January 16, 2018

TO: All Members, Design Review Board  
FROM: Richard Newlon, Vice Chair  
SUBJECT: DRB Meeting, January 9, 2018  
PRESENT: Richard Newlon, Nick Georgas, Ken Knueven  
RA Staff: Lisa Heath

At its meeting of January 9, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member Richard Newlon called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the January 9, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Ken Knueven, moved to approve the December 12, 2017 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. Concord Green Cluster Association  
c/o TWC Management (397 Herndon Pkwy., Suite 100, Herndon, VA 20170)

The cluster representatives were not present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, made the following motion:
Approved revision to cluster standards for exterior lighting (decorative) located in front elevations as indicated in submitted photos in Concord Green Cluster to include the following:

- Hampton Bay lighting fixture (Model #BPP1611-BLK, approx. 14.5” x 6.5” or 16.5” x 6” color: black)
- Hampton Bay lighting fixture (Model #HB7023P-05, approx. 19.75” x 6”, color: black)
- Thomas Lighting fixture (Model #SL94707, approx. 12.5” x 7”, color: black)

with the following stipulations:

a. that if any approved products are discontinued another fixture similar in style, color and dimensions may be used; and

b. that any owner has up to three (3) years from the date of this decision or whenever the fixture needs to be replaced, whichever occurs first, to update to the new standard.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected.

The motion passed unanimously.

2. Alpita Guleria
2121 Salt Kettle Way

The affected parties were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved existing landscape plan to include the following:

- Extended Walkway (brick flagstone added to concrete sidewalk)
- Retaining Wall (natural stacked stone, color: gray, brown)
- Window Boxes (3, wood, color: white, front elevation)
- Vegetation in quantities and species as indicated in submitted photos in front yard locations indicated on submitted site plan with the following stipulations:

1. that the walkway may be a maximum of 6” above grade;
2. that the walkways have no built-in features other than steps;
3. that all landscape material be natural in color, and red mulch or white stones are not used;
4. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;
5. that all vegetation be maintained;
6. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and

7. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

b. Deferred decision on site-grading (rear location adjacent 2119 Salt Kettle Way) to allow applicant an opportunity to provide a solution, procured by a professional, to address any detrimental drainage effects on the adjacent property located at 2119 Salt Kettle Way, to include the following:

- Color photographs of previous and existing conditions of rear yard
- Professional landscape drawings of existing conditions of rear yard, to include proposed solutions

The DRB requires the above items be submitted to Reston Association staff no later than January 31, 2018 for review at the February 13, 2018 DRB meeting. Please note, agendas are limited, and early submission is suggested to avoid a delay in review of the application.

The motion passed unanimously.

3. Karen K. Furbish
   11413 Running Cedar Road

The homeowner was not present.

DRB member Nick Georgas, seconded by DRB member Ken Knueven, made the following motion:

a. Approved existing tree removal (4, deciduous) in front yard location as indicated in submitted site plan due to the potential endangerment of people or property with the stipulation that the stump(s) be completely removed.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

b. Approved existing underdeck lattice (orthogonal) in rear locations as indicated in submitted photos with the stipulation that the lattice be orthogonal (horizontal and vertical), not diagonal and be properly recessed and framed with either trim boards or wood lattice channel pieces and finished to match the deck, in conformance with the Design Guidelines for decks.

The motion passed unanimously.
The homeowner and contractor were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved screened porch (Great Day Improvements, approx. 7’ x 9’, 3” aluminum frame, All View Screen, color: “Sandstone”) with deck (approx. 7’ x 9’, pressure-treated wood) located in rear mid-level elevation as indicated on submitted site plan and elevation drawings to include the following:

- Roofing (3” super foam, single slope, color: to match existing shingles)
- Screens (aluminum mesh, color: black)

with the following stipulations:

a. that the roof shingles match those of the existing house;

b. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);

c. that all railing be the same straight simple wood vertical picket railing at the maximum height required by Fairfax County code;

d. that all knee (angular) braces extend no farther than 2’ below the deck joists/floor, or as required by Fairfax County Code;

e. that all wood elements be left to weather naturally or finished with a clear, colorless sealant;

f. that any change in grading may not detrimentally impact existing trees or adjacent property; and

g. that no trees be removed without Design Review Board approval.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.
To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

