\$9.03	0	+ Cart	+ LIST	  
										<b>Mix &amp; Match: 6+ \$8.13</b>		
 01429-5140	5230	Spray Paint	Blue Lagoon	400 ml (13.53 oz)	Can	\$9.95		\$7.90	0	+ Cart	+ LIST	    
 01429-5990	4130	Spray Paint	Blue Velvet	400 ml (13.53 oz)	Can	\$9.95		\$7.90	0	+ Cart	+ LIST	    
 01429-2440	6625	Spray Paint	Boa	400 ml (13.53 oz)	Can	\$9.95		\$7.02	0	+ Cart	+ LIST	   
 01429-2340	9999	Spray Paint	Bombay	400 ml (13.53 oz)	Can	\$9.95		\$7.02	0	+ Cart	+ LIST	   
 01429-1260	6055	Spray Paint	Boston	400 ml (13.53 oz)	Can			\$9.03	0	+ Cart	+ LIST	  
										<b>Mix &amp; Match: 6+ \$8.13</b>		
 01429-1360	4320	Spray Paint	Brunhilde	400 ml (13.53 oz)	Can			\$9.03	0	+ Cart	+ LIST	   
										<b>Mix &amp; Match: 6+ \$8.13</b>		
 01429-1670	3995	Spray Paint	Bubble Bath	400 ml (13.53 oz)	Can	\$9.95		\$7.90	0	+ Cart	+ LIST	    
 01429-1840	8250	Spray Paint	Candy Bar	400 ml (13.53 oz)	Can	\$9.95		\$7.97	0	+ Cart	+ LIST	   
 01429-3230	3062	Spray Paint	Cardinal	400 ml (13.53 oz)	Can			\$9.03	0	+ Cart	+ LIST	  
										<b>Mix &amp; Match: 6+ \$8.13</b>		
 01429-7070	6060	Spray Paint	Celtic	400 ml (13.53 oz)	Can			\$9.03	0	+ Cart	+ LIST	  
										<b>Mix &amp; Match: 6+ \$8.13</b>		
 01429-3450	3070	Spray Paint	Cherry	400 ml (13.53 oz)	Can			\$9.03	0	+ Cart	+ LIST	  
										<b>Mix &amp; Match: 6+ \$8.13</b>		

 01429-8100	8060	Spray Paint	Chocolate	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-4590	2070	Spray Paint	Clockwork Orange	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-1110	3200	Spray Paint	Cocktail	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-3790	2093	Spray Paint	Code Red	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-1280	6130	Spray Paint	Cool Cologne	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-2430	6340	Spray Paint	Copper Green	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-9500	Copper	Spray Paint	Copperchrome	400 ml (13.53 oz)	Can	\$9.95	\$5.47	0	+ Cart	+ LIST	  
									<i>Or notify me when in stock</i>		
 01429-1310	8040	Spray Paint	Cremion	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   
 01429-5290	5092	Spray Paint	Dark Indigo	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-2330	1130	Spray Paint	Dehli	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	 
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-2610	5125	Spray Paint	Dove	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-1750	6180	Spray Paint	Drops	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	  
						<b>Mix &amp; Match:</b>	6+	\$8.13			
 01429-1790	7340	Spray Paint	Dumbo	400 ml (13.53 oz)	Can	\$9.03		0	+ Cart	+ LIST	 
						<b>Mix &amp; Match:</b>	6+	\$8.13			

 01429-1680	4260	Spray Paint	Dummy	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   
 01429-7100	6210	Spray Paint	E2E Green	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-4910	1010	Spray Paint	Easter Yellow	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1350	4310	Spray Paint	Edelgard	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1450	6905	Spray Paint	Face	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	    
 01429-1830	8240	Spray Paint	Falling	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   
 01429-3120	3020	Spray Paint	Fire Rose	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-2180	6510	Spray Paint	Fog	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   
 01429-1320	8050	Spray Paint	Frapee	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1620	3105	Spray Paint NEW!	Freak	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-5910	4060	Spray Paint	Galaxy	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1470	7110	Spray Paint	Gambetta	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1780	7320	Spray Paint	Ghetto	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   

 01429-1550	8120	Spray Paint	Goby	400 ml (13.53 oz)	Can	\$9.95	\$7.02	0	+ Cart	+ LIST	   
 01429-9010	Gold	Spray Paint	Goldchrome	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1630	3160	Spray Paint	Good Times	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1100	2085	Spray Paint	Halloween	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1080	1200	Spray Paint	Hannible	400 ml (13.53 oz)	Can	\$9.95	\$7.02	0	+ Cart	+ LIST	   
 01429-4940	1060	Spray Paint	Hazle	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-8220	6620	Spray Paint	Hemp	400 ml (13.53 oz)	Can	\$9.95	\$7.02	0	+ Cart	+ LIST	   
 01429-1720	6075	Spray Paint	Hippie	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-9842		Spray Paint NEW!	Hippie	400 ml		\$9.95	\$8.78	0	+ Cart	+ LIST	  
 01429-1400	6320	Spray Paint	Hope	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-5450	5070	Spray Paint	Horizon	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1510	7210	Spray Paint	Houdini	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-3020		Spray Paint NEW!	Power Red	400 ml		\$9.95	\$6.17	0	+ Cart	+ LIST	   

