Reston Association
Design Review Board Meeting Minutes
December 3, 2019

PRESENT:  Ken Knueven, Michael Wood

STAFF PRESENT:  Anna Donato, Jane Houston, Meagan Micozzi

ABSENT:  Jason Beske

I.  PROCEDURAL ITEMS

A.  Call to Order & Opening Remarks
Chair Ken Knueven called the meeting to order at 6:50 pm and established that quorum of the Design Review Board was present.

Design Review Board Chair Ken Knueven informed the applicants that the meeting would be held by a two-member quorum of the Panel and offered the option to reschedule. Waterview Cluster opted to reschedule their application for the next available DRB Panel Meeting.

B.  Approval of the December 3, 2019, Design Review Board Meeting Agenda
DRB member Ken Knueven, seconded by DRB member Michael Wood, moved to approve the December 3, 2019 Design Review Board agenda.

The motion passed unanimously.

II.  MEMBER COMMENTS
None.

III.  OWNER APPLICATIONS FOR REVIEW/DECISION

C.  Lakeport Cluster (C)
c/o Mary Sapp, President (1919 Lakeport Way, Reston, VA  20191)

The cluster representative was present.

DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

Approved revision to cluster standards for house numbers in the Lakeport Cluster, as indicated in submitted plans, to include the following:

Four inch (4”) black numerals installed:
•  On homes with trim board – centered on trim board over garage (with or without metal plate)
• On homes that do not have trim board - over garage, centered on top of garage door frame (with or without metal plate)
• On homes that do not have trim board over garage and no metal plate: centered on trim board below the front railing of balcony above garage.
• On homes with carports - centered on entry arch leading to front door,

as proposed.

The motion passed unanimously.

D. 11533 Hickory Cluster (C#*P)
Jennifer Rekas

The homeowner was present. The Affected Party was not present

DRB member Ken Knueven, seconded by DRB member Michael Wood, made the following motion:

Deferred decision on the following items, as indicated in submitted photos:

a. Existing window replacements (Andersen, E-Series, aluminum, awning and casement, color: white) on property

b. Existing door replacement (Andersen, E-Series, aluminum, sliding, color: white) in rear location

c. Existing bay window modification on side location, to include 3-tab shingles, color: grey, on side location

The Design Review Board (DRB) requests that the applicant contact their Covenants Advisor to schedule the application to be reviewed at the next available Full Design Review Board meeting.

The motion passed unanimously.

E. 1608 Stowe Road (D)
Scott & Kathy Bentley

The homeowner was present

DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

a. Approved removal of existing deck (24’ x 12’) and installation of screen porch (14’ x 18’) and patio (18’ x 18’, raised concrete, Ashler pattern flagstone overlay, color: natural tone) to include window conversion (2, double-hung to french doors (Jeld-Wen, double-swing) in rear location as indicated on submitted site plan and renderings, to include the following:
- Siding and trim boards – (vinyl, color: white to match existing home)
- Pedestrian door – (Andersen, 3000 Series, storm door, color: white)
- Skylights – (2, Velux, Model C06, 22.5” x 46.5”, glass, color: brown)
- Security Light (1, 2-light, 24 W LED, 3000 K, 1218lm, color: white)
- Roofing (shingles to match existing home)
- Gutters and downspouts – (vinyl, color: white to match existing home)
- Firebox (vinyl siding to match existing home; shingles to match existing on home) on right-side porch location

as amended, with the following change:

The decorative lighting (Acclaim Lighting, 2-light, Gooseneck Barn Light, color: white) shall not be installed.

b. Approved retaining wall (approx. 50’ L x 30” H max., 2” flagstone cap, Maryland blend blue stone and concrete façade) in rear location as indicated on submitted site plan and renderings, as amended, with the following changes:

That the back side of wall shall be parched white.

The motion passed unanimously.

F. Waterview Cluster (C)
c/o Margaret Emerson, Vice President (P.O. Box 2093, Reston, VA 20190)

The cluster representative was present

This application review was deferred due to a lack of available DRB quorum to vote on the application, as one of the two available DRB members on the Panel is a resident of the Waterview Cluster.

G. 11719 Blue Smoke Trail (D*P)
Noelle Malley

The homeowner was present

DRB member Ken Knueven, seconded by DRB member Michael Wood, made the following motion:

Approved existing landscaping lights (6, up-lights) in rear yard locations as indicated on submitted site plan and photos, due to inconspicuous rear location, as proposed.

The motion passed unanimously.

H. Joint application - Lantern Way Cluster and 1569 Brass Lantern Way (C*)
c/o Susanne Andersson Tosado, President (11550 Brass Lantern Way, Reston, VA 20194)
Donald Taylor (1569 Brass Lantern Way, Reston, VA  20194)

The cluster representative, homeowner, and Affected Party were present.

DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

Approved existing patio (approx. 84” diameter, natural stone, color: neutral) and walkway (approx. 15’ L x 26” W) to include steps (7 approx. 14’.2” L x 26” W, natural stone, color: neutral) on Lantern Way Cluster property, adjacent to 1569 Lantern Way, as indicated on submitted site plan and photos, as harmonious to surrounding landscaping, as proposed.

The motion passed unanimously.

I. Lantern Way Cluster (C)
c/o Elise Tanner, Secretary (1577 Brass Lantern Way, Reston, VA  20194)

The cluster representative was present

DRB member Ken Knueven, seconded by DRB member Michael Wood, made the following motion:

Approved revisions to cluster standards for windows in the Lantern Way Cluster to include the following:

- Casement style (existing)
- Trim capping (brick mold profile, width not to exceed 2 ½”) (addition)
- No muntins or mullions (grids) (existing)
- Window frame and trim capping color must match the cluster approved exterior trim colors: Benjamin Moore, Feather Down, or Antique Parchment, or similar (addition)

As amended, with the following change:

Lantern Way Cluster shall submit window frame dimensions and profile requirements to Reston Association Staff for final approval.