5. Christopher and Kelly Midura
11309 Gatesborough Lane

The homeowner was present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved removal of old deck and deck material and installation of screened porch (approx. 15’ x 16’, pressure treated wood) with connected ground-level deck (approx. 8’ x 6’, pressure-treated wood) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Doors (Andersen, aluminum, full-view, color: white)
- Roofing (gable, asphalt shingles to match the house, color: gray/silver)
- Lighting (same or similar to the existing decorative rear porch fixture)
- Skylights (Velux, Truss, fixed deck-mount, color: gray)
- Screens (fiberglass, color: black)

with the following stipulations:

a. that the roof shingles match those of the existing house;
b. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);

c. that all railings be the same straight simple wood vertical picket railing at the maximum height required by Fairfax County code;

d. that all wood elements be left to weather naturally or finished with a clear, colorless sealant;

e. that the skylights have a low profile (preferably flat), be mounted parallel and perpendicular to the roof ridge, and the frames match the color of the roof;

f. that any change in grading may not detrimentally impact existing trees or adjacent property; and

g. that no trees be removed without Design Review Board approval.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.
Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

6. Kyle Bolton
1694 Sierra Woods Court

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved existing patio (brick and stone pavers, color: red, tan, gray; rounded timbers, color: brown) in rear location adjacent the house wall, as submitted in photo.

b. Approved existing patio (concrete pad, color: white) in rear yard location adjacent to free-standing fence, as submitted in photo.

   The Design Review Board recommends that topsoil, grass seed, or edging be installed in areas of the patio to soften and even out the edges of the concrete pad.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Nick Georgas, seconded by DRB member Ken Knueven, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:27 pm.

Richard Newlon, Vice Chair

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee
cc: Cate Fulkerson  
Chief Executive Officer  
Reston Association  

Director Julie Bitzer  
Reston Association Board Liaison  

Director Michael Sanio  
Reston Association Board Liaison
January 23, 2018

TO:   All Members, Design Review Board
FROM:  John Kauppila, Chair
SUBJECT:  Full DRB Meeting, January 16, 2018

PRESENT:  Richard Newlon, Graham Farbrother, Neal Roseberry, John Kauppila, Nick Georgas, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman, Reston Association Legal Counsel Wil Washington (non-voting)
Reston Association Board Liaisons: Julie Bitzer (ex-officio and non-voting)
RA Staff:  Anna Varone, Margo Collins, Lisa Heath

At its meeting of January 16, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member John Kauppila called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB Member Richard Newlon, seconded by DRB member Graham Farbrother, moved to approve the January 16, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB Member Ken Knueven, seconded by DRB member Richard Newlon, moved to approve the November 14, 2017 Full Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

# 1. RA Lake Thoreau Spillway, Section 80
c/o Cate Fulkerson (CEO, 12001 Sunrise Valley Drive, Reston, VA 20191)

The representatives were present, and the affected parties were not present.
DRB member Ken Knueven, seconded by DRB member John Kauppila, made the following motion:

Approved artwork (sculpture, “Chain Mail”, approx. 16’ H x 19’ W x 13.5’D, 9” ring blanket/curtain, suspended by wire, 1 3/8” vinyl tube pole mounts, gradient colors: yellow/orange/red) and lighting (4- LED spotlight, 13 watts, multi-colored, solar panel and battery pack) “In-Concept Only”, as indicated in submitted plan, on Lake Thoreau Spillway.

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

- Consider color options for the support structures that do not distract from the sculpture, but to further disappear from the overall project
- Additional use of cable tension to improve the connectivity and the suspended, floating design
- Encourage a simple design with focus on the daytime display and emphasis on the clear flexible tubes
- Consider alternatives for the overall representation/theme of the sculpture, specifically “Chain Mail”

For final approval, please submit the following:

- Details on material, color and dimensions of all sculpture elements

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before construction relating to the proposed project.

The DRB encourages the applicant to request an installation extension so that the artwork may be displayed past the typical November 15th deadline with the option for early removal if desired or if the structure fails.

The motion passed unanimously.