 01429-5560	5200	Spray Paint	Ice Blue	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-1650	3920	Spray Paint NEW!	Illusion	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-1640	3170	Spray Paint	Imperator	400 ml (13.53 oz)	Can	\$9.95	<b>\$7.90</b>	0	+ Cart	+ LIST	    
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-2310	1110	Spray Paint	Indian	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-1500	7140	Spray Paint	Industriilor	400 ml (13.53 oz)	Can	\$9.95	<b>\$7.02</b>	0	+ Cart	+ LIST	    
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-7730	6045	Spray Paint	Irish Green	400 ml (13.53 oz)	Can	\$9.95	<b>\$7.90</b>	0	+ Cart	+ LIST	    
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-1380	4340	Spray Paint	Irmgard	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-1040	8000	Spray Paint	Ivory	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-1330	8070	Spray Paint	Jawa	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	 
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-1290	7010	Spray Paint	Jaws	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-2070		Montana Black Spray Paint, Limited Edition	Jeroo Brunhilde	400 ml (13.53 oz)	Can	\$9.95	<b>\$6.59</b>	0	+ Cart	+ LIST	    
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-4040	2060	Spray Paint	Juice	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					
 01429-4920	1025	Spray Paint	Kicking Yellow	400 ml (13.53 oz)	Can		<b>\$9.03</b>	0	+ Cart	+ LIST	  
						<b>Mix &amp; Match: 6+ \$8.13</b>					

 01429-1200	4230	Spray Paint	Kidney	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   
 01429-5900	5250	Spray Paint	Knock Out Blue	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1820	8230	Spray Paint	Koi	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1490	7130	Spray Paint	Lambrate	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-6040	4115	Spray Paint	Lavender	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1240	5210	Spray Paint	Lenor	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1480	7120	Spray Paint	Lenox	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-5020	5030	Spray Paint	Light Blue	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1140	3320	Spray Paint	Lollipop	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1090	1145	Spray Paint	Lost Island	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  
 01429-1660	3940	Spray Paint	Magic	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	   <i>Or notify me when in stock</i>
 01429-2380	5185	Spray Paint	Marlin	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST	   
 01429-3340	1080	Spray Paint	Maroon	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST	  

<u>01429-2320</u>	1120	Spray Paint	Masala	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST				
<u>01429-4930</u>	1045	Spray Paint	Melon Yellow	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST				
							<b>Mix &amp; Match: 6+</b>	\$8.13						
<u>01429-1610</u>	3065	Spray Paint	Merlot	400 ml (13.53 oz)	Can	\$9.95	\$7.90	0	+ Cart	+ LIST				
<u>01429-7050</u>	6150	Spray Paint	Mermaid	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST				
							<b>Mix &amp; Match: 6+</b>	\$8.13						
<u>01429-1730</u>	6080	Spray Paint	Mescaline	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST				
							<b>Mix &amp; Match: 6+</b>	\$8.13						
<u>01429-3160</u>	3100	Spray Paint	Miss Piggy	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST				
							<b>Mix &amp; Match: 6+</b>	\$8.13						
<u>01429-5920</u>	6520	Spray Paint	Mist	400 ml (13.53 oz)	Can		\$9.03	0	+ Cart	+ LIST				
							<b>Mix &amp; Match: 6+</b>	\$8.13						



Sq. Ft. Per Piece	= 1.78 sq. ft.
Item Weight	= 39 lb.



**SHOP MEMORIAL DAY SAVINGS >**  
**5 DAYS 17 HRS 1 MIN 34 SEC**  
\*Memorial Savings End 6/14

**16 in. x 16 in. x 1.75 in. River Red Concrete  
 Brickface Square Step Stone**



★★★★★ (2544) Questions & Answers (236)

Covers 1.78 sq.ft.

