



TOWN OF OCCOQUAN

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

ARCHITECTURAL REVIEW BOARD MEETING

October 27, 2026 | 7:30 p.m.

1. **Call to Order**
2. **Citizen Comments**
3. **Approval of Minutes**
 - a. September 22, 2026 Meeting Minutes
4. **Exterior Elevation Applications**
 - a. ARB2026-013 Application Revised 206 Commerce Street (Exterior Renovations)
5. **Action Items**
6. **Reports**
 - a. Town Council Report
 - b. Planning Commission Report
 - c. Chair Report
 - d. Sign and COA Report
7. **Adjournment**

Michele White
Chair, Architectural Review Board



TOWN OF OCCOQUAN

ARCHITECTURAL REVIEW BOARD

Agenda Communication

3. Approval of Minutes	Meeting Date: October 27, 2026
3A: Request to Approve September 22, 2026 Minutes	

Attachments: a. September 22, 2026 Minutes

Submitted by: Jordan Sanders
Secretary

Explanation and Summary:

This is a request to approve the meeting minutes from September 22, 2026.

Proposed/Suggested Motion:

"I move to approve the meeting minutes from September 22, 2026, as presented."

OR

Other action the Architectural Review Board deems appropriate.



Town of Occoquan

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

September 22, 2026

In Attendance: Darryl Hawkins (Vice Chair, PCR), Theo Daubresse (TCR), Lisa Terry, Rick Fitzgerald, Mary Craig, Alec Nugent (Alt.)

Excused Absences: Michele White (Chair), Jordan Sanders (BMR and Secretary)

Unexcused Absence: Jennifer Shown (Alt.)

1. **Call to Order** – Vice-Chair Darryl Hawkins called the meeting to order at 7:30 p.m.

The position of secretary was filled by Mary Craig for this meeting in Jordan Sander's absence.

2. Citizens' Comments

Rockledge Mansion owner Lance Houghton informed the board about future plans for the Rockledge exterior, including a porch, some additions around the ballroom, and the staircase. The plan is to make the mansion an event/restaurant space. He is also talking to the planning commission about additional parking. Changes will happen over the course of the next few years. He is not making a formal application yet.

3. Approval of Minutes

The July 28, 2026, meeting minutes incorrectly stated Lisa Terry and Alec Nugent were not in attendance. Alec Nugent moved to approve the minutes with the corrections, Lisa Terry seconded, and the minutes were unanimously approved.

4. Exterior Elevation Applications

a. ARB2026-013 – 205 Center Lane 206 Commerce (Exterior Renovations)

Brian Beck briefed the changes planned for 205 Center Lane, which include an increase in the height of the second story, a new roof, and a second-floor balcony. Many of the materials and design elements haven't been chosen yet, but the amended height is within the zoning ordinance. Board members suggested more information about materials, colors and specs is needed. Rick Fitzgerald moved to defer the application to a future meeting when the owner can provide more

details and samples. Lisa Terry seconded, and the Board unanimously approved the motion.

b. ARB2026-014 - 413 Mill Street (Roof and Windows)

Megan Lubash briefed the ARB about the changes to the roof and windows of the Mill House Museum. Alec Nugent moved to approve the application, Mary Craig seconded, and the motion was unanimously approved.

5. Action Items

a. The Board reviewed correspondence about the resignation of Jennifer Shown from ARB. Theo Daubresse moved to accept her resignation, Rick Fitzgerald seconded, and the Board unanimously approved the motion. Another alternate will be needed, so applications will be sought. The incoming member must be a Town resident.

6. Reports

a. Town Council Report

Theo Daubresse reported that the Town Staff presented a proposal on moving Riverfest from the second weekend in June to the weekend before Memorial Day. No decision has been made yet.

b. Planning Commission Report

Darryl Hawkins reported that Eliot Perkins resigned as the Chair. The Commission discussed the 10-year plan and recommended changes. A Geotech study is being done, including gathering ground samples from the riverfront properties to determine impacts to the Riverwalk Plan.

c. Chair Report

Chair Michele White is attending a small business course in September and October. There is no meeting in November so she will return for the December meeting.

d. Sign and COA Report

No questions were presented.