2. RA Flower Meadows, Section 1
   c/o Cate Fulkerson (CEO, 12001 Sunrise Valley Drive, Reston, VA 20191)

The representatives were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved signs replacements and additions (52 locations, “Wildflower Meadow”, approx. 14” x 20”, frameless, laminate, 12” x 12”, single post pedestal, sign colors: white background/green borders/green & white letters, post finish: black powder coated aluminum) in Reston Association Meadow locations as indicated on submitted site plan and renderings with the
stipulations that there be a maximum of (1) sign per location and that the signs be maintained as proposed.

The motion passed unanimously.

The representative was present.

DRB member Nick Georgas, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved door additions/conversions (3, pedestrian doors, single swing) located on the west, east and north elevations with the stipulation that the new doors exactly match the existing doors in configuration, style, material, color, width and profile of the frames and trim in conformance with the Design Guidelines.

b. Approved tot-lot replacements (4, Little Tykes Commercial equipment) in rear and side locations as indicated on submitted site plan to include the following:
   - Infant Play, Panel Unit and N, shade stopper, colors: beige/brown/green
   - Early Preschool, PB Ground Unit with Shade Topper, colors: beige/brown/green
   - After School, Tire Swing with Beam Cover, colors: green/red/yellow
   - Pre-school, 4 Seat Teeter, colors: beige/blue/red
   - Playground Turf
   - Playground concrete epoxy

   with the following stipulations:
   1. that all concrete epoxy coating must be naturally colored; and
   2. that any turf material be natural in style and color.

c. Deferred monument sign replacement (approx. 10’ L x 7’ H x 1’ W, “PRIMROSE SCHOOL OF RESTON, The Leader in Early Education and Child Care” and logo, double sided, brick base, metal face, sign face and logo color: beige, letter color: “Dark Bronze”) and light (1, ground mounted spot light) in front location as indicated on submitted site plan to allow the applicant the opportunity to consider a design similar to the existing sign (pylons and center sign) that is consistent with other signs in the surrounding area.

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:
• Consider removing the tag-line, The Leader in Early Education and Child Care. The DRB notes that the use of tag-lines is discouraged and should be minimized, if not eliminated

• Consider a reduction in the overall scale and design that is more residential in scale and character, and less commercial

• Consider optional font types for sign and logo

The Design Review Board requests the applicant restudy and resubmit to a panel of the Design Review Board. Early submission is recommended as these agendas are limited in space.

The motion passed unanimously.

* 4. 11800 Sunrise Valley Drive
c/o AREP RIC LLC (2350 Corporate Park Drive, Herndon, VA 20171)

The representatives were present.

DRB member John Kauppila, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved identification sign (1-approx. 19.8' l x 2.3 ¼" h, “Virginia Spine Institute” and logo, internally illuminated, building mounted sign, face-lite channel letters, lettering color: blue/daylight, white/night, logo translucent colors: blue/red), on lower-level front façade as indicated on submitted renderings and photos with the following stipulations:

1. that the top of the sign/letters align with the top of the canopy;

2. that it be mounted directly on the building face with no visible raceway or transformer; and

3. that the raceway/transformer be painted the color of the wall surface behind it.

The Design Review Board (DRB) reserves the right to review the sign after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

b. Approved existing identification sign (1-approx. 50’ x 5’, “Virginia Spine Institute” and logo, internally illuminated, building mounted sign, aluminum channel letters, lettering color: black/daylight, white/night, logo colors: blue/daylight, white/night, logo translucent colors: blue/red) and the removal of old signs (2-Reston International Center) to include exterior color (parapet wall, color: grey) in locations as indicated on submitted renderings and photos, as consistent in size/scale with the previous sign and unique building design/character with the following stipulations:

1. that the no additional signs be installed at the top of the building facades on the other elevations; and
2. that any change of use, requiring sign replacement, must be smaller in scale and must receive Design Review Board approval prior to installation.

The Design Review Board (DRB) reserves the right to review the sign after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Graham Farbrother, Neal Roseberry, John Kauppila, Nick Georgas, Grace Peters, Ken Knueven, Charlie Hoffman
NAY: Bruce Ramo

*# 5. 2457 Freetown Drive
Joe Arnold and Nicole Clark

The homeowner, contractor and affected parties were present.