**BULK PRICE** **\$5.97** (\$3.35 /sq.ft.)

Buy 90 or more **\$5.37**

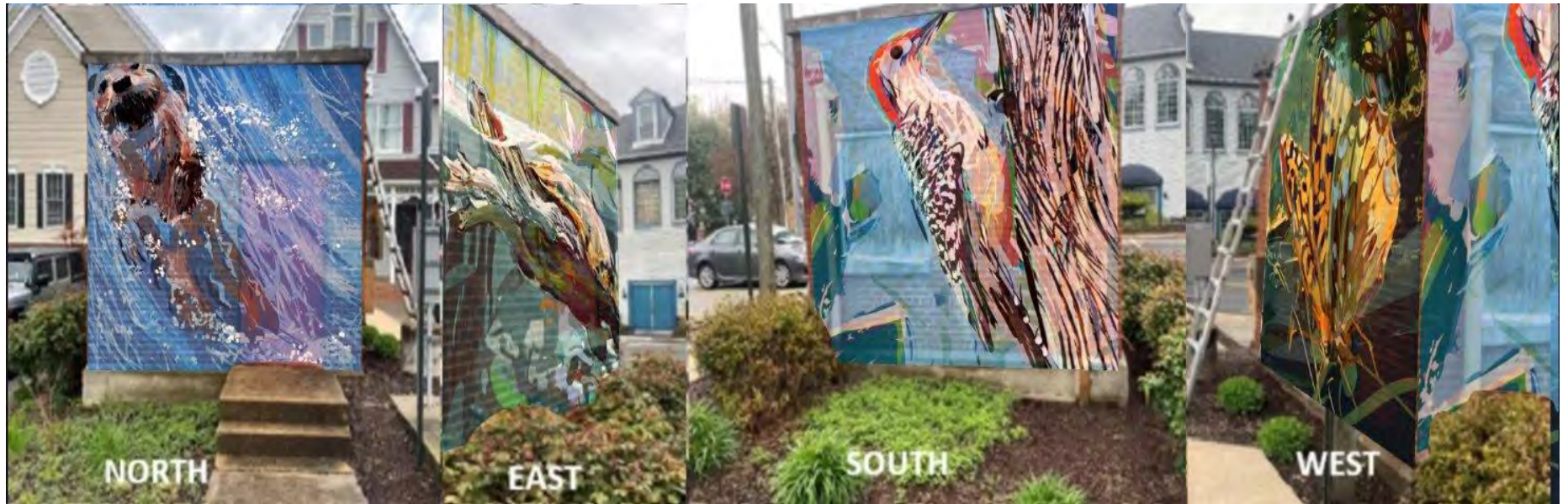
- Perfect for outdoor living areas
- Design your ideal patio, pool deck or walkway
- Economical - Long Lasting Value
- [View More Details](#)

Color/Finish: **River Red**



Approximate Paver Size: **16.00 x 16.00**

Proposed Mural on building



Original face of building





Updated Façade





r



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>4. Exterior Elevation Applications</b>	<b>Meeting Date:</b> May 26, 2026
<b>4C:</b> ARB2026-007 Application 303 Commerce Street (Outside Remodel)	

**Attachments:** a. ARB2026-007 Application 303 Commerce St (Outside Remodel)

**Submitted by:** Megan Lubash  
Town Clerk

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#### **Explanation and Summary:**

This is an Architectural Review Board (ARB) Exterior Elevation Application for replace boards, gutters, spouts, paint, roofing, flooring, and repair the asphalt parking area on the exterior of the building.

**Relevant Sections of ARB Guidelines:** The proposed work is covered under Sections 6, 13, 14 & 16 of the ARB Guidelines, which reads as follows:

#### 6. Color

Exterior paint colors must be appropriate for the architectural period of the building. Colors of a building should take into consideration roof and foundation colors. It is encouraged that when rehabilitating Craftsman or Victorian style homes to use period-appropriate color pairings. In addition, for rehabilitation or replacement of windows, "earth tone" colors are appropriate.

The book *A Century of Color* is an excellent reference. Another resource is the following color chart which is taken from the website [Archive.org](http://Archive.org) and the document "Every Man His Own Painter!" which was originally written in 1872.

Note that none of these colors are modern paint chips. Use these colors as a guide as you pick out your exact paint colors. Most popular exterior paint brands now have historic palettes available.

Painting of brick or stone is not recommended. Existing paint may be removed if done in a manner which will not damage the surface of the structure. Methods such as sandblasting, chemical application and heat guns tend to damage the structure.

#### 13. Materials

**Siding** – Original siding materials should be repaired to retain the original character of the surface rather than removed or covered. Often this is not possible so a look a-like and modern material will be sufficient as long as all efforts are made to maintain the same appearance.

**Exterior trim** – Dentil molding and crown molding were simple in the early part of the 18th Century, and elaborate in the later with columns added. 18th Century trim consisted of dentil and crown molding on the fascia boards, corner moldings, and lentils above windows. Lentils were of brick, stone, or a solid piece of wood. Brick lentils were laid to form an arch, either a "jack" arch or a "segmented" arch. The segmented arch was curved rather than straight.

In the 19th Century trim was elaborate. The mid- to later part of the 19th Century has often been called the “Gingerbread Age” with immigrant skilled laborers providing elaborate trim on fascia boards, soffits, rake boards, windows, doors, and porches at low costs. Brackets attached to the soffits were commonplace.

#### 14. Porches

Porches are the welcoming hand to any structure, sometimes covered, sometimes not. Porches have played an important role in many Historic Districts, including Occoquan, and consist of many styles over the years. Historically porches were made of wood and/or masonry. Wood is still preferred in the Historic District but a realistic woodgrain look is acceptable.

New or modified porches in the Historic District should reflect the styles and appearance of existing porches in the Historic District as to scale and aesthetics. When modifying a porch, the property owner must maintain or enlarge the existing dimensions of the porch and must match or retain the profiles of the porch’s elements (such as column bases, shafts and capitals, balusters, and ornamental millwork). Existing open-air front porches on primary elevations must not be enclosed. Any building with an existing primary-elevation porch should not have an additional porch created. For contributing structures, a ramp for ADA access should work with the existing porch rather than alter the features of the structure.