7. Other Business

Rick Fitzgerald asked about the recent removal of a diseased tree on Mill Street. Town Manager Adam Linn explained that the County Arborist reviews the condition of the town's trees and makes recommendations on removal. More diseased trees will be removed in the future because of limited nutrients in the soil.

8. Adjournment

The meeting was adjourned at 8:22 p.m.



TOWN OF OCCOQUAN

ARCHITECTURAL REVIEW BOARD

Agenda Communication

4. Exterior Elevation Applications	Meeting Date: October 27, 2026
4A: ARB2026-013 Application Revised 206 Commerce St (Exterior Renovations)	

Attachments: a. ARB2026-013 Application Revised 206 Commerce St (Exterior Renovations)

Submitted by: Megan Lubash
Town Clerk

Explanation and Summary:

This is an Architectural Review Board (ARB) Exterior Elevation Application to repair damaged siding and enlarge the second story of the house the elements on the exterior of the building.

Relevant Sections of ARB Guidelines: The proposed work is covered under Sections 2, 3, 4, 6, 7, 8, 13, 14 & 16 of the ARB Guidelines, which reads as follows:

2. Additions

An exterior addition to a historic building is acceptable with three suggestions strongly recommended:

- a) Locating the addition so as not to be conspicuous.
- b) Limiting the size and scale of the addition in order not to compromise the integrity of the building or any structures surrounding it.
- c) Using materials compatible with the historic building and the other buildings nearby.

The Occoquan Code requires a building permit when constructing, enlarging, altering, repairing or demolishing a building or structure.

3. 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.

Words on your awning are considered signs and must be preapproved by the ARB.

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.

8. Fences and Walls

If fences and walls are to be used as screens or accent elements, the design, colors, and choice of materials must be consistent with the design and materials of the building. Landscaping can be used in conjunction with these structures to strengthen their screening properties. Chain link, stockade, bamboo, vinyl, and snow fencing are not considered appropriate. Composite fencing can be considered appropriate if it has historic features.

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 ARB2026-013 Application Revised 206 Commerce St (Exterior Renovations) as is.”

OR

"I move to approve ARB2026-013 Application Revised 206 Commerce St (Exterior Renovations)
with the following condition(s): _____."

OR

"I move to not approve ARB2026-013 Application Revised 206 Commerce St (Exterior
Renovations)
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.

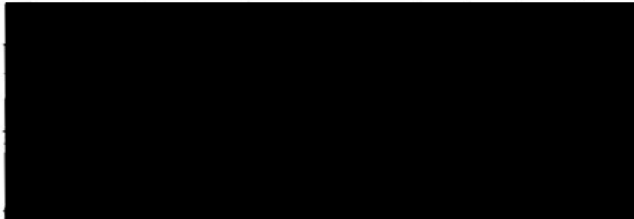
Section I: Applicant and Owner Information

Brian Beck

Applicant Name

FXBG Construction LLC

Business Name (if Applicable)



Phone Number

Kathleen G Walsh

Owner Name



Phone Number

☐ Same as Applicant Information

Section II: Property Information

Project Address: 205 Center Ln, Occoquan, Va 22125

Structure Style: **Vernacular (Wood Frame)**

Type of Use (Select One):

☒ Residential ☐ Commercial ☐ Mixed-Use

☐ Other: _____

Exterior Elevation Type (Select all that apply):

☒ Improvement/Repair to Existing Structure

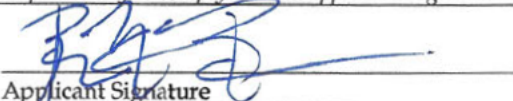
☐ New Development/In-Fill or New Accessory Structure

☐ Demolition

☐ Other: _____

Brief Description of Project: **Repairs to Fire Damaged Siding, Enlargement of Second Story**

Notice to Applicant/Property Owner: Prior to construction and/or installation of improvements, it is your responsibility to determine the existence of any restrictive covenants and/or deed restrictions governing property improvements. Other permits or approvals may be required from the Town or other agencies such as Zoning Compliance Review and/or Building Permits, among others. It is your responsibility to comply with all applicable regulations and to determine any other applicable private restrictions.