DRB member Charlie Hoffman, seconded by DRB member Ken Knueven, made the following motion:

a. Disapproved existing addition (two-story) on the left elevation as indicated in submitted site plan and elevation drawings as not in conformance with the Design Guidelines for additions which require additions to be visually integrated in size and scale with the existing house and neighborhood, and reflect consideration for any adverse impact on neighboring properties.

The Design Review Board requires that the addition be removed and the siding and roof etc. be seamlessly repaired. The previous deadline set, November 22, 2018 stands, and all additional violations must be brought into conformance immediately.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Graham Farbrother, Neal Roseberry, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman,
ABSTAIN: John Kauppila, Nick Georgas

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:

b. Disapproved existing tree removal (approx. 11 in rear yard location, approx. 15 on adjacent RA parcel) as indicated on submitted site plan, as amended, as not in conformance with the decision dated November 21, 2017, which stated that the proposed and existing tree removals were disapproved.

c. Deferred landscaping plan (new plantings) in rear location as indicated on submitted site plan to give the applicant an opportunity to provide a detailed landscaping plan for both the homeowner and the adjacent RA properties.
The Design Review Board (DRB) further requires that the replanting/re-foresting plan for both properties be submitted within ten (10) days.

The Design Review Board (DRB) recommends that the applicant further redesign the landscaping plan with consideration of the following:

1. The landscaping plan must include the existing tree inventory and all existing tree removal in the rear yard and on the adjacent RA parcel.

2. The plan should focus on re-foresting with a diversity of native species creating a natural wooded look.

The Design Review Board (DRB) reminds the applicant that homeowners must obtain DRB approval to remove any live tree, either deciduous or evergreen, whose trunk measures 4 inches in diameters or more, regardless of location.

The Design Review Board (DRB) notes that in addition, the vegetated character of natural wood areas should be preserved. Further, the removal of non-invasive native smaller trees (under 4” diameter) and/or understory vegetation should not change the overall character of the natural wooded areas.

Please restudy and resubmit.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Graham Farbrother, Neal Roseberry, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman, Nick Georgas
ABSTAIN: John Kauppila

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

d. Deferred exterior modifications (siding, exterior colors, roof replacement, window replacement, entry door and garage door replacement, lighting) per the applicant’s request. The DRB notes that these elements are essential to the overall design of the entire house and should be submitted along with any proposed additions/alterations.

The Design Review Board (DRB) reminds the applicant that approval by the DRB is required before commencing any additional tree removal, excavation or construction relating to these proposed projects.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Graham Farbrother, Neal Roseberry, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman, Nick Georgas
ABSTAIN: John Kauppila

6. Design Review Board
Non-Residential DRB Application Processing Fees

DRB member John Kauppila, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved decision to continue with the existing non-residential application fees as submitted.

b. Deferred decision on the proposed Draft amendments to Design Review & Covenants Administration Resolution 8; Design Review Application Procedures to revise the non-residential application processing fees to give RA staff an opportunity to provide benchmark fee schedules for comparable organizations in the area for further adjustment.

The motion passed with the votes recorded as follows:

AYE: Neal Roseberry, John Kauppila, Graham Farbrother, Nick Georgas, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman,
NAY: Richard Newlon

7. Design Review Board

Design Review Process for Increased Efficiency

DRB member John Kauppila, seconded by DRB member Neal Roseberry, made the following motion:

Approved changes to the Design Review Application process, as amended, to include the following:

Staff Level Review (Items moved from consultation to staff review):
- Air Conditioners/Heat Pumps
- Artworks
- Attic Ventilators
- Awnings
- Basketball Backboards
- Cables and Wires
- Carpet (Indoor/Outdoor)
- Chimneys, Flues
- Colors (Paints and Stains)- Color Matches Only
- Compost Bins
- Dog Houses
- Flags
- Fuel Tanks & Accessories
- Gutters & Downspouts
- Mailboxes
• Play Equipment
• Roofing
• Satellite Dishes & Antennas
• Security Devices
• Shade Structures
• Storage Boxes
• Shutters
• Siding and Exterior Materials – Color Matches Only
• Skylights
• Spas & Hot Tubs
• Storm Windows
• Storm/Screen Doors
• Utility Boxes
• Window Replacements (under 2.5 differential frame measurement)