#### 16. Roof Pitch and Material

Pitch - The pitch of a roof must be a minimum of 8/12 except on a hip roof, mansard, or gambrel (barn). On a flat roof, a parapet with trim should be erected above the roofline (such as a store or Italianate Victorian).

Materials - Cedar shingles were widely used during the 18th Century (approximately 90 percent), and the remainder of the structures most often had oak shingle roofs. Shakes were used on outbuildings only. During the 19th Century, roofs were standing ridge (metal) or slate shingles. Modern composition shingles must be chosen in colors to match the color of weathered historic roofing materials.

Wherever pressed tin or standing seam style roofs exist an effort should be made to preserve and/or refurbish. The same roof style must be extended on any addition to buildings with existing pressed tin roofs.

**Staff Recommendation:** Make a determination based off the proposed work’s compliance with the ARB Guidelines.

Any denial of an application for a Certificate of Appropriateness must include the reason for denial and a reference to the relevant ARB guideline(s).

**Proposed/Suggested Motion:**

“I move to approve ARB2026-007 303 Commerce St (Outside Remodel) as is.”

OR

“I move to approve ARB2026-007 303 Commerce St (Outside Remodel)

with the following condition(s): \_\_\_\_\_.”

OR

"I move to not approve ARB2025-007 Application 303 Commerce St (Outside Remodel)  
for the following reason:

\_\_\_\_\_." OR

Other action the Architectural Review Board deems appropriate.



# 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>Applicant Name</p> <hr/> <p>Business Name (if Applicable)</p> <p style="text-align: center;">303 Commerce St</p> <hr/> <p>Address (No., City, Address, Zip) + PO Box</p> <hr/> <p>Email</p> <hr/> <p>Phone Number</p> <hr/>	<p style="color: blue; font-size: 1.2em;">S+J Enterprise</p> <p>Owner Name</p> <div style="background-color: black; width: 100%; height: 1.2em; margin-bottom: 5px;"></div> <p>Address (No., City, Address, Zip) + PO Box</p> <div style="background-color: black; width: 100%; height: 1.2em; margin-bottom: 5px;"></div> <p>Email</p> <div style="background-color: black; width: 100%; height: 1.2em; margin-bottom: 5px;"></div> <p>Phone Number</p> <div style="background-color: black; width: 100%; height: 1.2em; margin-bottom: 5px;"></div> <p><input checked="" type="checkbox"/> Same as Applicant Information</p>
Section II: Property Information	
<p>Project Address: <span style="color: red;">303 Commerce street</span></p> <p>Type of Use (Select One):</p> <p><input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Mixed-Use</p> <p><input type="checkbox"/> Other: _____</p>	<p>Structure Style:</p> <p>Exterior Elevation Type (Select all that apply):</p> <p><input checked="" type="checkbox"/> Improvement/Repair to Existing Structure</p> <p><input type="checkbox"/> New Development/In-Fill or New Accessory Structure</p> <p><input type="checkbox"/> Demolition</p> <p><input type="checkbox"/> Other: _____</p>
<p>Brief Description of Project: <span style="color: blue;">Replacing old Sillings (All) Replace all Facia Boards, Replacing Gutters &amp; Spouts, Paint exposed area, Paint Metal Roof, Replacing Porch flooring Paint Rails &amp; Pickets. Replacing the Asphalt &amp; Shingles, Repairing parking area. *</span></p>	
<p><b>Notice to Applicant/Property Owner:</b> 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></p> <p>Applicant Signature</p>	<p style="font-size: 1.5em;">5/7/26</p> <p>Date Submitted</p>

\* adding a new shed roof over front right side door to be topped with asphalt Archit. shingles

**Section III: Application Check List**

<input checked="" type="checkbox"/> <b>Paint Sample (identify which Architectural feature samples are included)</b> List: Metal Roof; Paint, Sherwin Williams Silver Brite SW4091 Exposed areas (walls) - Paint Sh. W <del>Ultra White LRV 88%</del> Cirrus Gray HTI Porth Rickets & Rally, S.W Ultra White - LRV 88%	<input type="checkbox"/> <b>Material Samples (identify which Architectural feature samples are included)</b> List: Hollow Back Vinyl Siding DS" DL (Provia Willow Brook) color Everest Porch Flooring Trex Select Millstone, Brown Asphalt Roofing, Asphalt Archt. Shingles color Black
<input checked="" type="checkbox"/> <b>Spec Sheets/Product Brochures: (identify which Architectural feature spec sheets are included)</b> List: Vinyl Siding Trex Select Flooring Black Shingles Paint Brochure colors	<input checked="" type="checkbox"/> <b>Photo of existing structure(s)</b>  <input type="checkbox"/> <b>Schematic(s)/Rendering(s) illustrating proposed improvement(s) on structure(s)</b>  <input type="checkbox"/> <b>Architectural Plans</b>

**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)**

<b>Date to Architectural Review Board:</b> 5/28/2026	<input type="checkbox"/> COA Issued <input type="checkbox"/> COA Denied  _____ Signature (ARB Chair or Designee) <span style="float:right">_____</span> Date
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**Section V: TOWN STAFF ONLY**

<b>Application Fee:</b> 75  <b>Date Paid:</b> 5/1/26 <b>Rcpt No./Check No.:</b> 1987	<b>ARB APPLICATION NO.:</b> ARB2026-007
<b>Plan Reference Numbers:</b> <input type="checkbox"/> Zoning Approval _____ <input type="checkbox"/> Site Plan _____ <input type="checkbox"/> SUP _____ <input type="checkbox"/> Other _____	<b>Notes:</b>  _____ _____ _____

**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: <u>303 Commerce St.</u>	ARB Application No.: <u>ARB2026-007</u>
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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](http://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.