Applicant Signature

12 Oct 2016
Date Submitted

Section III: Application Check List	
■ Paint Sample (<i>identify which Architectural feature samples are included</i>) List: Painted Siding Sample	■ Material Samples (<i>identify which Architectural feature samples are included</i>) List: Siding Sample, Shingles, Metal Roof Sample
■ Spec Sheets/Product Brochures: (<i>identify which Architectural feature spec sheets are included</i>) List: Door Specs Window Specs	■ Photo of existing structure(s) ■ Schematic(s)/Rendering(s) illustrating proposed improvement(s) on structure(s) ■ Architectural Plans
■ Other (List): 3D Rendering	
Note to Applicants: Applicants are responsible for providing supplemental materials for proposed improvements. Applicants are responsible for ensuring proposed improvements are based on requirements listed in the Architectural Review Design Guidelines (as amended) and included under § 157.179 of the Town Code regarding matters to be considered by the ARB. At the time of the ARB meeting, the ARB may request additional information or documentation in order to complete a thorough review of the application.	
Section IV: ARB Certificate Of Approval (COA)	
Date to Architectural Review Board: _____	☐ COA Issued ☐ COA Denied _____ Signature (ARB Chair or Designee) Date
Section V: TOWN STAFF ONLY	
	ARB APPLICATION NO.:
Plan Reference Numbers: ☐ Zoning Approval _____ ☐ Site Plan _____ ☐ SUP _____ ☐ Other _____	Notes:

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:

ARB Application No.:

Complete only the sections below that are applicable to the application. More information on each section is included in the ARB Design Guidelines available on the Town's website at www.occoquanva.gov. Note: Words included on any improvements constitute a sign and are not part of the Exterior Elevation review process; a separate sign application process is required.

1. Type of Improvement(s): ☐ New Build ☒ Improvements to Existing Structure(s) ☐ Combination

2. Additions and New Builds

☒ Accessory Structure: Size: ~652SF Location relative to Main Structure: Rear Corner of Lot

☐ New Build: Size: N/A Location on site: N/A

General Description/Use of Structure: Build Upon Footprint of Existing Structure, Raise roofline to accomodate more usable living space on 2nd story (less than 8' total and remains lower than main structure), Roof Shape/Style & Siding to Match Pre-Existing

☒ 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: N/A

Proposed Material (canvas or similar material): 24Gauge Steel Standing Seam Color: _____

☒ Sample Included (Type): _____

☐ Spec Sheet Included ☒ Photo Included

4. Exterior Walls on Structure ☐ New ☒ Repair/Replacement

Existing Material, Color and Pattern: 6" Clapboard (Wood)

Proposed Material: ☐ Brick ☒ Siding ☐ Other: 6" Clapboard ☐ Paint ☐ Material Replacement

Material Type: Fiber Cement (Cedar T Color: Pale Green (SW 7747 Timeless Collection) Pattern: 6" Clapboard

☐ Mortar: Color _____ Joint Pattern _____

☒ Sample Included (Type): See Painted Sample

☐ Spec Sheet Included ☒ Photo Included

5. Windows ☒ New ☒ Repair/ReplacementExisting Material, Color and Pattern: Off White Double Hung 6 Over 6, Off White Picture WindowProposed Material: White Wood-Look Railing Grid Profile: ContouredGrid Color: Off White (Alabaster) Shutter Color: Black Trim Color: Off White (Alabaster)Location (identify location of windows and types - provide exhibit): See Plans☒ Sample Included (Type): See Painted Trim Piece☐ Spec Sheet Included ☒ Photo Included**6. Doors** ☐ New ☒ Repair/ReplacementExisting Material, Color and Pattern: Paneled(NoGlass),Blue/GrayProposed Material: Fiberglass Paneled Style: Paneled ☐ Window (Style): N/ADoor Color: Black Trim Color: Off White (Alabaster) Window Color: N/ALocation(s) (identify location of doors and types - provide exhibit): See Plans☒ Sample Included (Type): See Painted Sample☐ Spec Sheet Included ☒ Photo Included**7. Roofs and Gutters** ☐ New ☒ Repair/ReplacementExisting Material, Color and Pattern: Weathered Wood, Architectural ShinglesProposed Roof Material: Architectural Shingles Roof Pitch 8/12Proposed Roof Color and Style: Weathered Wood (Black/Gray)Proposed Gutter Material and Color: WhiteGutter Locations (provide exhibit): Match Existing (See Plans)☒ Sample Included (Type): See Shingle Board☐ Spec Sheet Included ☒ Photo Included**8. Dormers** ☐ New ☐ Repair/ReplacementExisting Material, Color and Pattern: N/AProposed Material: White Wood-Look Railing 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: Porch