The motion passed unanimously.

J. Hillcrest Cluster (Bryan Court Section) (C)
c/o Richard Stevens, Vice President (11170 Saffold Way, Reston, VA  20190)

The cluster representative was present.
DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

Approved cluster standards for trash enclosures for Bryant Courts section of Hillcrest Cluster, to include the following:

- Concrete pad (approx. max. 7” L x 3’ W x min. 4” D, base: gravel setting bed and soil compaction [recommended], color: to match existing sidewalks
- Fence (approx. max. 4’ H x 4’ L x 3’ W [see Type A-G requirements], approx. 2” x 4” cap board, approx. 1” x 4” fence board, approx. 4” spacing between boards, 4” x 4” post, anchored into concrete, board-on-board, pressure-treated wood, color: Sherwin Williams custom color match to PPG Timeless, TSC-14 Oxford Brown Exterior Wood Stain)
- Trash enclosures to be optional, and exact configuration dependent upon existing features and landscaping
- Dimensions and configuration of pad and fencing to conform with Type A-G Enclosures Specifications per each specific unit, while exact configuration is to depend upon existing features and landscaping
- Unit owners to be responsible for locating both individual plat and underground utilities prior to installation,

as amended, with the following change:

The fence enclosure shall not exceed four feet (4’) in height.

The motion passed unanimously.

K. 1301 Sawbridge Way (D)
Jennifer & Christopher Greenlee

The homeowner was present.

DRB member Ken Knueven, seconded by DRB member Michael Wood made the following motion:

Approved solar panels (52, 66.9” W x 60” L x 1.5” D, LG 370Q1C-V5, flush mounted, front roof top and garage location, color: black) to include inverter box (mounted inside garage location) cables to match siding, as indicated on submitted site plan and photos, as proposed.

The motion passed unanimously.

L. 2049 Durand Drive (D)
Oliver King and Sarah Miller

The homeowner was present
DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

Approved solar panels (42, 64” L x 38” L, Silfab SLA-M 310W, flush mounted, front roof top and garage locations, color: black) to include junction box (mounted in basement), solar disconnect switch to be (installed next to electric meter on rear of home) as indicated on submitted site plan and photos, as proposed.

The motion passed unanimously.

M. 11301 Geddys Court (C)
Gabriel Gorog

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

a. Approved exterior modifications to include the following:

- Window installation (2, American Craftsman, 50 Series, 48” x 48”, slider, vinyl, no grids, color: white) on left and right side locations; (3, American Craftsman, 50 Series, 24” x 24”, slider, no grids, vinyl, color: white) on left side location; (1 Jeld-Wen, V-2500 Series, 48” x 36”, slider, no grids, vinyl, color: white) on left side location; and window replacement (2, Jeld-Wen, V-2500 Series, 47.5” x 35.5”, slider, no grids, vinyl, color: white) on front location, in conformance with the Design Review Board (DRB) approved standards for windows in the Hampton Meadows Cluster
- Window conversions (2, sliders to sliding patio doors), and patio door replacement (1, slider American Craftsman, 50 Series, 72” x 80”, vinyl, no grids, color: white) on rear location, in conformance with the DRB approved standards for doors in the Hampton Meadows Cluster
- Siding replacement (HardiePlank HZ10 Select Horizontal Cedarmill Lap, 7” exposure, color: to be determined) and trim (PVC composite, color: white) on property, in conformance with the DRB approved color palette for exterior colors in the Hampton Meadows Cluster
- Roof replacement (Royal Sovereign, 3-tab, color: Charcoal), on property, in conformance with the DRB approved color palette for roofs in the Hampton Meadows Cluster
- Garage door replacement (Clopay, Gallery Collection, Intellicore insulated, SQ22 window, 8’ x 7’, color: to be determined), in conformance with the DRB approved color palette for Garage Doors in the Hampton Meadows Cluster
- Pedestrian door replacement (Feather River Doors, 6 lite Clear Craftsman, fiberglass, stained color: to be determined) in front location, in conformance with the DRB approved color palette for pedestrian doors in the Hampton Meadows Cluster.
• Skylight installation (5, Velux, fixed curb-mount, Tempered Low-E3 glass, 22 ½” x 46 ½”) on roof as indicated in submitted site plan and photos
• HVAC system location change, from left side of property, to right side of property, as indicated in submitted site plan and photos
• Attic Fan (Remington Solar, 20-watt, 1280 CFM, color: black) on roof as indicated in submitted photos
• Walkway (variable sized, natural color, River Jack stone, 5’ W), on property.

as amended, with the following changes:

Applicant shall submit cluster standard colors for siding, pedestrian door, and garage door to Reston Association Staff for approval prior to installation, and siding replacement shall incorporate original cluster standard exterior design (flat panels and trim under windows).

b. Disapproved driveway extension, as not in conformance with the Design Guidelines for driveways, which state extensions are not approved, as to preserve as much green area as possible on the property and in the cluster as a whole. In the alternative, the DRB approved driveway replacement with poured concrete, in existing location.

IV. CLOSE OF MEETING/ADJOURNMENT

N. DRB member Ken Knueven, seconded by DRB member Michael Wood, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:25 pm.

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K e n  K n u e v e n ,  C h a i r

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee

cc: Harry P. “Hank” Lynch, Chief Executive Officer
    Reston Association
Director Julie Bitzer
Reston Association Board Liaison

Director Aaron Webb
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board President