<b>1. Type of Improvement(s):</b> <input type="checkbox"/> New Build <input checked="" type="checkbox"/> Improvements to Existing Structure(s) <input type="checkbox"/> Combination
<b>2. Additions and New Builds</b> <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>
<b>3. Awnings</b> <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
<b>4. Exterior Walls on Structure</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Repair/Replacement Existing Material, Color and Pattern: <u>Metal Siding &amp; Blocks color white</u> Proposed Material: <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Siding <input type="checkbox"/> Other: _____ <input type="checkbox"/> Paint <input checked="" type="checkbox"/> Material Replacement Material Type: <u>Vinyl Siding</u> Color: <u>Everest</u> Pattern: <u>Horizontal</u> <input type="checkbox"/> Mortar: Color _____ Joint Pattern _____ <input checked="" 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: \_\_\_\_\_

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

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**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

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**7. Roofs and Gutters**  New  Repair/Replacement  
Existing Material, Color and Pattern: white

Proposed Roof Material: Asphalt Shingles Roof Pitch \_\_\_\_\_

Proposed Roof Color and Style: Black

Proposed Gutter Material and Color: 6" Gutters & 3x4 Downspouts white

Gutter Locations (provide exhibit): Replacing the existing ones

Sample Included (Type): \_\_\_\_\_  
 Spec Sheet Included  Photo Included

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**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: \_\_\_\_\_

Existing Material, Color and Design: \_\_\_\_\_ Type: \_\_\_\_\_

Proposed Material: **Trex** Color/Stain: **millstone brown**

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

 \_\_\_\_\_ **5/7/26**  
Applicant Signature Date

**TOWN STAFF ONLY**

**Notes:**

## Scope of work

Sidings remove all metal sidings and replace with Vinyl siding and trim

Gutters remove all Gutters and spouts (4") replace with 6" Gutters & Spouts, replace & wrap with Aluminum all facade boards

Front Porch remove flooring (pressure treated planks) replace with Trex Select Millstone Brown. replace old Lattice with vinyl Lattice

Paint Metal Roof with metal paint

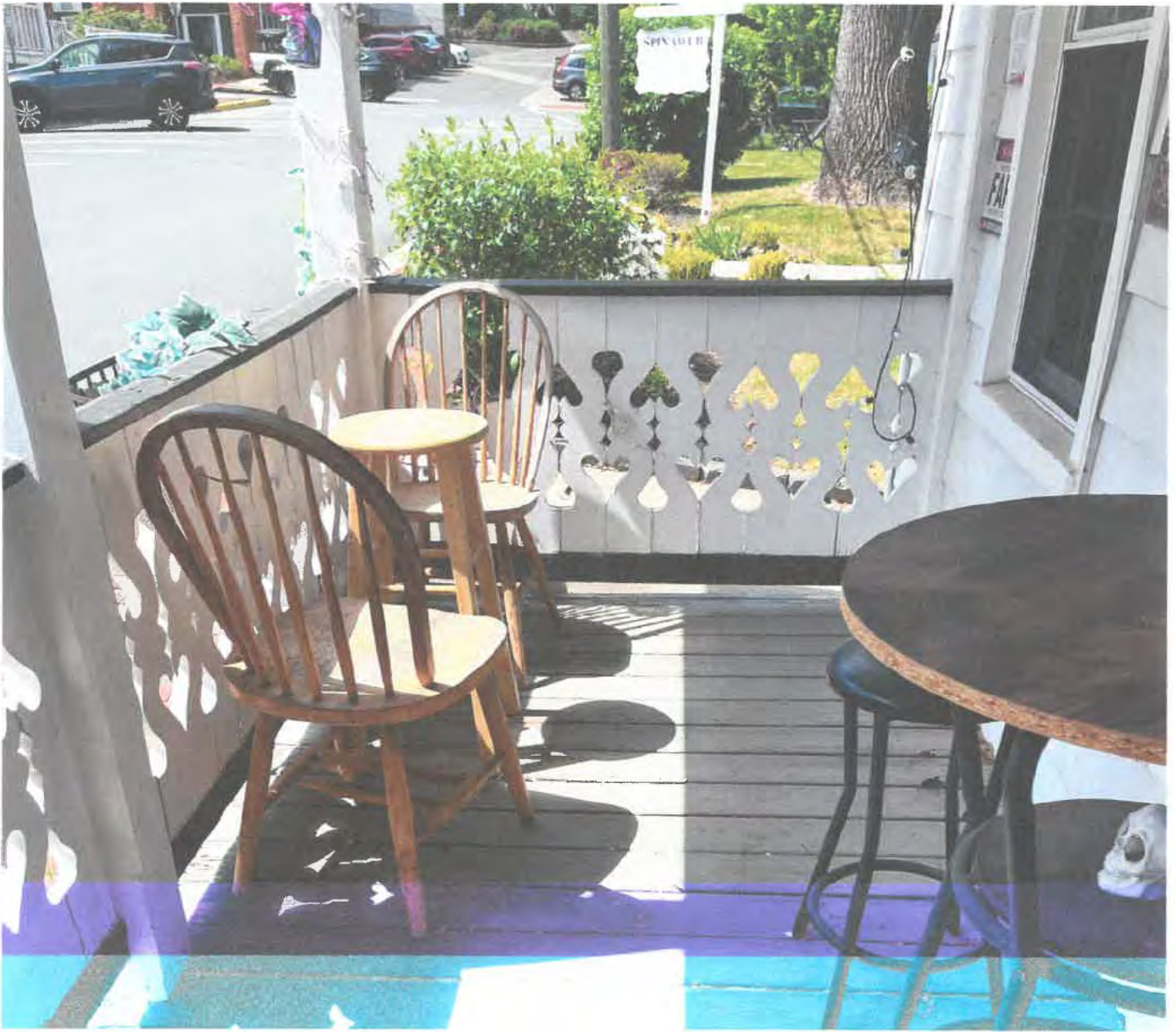
Replace <sup>All</sup> Asphalt shingles with new Asphalt shingles where it already exist on different parts of the roof.