Existing Material, Color and Design: Porch Inset in to Upper Floor Type: Inset

Proposed Material: White Wood-Look Railing Color/Stain: White

Proposed Pattern/Design: Traditional

Decorative Trim/Hardware: _____

Mortar Color: _____ Joint Pattern: _____

Porch/Deck Post(s) Size: N/A - Column Termination _____ Spindle Design and Color: White Square

☐ 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 Black Style Traditional Placement Adjacent to DOors ☒ 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

12 October 2016
Date

TOWN STAFF ONLY

Notes:

ARCHITECT

Architettura

206 Braehed Dr. - Fredericksburg, VA 22401
Ph (540) 742-3856 email=frank@architextural.com

PROJECT

PROPOSED RENOVATIONS

ACCESSORY DWELLING

206 Commerce Street
(Accessory Dwelling On Center Lane)
TOWN OF OCCOQUAN
PRINCE WILLIAM COUNTY, VA.

CLIENT

FXBG CONSTRUCTION

P.O. BOX 310
HARTWOOD VA, 22471

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KEY TO PLAN SYMBOLS

-  = Windows (See Window Schedules)
-  = Doors (See Door Schedules)
-  = Beams/Headers (See Schedules)
-  = Room Finish (See Room Finish Schedules)
-  = Indicates Wall Types (See Details)

RELEASE/ISSUANCE

Num	Description	Date
01		

REVISIONS

Num	Description	Date
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SHEET TITLE