Consultation Level Review (Items requiring qualifying information):
• Colors: Paints and Stains- Color Matches Only
• Landscaping: Plantings & Related Structures – Qualifier Needed
• Landscaping: Tree Removal (up to 6 trees) – Qualifier Needed
• Landscaping: Re-grading – Qualifier Needed
• Patios & Walkways – Qualifier Needed
• Ponds/Water Features – Qualifier Needed
• Privacy Screens – Qualifier Needed – Single Family Only
• Siding and Exterior Materials – Color Matches Only
• Underdeck Weather Guards – Qualifier Needed

A working group was established comprised of three (3) DRB members, Richard Newlon, Neal Roseberry, Charlie Hoffman, and RA DRB staff to further define the perimeters of the proposed changes. The working group will provide a progress report to the next full board meeting in February.

The motion passed unanimously.

PART IV- Executive Session

DRB member John Kauppila, seconded by DRB member Ken Knueven, made a motion to move to executive session to consult with legal counsel at 10:45 pm.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member John Kauppila, made a motion to return to open session at 11:02 pm.

The motion passed unanimously.

PART V- CLOSE OF MEETING
DRB member John Kauppila, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 11:03 pm.

______________________________
John Kauppila, Chair

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

c: Cate Fulkerson
Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Michael Sanio
Reston Association Board Liaison

Wil Washington
Reston Association Legal Counsel
January 30, 2018

TO: All Members, Design Review Board

FROM: Graham Farbrother, Vice Chair

SUBJECT: DRB Meeting, January 23, 2018

PRESENT: Graham Farbrother, John Kauppila, Charlie Hoffman
             RA Staff: Lucy Renault

At its meeting of January 23, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member Graham Farbrother called the meeting to order at 7:00 p.m. and established that a quorum of the DRB was present.

DRB member Graham Farbrother, seconded by DRB member John Kauppila, moved to approve the January 23, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member John Kauppila, seconded by DRB member Charlie Hoffman, moved to approve the October 24, 2017 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

*P 1. 2005 Cutwater Court
       Jerome R. Babbitt

The homeowner was present.

DRB member John Kauppila, seconded by DRB member Charlie Hoffman, made the following motion:
Approved sunroom (approx. 17’ x 8’, 2nd story, over existing deck) to include the following:

- Siding (T1-11, color: to match existing)
- Windows (fixed and sliders, no grids, frame color: white)
- Roofing (glass, frame color: white)

in side location as indicated on submitted site plan and photographs as existing.

The motion passed unanimously.

# 2. 1368 Sundial Drive
Stephen Boutwell and Jenna Joseph

The homeowners and affected party were present.

DRB member Graham Farbrother, seconded by DRB member John Kauppila, made the following motion:

Approved tree removal (Maple) to include replacement tree in the front location due to its potential endangerment of people or property with the following stipulations:

a. that the replacement tree species and size conform to the subsequent cluster standard for front tree replacement in Baldwin Grove Cluster (application to be reviewed by the Design Review Board on February 27, 2018); and

b. that the stump be completely removed.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris may not be stored on cluster common property, and neatly stacked firewood may only be stored on cluster common property if the applicant has written permission from the cluster board allowing this storage.

The motion passed unanimously.

*1. 3. 1674 Cedar Hollow Way
Gary Fischer and Shannon Whitefischer

The homeowners were present.

DRB member John Kauppila, seconded by DRB member Graham Farbrother, made the following motion:

a. Disapproved removal of old pergola (existing removal, wood, siding) and installation of new pergola (approx. 17’ x 6'-6”, 1” x 3” lattice, 2” x 10” and 12” x 8” joists, 6” x 6” beam, pressure treated) to include posts (4- approx. 6” x 6” posts with 1” x 8” finish boards, 1” trim at top and bottom, pressure treated) in the front location as indicated on submitted elevations as not in conformance with the Design Guidelines which requires entry covers to be harmonious with the architecture of the house and compatible in style, proportion, design, and details.
The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

- Consider an alternate design that is less visually prominent and is harmonious with the architecture of the house and compatible in style, design, and details
- If permanent removal of the pergola is preferred, the DRB would require a plan showing the proposed repairs to the entire elevation and may require revisions to the proposed front deck and deck elements

Please restudy and resubmit.