Front Door - Right side build a new shed roof over door

Re asphalt the existing parking area next to 308 Poplar Alley



Side of 303 Commerce St.  
Proposed shed roof over door



Front Porch 303 Commerce St.



Side of 308 Poplar Alley



Front of 303 Commerce St



Side of 303 Commerce St.



Backside 308 Boehr Alley  
re asphaltting parking area



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>4. Exterior Elevation Applications</b>	<b>Meeting Date:</b> May 26, 2026
<b>4D:</b> ARB2025-002 Reconsideration Application 209 Washington St (Bench)	

**Attachments:** a. ARB2025-002 Reconsideration Application 209 Washington St (Bench)

**Submitted by:** Megan Lubash  
Town Clerk

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#### Explanation and Summary:

This is an Architectural Review Board (ARB) Exterior Elevation Application asking for reconsideration for adding a bench next to the door and under the awning to the exterior of the building.

**Relevant Sections of ARB Guidelines:** The proposed work is covered under Sections 6, 14, & 22 of the ARB Guidelines, which reads as follows:

#### 6. Colors

Exterior paint colors must be appropriate for the architectural period of the building. Colors of a building should take into consideration roof and foundation colors. It is encouraged that when rehabilitating Craftsman or Victorian style homes to use period-appropriate color pairings. In addition, for rehabilitation or replacement of windows, "earth tone" colors are appropriate.

The book *A Century of Color* is an excellent reference. Another resource is the following color chart which is taken from the website [Archive.org](http://Archive.org) and the document "Every Man His Own Painter!" which was originally written in 1872.

Note that none of these colors are modern paint chips. Use these colors as a guide as you pick out your exact paint colors. Most popular exterior paint brands now have historic palettes available.

Painting of brick or stone is not recommended. Existing paint may be removed if done in a manner which will not damage the surface of the structure. Methods such as sandblasting, chemical application and heat guns tend to damage the structure.

#### 14. Porches

Porches are the welcoming hand to any structure, sometimes covered, sometimes not. Porches have played an important role in many Historic Districts, including Occoquan, and consist of many styles over the years. Historically porches were made of wood and/or masonry. Wood is still preferred in the Historic District but a realistic woodgrain look is acceptable.

New or modified porches in the Historic District should reflect the styles and appearance of existing porches in the Historic District as to scale and aesthetics. When modifying a porch, the property owner must maintain or enlarge the existing dimensions of the porch and must match or retain the profiles of the porch's elements (such as column bases, shafts and capitals, balusters, and ornamental millwork). Existing open-air front porches on primary elevations must not be enclosed. Any building with an existing primary-elevation porch should not have an additional

porch created. For contributing structures, a ramp for ADA access should work with the existing porch rather than alter the features of the structure

## 22. Streetscape

Town standards must be adhered to when sidewalks are placed on public right-of way. Benches, trees, trash receptacles, and street lights may not be placed on public right-of- way.

**Staff Recommendation:** Make a determination based off the proposed work’s compliance with the ARB Guidelines.

Any denial of an application for a Certificate of Appropriateness must include the reason for denial and a reference to the relevant ARB guideline(s).

**Proposed/Suggested Motion:**

“I move to approve ARB2025-002 Reconsideration Application 209 Washington St (Bench) as is.”

OR

“I move to approve ARB2025-002 Reconsideration Application 209 Washington St (Bench) with the following condition(s): \_\_\_\_\_.”

OR

“I move to not approve ARB2025-002 Reconsideration 209 Washington St (Bench) for the following reason: \_\_\_\_\_.”

OR

Other action the Architectural Review Board deems appropriate.