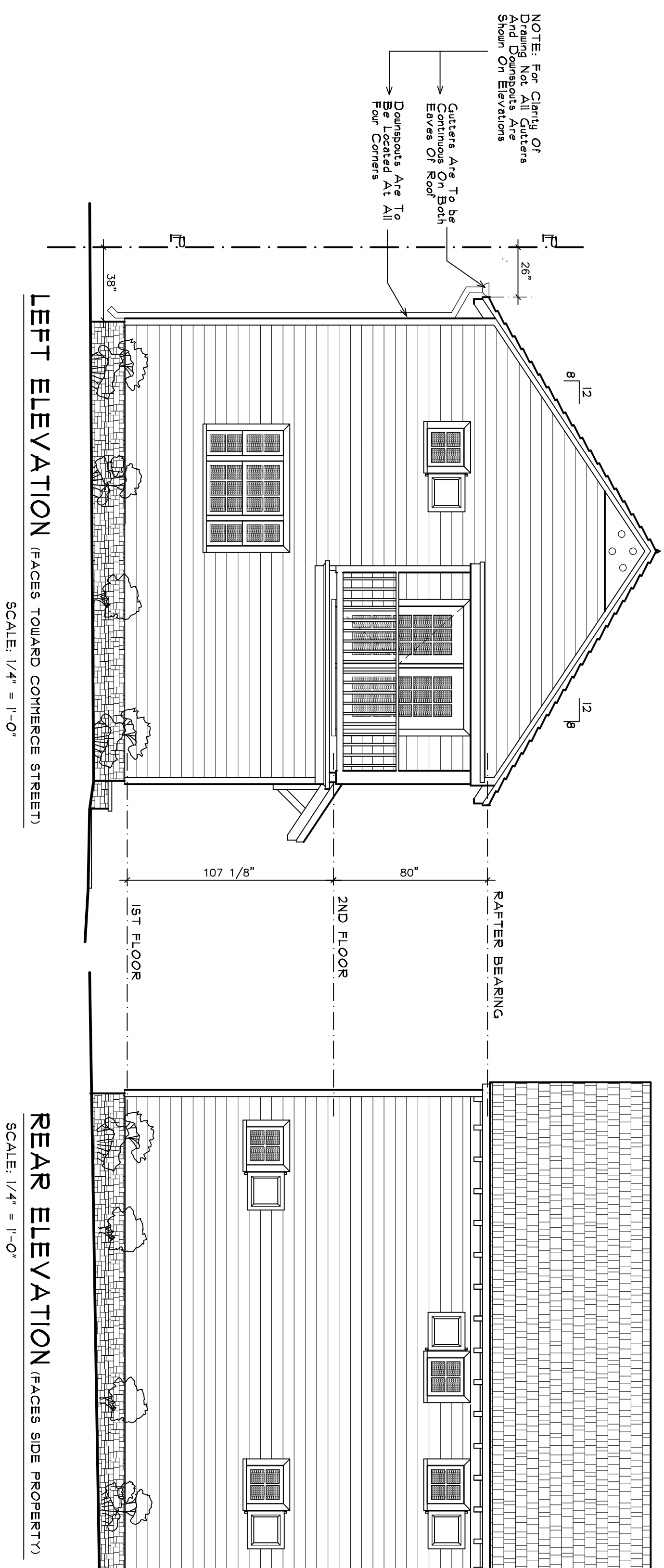
SCHEMATIC EXTERIOR ELEVATIONS

Date: AUG 5, 2024

Project Number: 2026-07-A

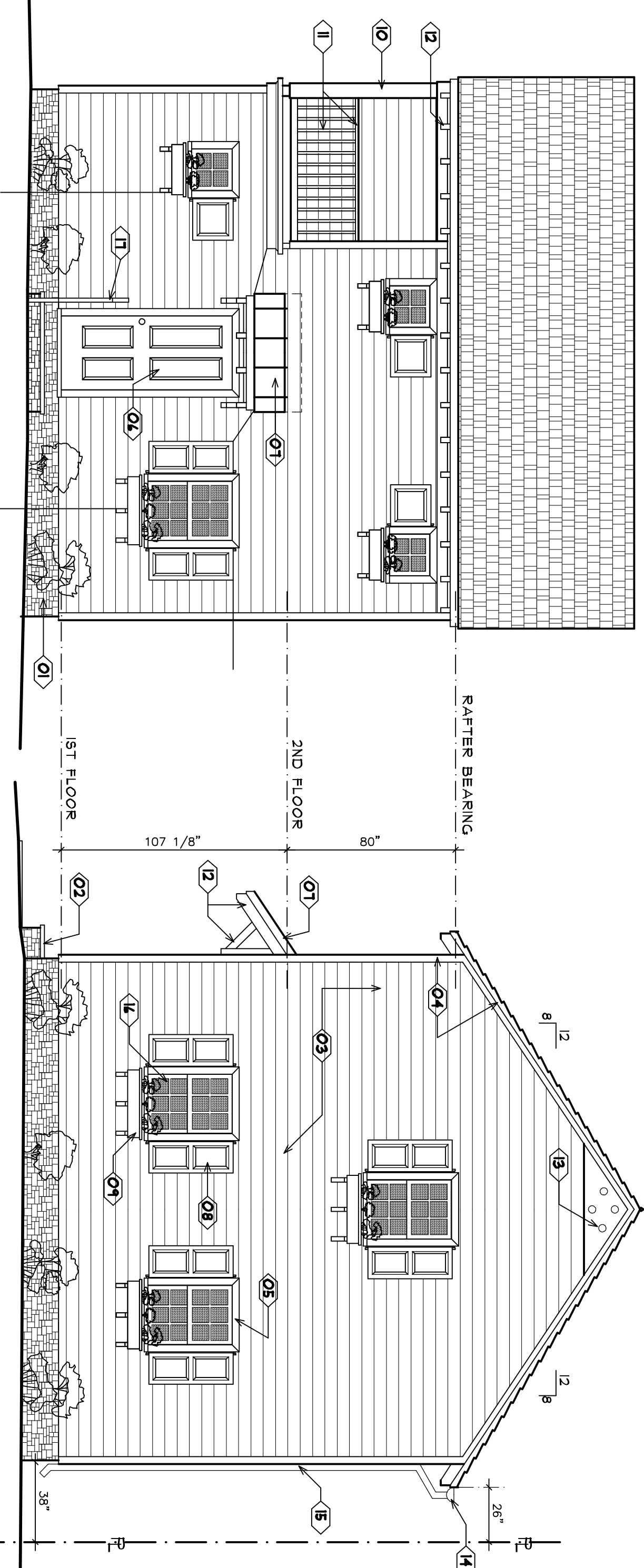
Sheet Number

57



LEFT ELEVATION (FACES TOWARD COMMERCE STREET)