# 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>Khalid Mumtaz</u> Applicant Name</p>	<p>Owner Name</p>
<p><u>Masjid Al-Hussein</u> Business Name (if Applicable)</p>	<p>Address (No., City, Address, Zip) + PO Box</p>
<p><u>209 Washington St</u> Address (No., City, Address, Zip) + PO Box</p>	<p>Email</p>
<p>Phone Number</p>	<p>Phone Number</p>
<p><input checked="" type="checkbox"/> Same as Applicant Information</p>	
Section II: Property Information	
<p>Project Address: <u>209 Washington Street</u></p>	<p>Structure Style:</p>
<p>Type of Use (Select One):  <input 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 checked="" 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>Making concrete bench in front door (Right side.)</u></p>	
<p><b>Notice to Applicant/Property Owner:</b> 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>[Signature]</u> Applicant Signature</p>	<p><u>03/12/2026</u> Date Submitted</p>

Section III: Application Check List	
<input type="checkbox"/> Paint Sample (identify which Architectural feature samples are included) List: <i>white paint same building</i>	<input type="checkbox"/> Material Samples (identify which Architectural feature samples are included) List: <i>crack black and concrete</i>
<input type="checkbox"/> Spec Sheets/Product Brochures: (identify which Architectural feature spec sheets are included) 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><b>Note to Applicants:</b> 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 <a href="#">§ 157.179 of the Town Code</a> 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: <i>5/26/2026</i>	<input type="checkbox"/> COA Issued <input type="checkbox"/> COA Denied  Signature (ARB Chair or Designee) _____ Date _____
Section V: TOWN STAFF ONLY	
Application Fee: <i>\$75</i> Date Paid: <i>3/12/2026</i> Rcpt No./Check No.: <i>same</i>	<b>ARB APPLICATION NO.:</b> <i>ARB2026-002 (reconsideration)</i>
<b>Plan Reference Numbers:</b> <input type="checkbox"/> Zoning Approval _____ <input type="checkbox"/> Site Plan _____ <input type="checkbox"/> SUP _____ <input type="checkbox"/> Other _____	<b>Notes:</b>   

**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:** 209 Washington Street      **ARB Application No.:** ARB2026-002 (Reconsideration)

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](http://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.

<b>1. Type of Improvement(s):</b> <input type="checkbox"/> New Build <input checked="" type="checkbox"/> Improvements to Existing Structure(s) <input type="checkbox"/> Combination	
<b>2. Additions and New Builds</b>	
<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>	
<b>3. Awnings</b> <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	
<b>4. Exterior Walls on Structure</b> <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 type="checkbox"/> 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

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

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: Marble Quads Color white Type \_\_\_\_\_ Location \_\_\_\_\_

**Other**

Material: concrete Color white Type concrete Location Front Entrance

Brief Description: make concrete bench right side of front entrance.

Measurements are, 24" tall; 15" w, 10ft long

Spec Sheet Included  Photo Included

Applicant Signature \_\_\_\_\_ Date 03/12/2026

**TOWN STAFF ONLY**

**Notes:**

Changes to the Bench for Reconsideration under Town Code Section 33-49 (J) –

Bench will be made of concrete block painted white to match the material and color of the original building (Peace Center). The top will be a granite-type. The following is a rendering of the bench –



*Khalid Mum/A2*  
*05/14/2026*



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>5. Exterior Elevation Applications</b>	<b>Meeting Date:</b> May 26, 2026
<b>5E:</b> ARB2026-008 203 Washington Street (Sidewalk)	

**Attachments:** a. ARB2026-008 203 Washington Street (Sidewalk)

**Submitted by:** Megan Lubash  
Town Clerk

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#### **Explanation and Summary:**

This is an Architectural Review Board (ARB) Exterior Elevation Application for a sidewalk on the exterior of the building.

**Relevant Sections of ARB Guidelines:** The proposed work is covered under Sections 14 & 22 of the ARB Guidelines, which reads as follows:

#### 14. Porches

Porches are the welcoming hand to any structure, sometimes covered, sometimes not. Porches have played an important role in many Historic Districts, including Occoquan, and consist of many styles over the years. Historically porches were made of wood and/or masonry. Wood is still preferred in the Historic District but a realistic woodgrain look is acceptable.

New or modified porches in the Historic District should reflect the styles and appearance of existing porches in the Historic District as to scale and aesthetics. When modifying a porch, the property owner must maintain or enlarge the existing dimensions of the porch and must match or retain the profiles of the porch's elements (such as column bases, shafts and capitals, balusters, and ornamental millwork). Existing open-air front porches on primary elevations must not be enclosed. Any building with an existing primary-elevation porch should not have an additional porch created. For contributing structures, a ramp for ADA access should work with the existing porch rather than alter the features of the structure.

#### 22. Streetscape

Town standards must be adhered to when sidewalks are placed on public right-of way. Benches, trees, trash receptacles, and street lights may not be placed on public right-of- way.

**Staff Recommendation:** Make a determination based off the proposed work's compliance with the ARB Guidelines.

Any denial of an application for a Certificate of Appropriateness must include the reason for denial and a reference to the relevant ARB guideline(s).

#### **Proposed/Suggested Motion:**

"I move to approve ARB2026-008 203 Washington Street (Sidewalk) as is."

OR

"I move to approve ARB2026-008 203 Washington Street (Sidewalk)

with the following condition(s): \_\_\_\_\_."

OR

"I move to not approve ARB2026-008 203 Washington Street (Sidewalk)

for the following reason: \_\_\_\_\_."

OR

Other action the Architectural Review Board deems appropriate.



# 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	
Applicant Name _____  Business Name (if Applicable) _____  Address (No., City, Address, Zip) + PO Box _____  Email _____  Phone Number _____	Owner Name _____  Address (No., City, Address, Zip) + PO Box _____  Email _____  Phone Number _____  <input type="checkbox"/> Same as Applicant Information
Section II: Property Information	
Project Address: _____	Structure Style: _____
Type of Use (Select One): <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other: _____	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: _____
Brief Description of Project: _____	
<b>Notice to Applicant/Property Owner:</b> <i>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.</i>	
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 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><b>Note to Applicants:</b> 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 <a href="#">§ 157.179 of the Town Code</a> 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:  <div style="text-align: center; color: red;">5/26/2026</div>	<input type="checkbox"/> COA Issued <input type="checkbox"/> COA Denied  _____ Signature (ARB Chair or Designee) <span style="float: right;">_____</span> <span style="float: right;">Date</span>
Section V: TOWN STAFF ONLY	
Application Fee: <span style="color: red;">N/A</span>  Date Paid: <span style="color: red;">N/A</span> Rcpt No./Check No.: <span style="color: red;">N/A</span>	<b>ARB APPLICATION NO.:</b>  <span style="color: red;">ARB2026-008</span>
<b>Plan Reference Numbers:</b> <input checked="" type="checkbox"/> Zoning Approval <span style="color: red;">yes</span> <input type="checkbox"/> Site Plan _____ <input type="checkbox"/> SUP _____ <input type="checkbox"/> Other _____	<b>Notes:</b>   

**CONTINUE TO NEXT SECTION**



# TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

## APPLICATION FOR EXTERIOR ELEVATIONS SUPPLEMENTAL APPLICATION

<b>Section V: Supplemental Application For New Builds, Improvements to Existing Structures and Combination Projects - Commercial, Residential and Mixed-Use</b>	
<b>Project Address:</b> 203 Washington Street	<b>ARB Application No.:</b> ARB2026-008

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](http://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.

<b>1. Type of Improvement(s):</b> <input type="checkbox"/> New Build <input type="checkbox"/> Improvements to Existing Structure(s) <input type="checkbox"/> Combination
<b>2. Additions and New Builds</b> <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>
<b>3. Awnings</b> <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
<b>4. Exterior Walls on Structure</b> <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 type="checkbox"/> 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

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

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**

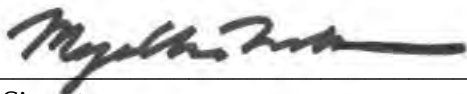
Material: \_\_\_\_\_ Color \_\_\_\_\_ Type \_\_\_\_\_ Location \_\_\_\_\_

**Other**

Material: \_\_\_\_\_ Color \_\_\_\_\_ Type \_\_\_\_\_ Location \_\_\_\_\_

Brief Description:

Spec Sheet Included  Photo Included



5/15/2026

Applicant Signature

Date

**TOWN STAFF ONLY**

**Notes:**



Red Line - Area of Disturbance

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Aerial Imagery © 2021



Brick to be removed from Sidewalk to end of porch and replaced with concrete.



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

<b>6. Reports</b>	<b>Meeting Date:</b> May 26, 2026
<b>6D:</b> Sign & COA Violation Report	

**Attachments:** a. April & May Sign and COA Violation Report

**Submitted by:** Megan Lubash  
Town Clerk

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**Explanation and Summary:**

The report includes both sign and COA violations, showing the violation number, address, violation description and the status of the violation. All code violations follow the code violation standard operating procedure (SOP), including a tiered notice system of informal notices progressing to formal notice of violation letters. Most violations are resolved at the informal tier and do not necessitate a formal notice of violation and subsequent legal action.



# TOWN OF OCCOQUAN

## ARCHITECTURAL REVIEW BOARD

### Agenda Communication

Sign & COA Violation Report April & May

5/21/2026

Title	Violation Type	Address of Violation	Date of Observation	General Description of Violation	Status
OCV-2026-010	ARB	303 Commerce Street	2/25/2026	exterior alteration: COA required	Working with Business owner
OCV-2026-017	ARB	202 Union Street	2/25/2026	exterior alteration: COA required	With ARB
OCV-2026-026	Signage	303 Commerce	2/25/2026	4 minor signs allowed without a permit, 6 allowed with	Working with Business owner
OCV-2026-028	Signage	208 Poplar Alley	3/31/2026	Sign for a closed business remaining up	Working with Business owner
OCV-2026-029	ARB	201 Mill street	4/16/2026	exterior alteration: COA required	Abated
OCV-2026-030	Signage	204 Center Lane	4/24/2026	Flag placement in vehicular right of way	Unfounded