SCALE: 1/4" = 1'-0"



ENTRY ELEVATION (Front)

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION (Center Lane)

SCALE: 1/4" = 1'-0"

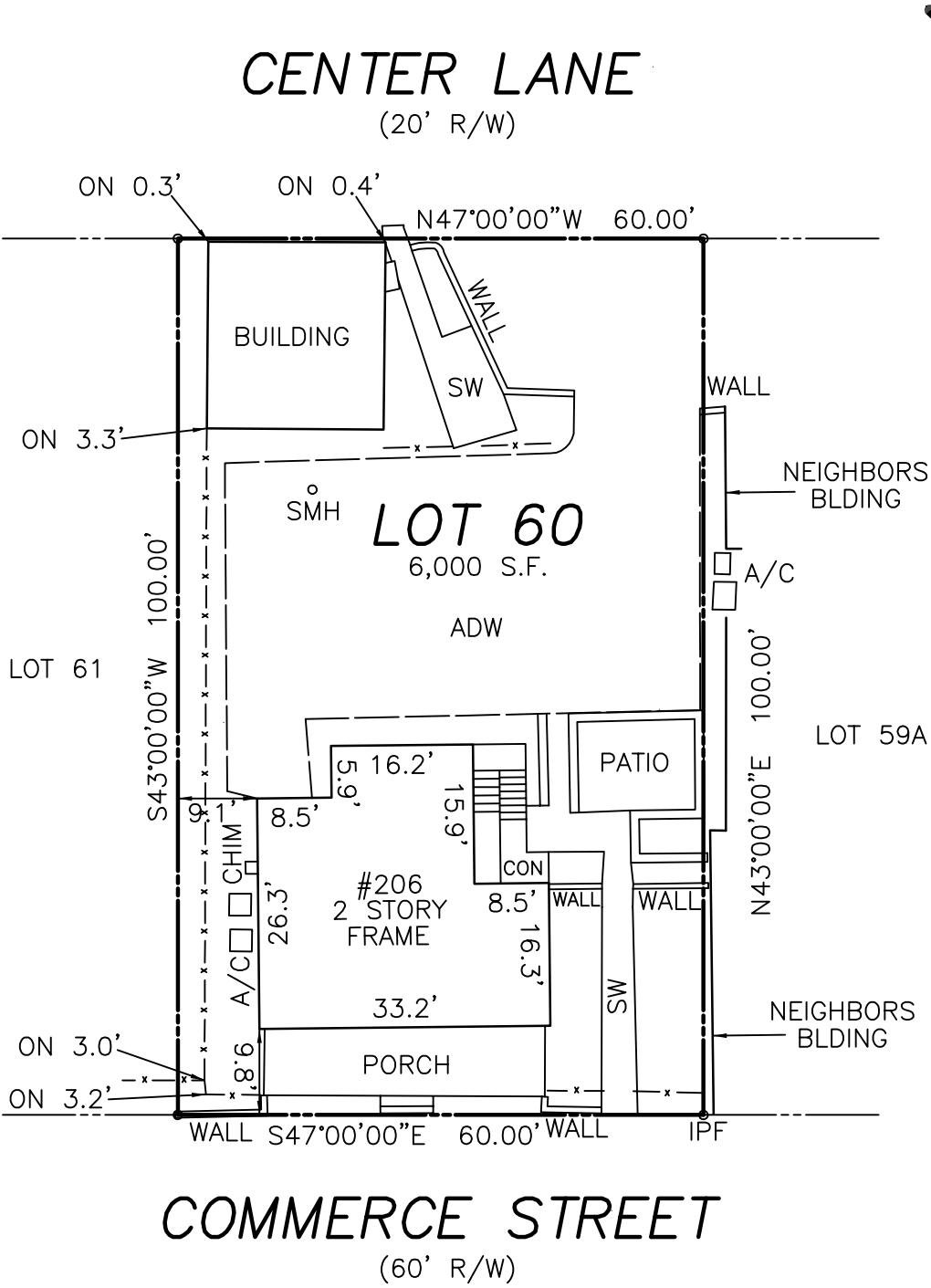
LINE TYPES:

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY/ROAD
- FENCING
- OVERHEAD WIRE
- STRUCTURE

LEGEND:

- ADW-ASPHALT DRIVEWAY
- A/C-AIR CONDITIONING
- A/W-AREAWAY
- B.E.-BASEMENT ENTRANCE
- BRL-BUILDING RESTRICTION LINE
- CDW-CONCRETE DRIVEWAY
- CHIM-CHIMNEY
- CO-CLEANOUT
- CONC.-CONCRETE
- D.H.S.- DRILL HOLE SET
- ER-ELECTRICIAL RISER
- FIOS-FIBER OPTICS UTILITY BOX
- GDW-GRAVEL DRIVEWAY
- IPF-IRON PIPE FOUND
- IRF-IRON ROD FOUND
- IRS- IRON ROD SET
- MH-MANHOLE
- O.H.-OVERHANG
- PAD-CONCRETE PAD
- PP-POWER POLE

- PPF-PINCHED PIPE FOUND
- R/W-RIGHT OF WAY
- SMH-SANITARY MANHOLE
- ST.-STOOP
- TELE-TELEPHONE PEDESTAL
- TR/TRANS-TRANSFORMER
- W.-WALK
- WM-WATER METER
- WV-WATER VALVE
- W.W.-WINDOW WELL



LOCATION SURVEY

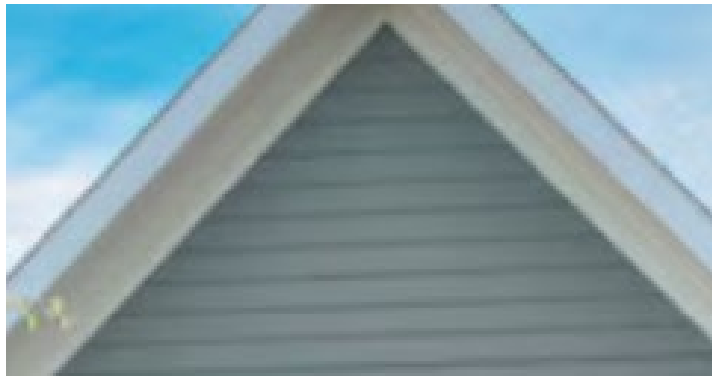
LOT 60
#206 COMMERCE STREET
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE 1"=20' DATE 04-30-26



- 1.) NO TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

MERESTONE LAND SURVEYING, PLLC.

LAND SURVEYING & G.P.S. SERVICES
MERESTONE LAND SURVEYING, PLLC
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
(540)752-9197 FAX (540)752-9198











HENRY STREET

B2010-TBZ

TROY LIGHTING

FINISHES

TEXTURED BRONZE

Coastal Suitable Finish (EPM): No

DIMENSIONS / SPECS

Height: 15.25"

Width/Diameter: 7.25"

Canopy/Backplate: 4.5"

Product Weight: 4.62lb

Extension: 5.75"

Top to Center: 8.5"

Canopy/Backplate Shape: Rectangle

Sloped Ceiling Compatible: No

Living Finish: No

Uplight Only: Yes

ELECTRICAL



Bulb 1

Bulb Included: No

Socket: E12 Candelabra Base

Bulb Type: B11

Max Wattage: 60

Bulb Quantity: 2

Wire Length: 7"

Cord Type: B & W TEFLON W/ COPPER
GROUND WIRE

Dimmer Type: INCANDESCENT

Gem Box Required (2"x3"): No

Dark Sky: No

Convertible: No

Voltage:

UL Rating: cUL Wet

Gem Box: Not Required

SHIPPING

Carton 1: 18" x 9" x 13"

Carton 1 Weight: 6lb

Shipping Method: Ground

Country of Origin: VN



ARCH7







TOWN OF OCCOQUAN

ARCHITECTURAL REVIEW BOARD

Agenda Communication

Sign & COA Violation Report September October

10/21/2026

Title	Violation Type	Address of Violation	Date of Observation	General Description of Violation	Status
OCV-2026-028	Signage	208 Poplar Alley	3/31/2026	Sign for a closed business remaining up	RESOLVED