The Design Review Board (DRB) requires that a complete application be resubmitted within thirty (30) days and all additional violations must be brought into conformance immediately. In alternative, the Design Review Board requires that the pergola be completely restored to its original condition within thirty (30) days and all additional violations must be brought into conformance immediately.

b. Approved deck (approx. 6' x 7 ½', with stairs, pressure treated) in the front location as indicated on submitted site plan to include the following:

- Steps (pressure treated timber risers, slate treads)
- Planters (4” x 8” pressure treated timbers)
- Retaining walls (4” x 8”, height to match existing, pressure treated timbers)
- Landscape stones

with the following stipulations:

1. that no deck or stair/step lighting be installed;
2. that the retaining walls be securely constructed and stepped to accommodate any change in grade,
3. that all landscape material be natural in color, and red mulch or white stones are not used;
4. that the steps be installed flat and level;
5. that any change in grading may not detrimentally impact existing trees or adjacent property; and
6. that no trees be removed.

The Design Review Board (DRB) requires that the deck, stairs, steps, retaining walls, planters be installed within thirty (30) days and all additional violations must be brought into conformance immediately. After this date, RA Staff will inspect the property to check for compliance and determine if any other violations of Reston’s Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

c. Deferred decision on railings (3’H, picket, pressure treated) to include gate (3’W, picket, pressure treated) in the front location as indicated on submitted site plan to
allow the applicant an opportunity to consider an alternate design that is compatible with the architecture of the house.

Please restudy and resubmit.

The Design Review Board (DRB) requires that a complete application be resubmitted within thirty (30) days and all additional violations must be brought into conformance immediately.

The DRB notes that horizontal railing is more in keeping with the architecture of the house.

The motion passed unanimously.

DRB member Graham Farbrother, seconded by DRB member John Kauppila, made the following motion:

d. Approved existing pedestrian door addition (conversion from window, Jeld-Wen 6-panel, color: to match house siding) to include trim (wood, color: white) due to its inconspicuous location on the side elevation with the stipulations that the screen door be removed and that the trim be painted to match the existing house trim.

The Design Review Board (DRB) requires that screen door be completely removed and that the trim be painted to match the house siding within thirty (30) days and all additional violations must be brought into conformance immediately. After this date, RA Staff will inspect the property to check for compliance and determine if any other violations of Reston’s Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

e. Disapproved pedestrian replacement door (Jeld-Wen, 6-panel door, color: to match house siding) on the front elevation as not harmonious with the architecture of the house.

Please restudy and resubmit.

The motion passed unanimously.

# 4. Baldwin Grove Cluster Association
c/o Kristine Caraway (365 Herndon Parkway, Suite 106, Herndon, VA 20170)

The cluster representatives and affected party were present.

DRB member John Kauppila, seconded by DRB member Graham Farbrother, made the following motion:

Approved tree removal (1-Maple, 10” DBH, behind 1301/1305 Sundial Drive) in the location indicated on the submitted site plan and photographs due to its potential endangerment of people or property with the following stipulations:

a. that the remaining trees not be removed;
b. that a replacement tree of an appropriate size and species be installed on the cluster common ground and an application showing the location, species, and size be submitted to staff for review; and

c. that the stump be completely removed.

The Design Review Board recommends the cluster work with staff to provide additional photographs showing the context of the proposed tree removal, including location and surrounding vegetation, and any historical information on tree and understory removal in the wooded areas of the cluster.

The DRB further notes that the supplement information be reviewed by the same panel of the Design Review Board.

The motion passed unanimously.

5. 1612 Sierra Woods Drive
John L. Schofill Jr. and Beth A. Schofill

The homeowners were present.

DRB member John Kauppila, seconded by DRB member Charlie Hoffman, made the following motion:

Approved replacement roofing (CertainTeed Landmark, architectural shingles, color: “Burnt Sienna”) as a match to CertainTeed “Oakwood” shingles with the stipulation that the entire roof be replaced at the same time with the approved material.

The motion passed unanimously.

6. 2365 Paddock Lane
Timothy and D. Ricarda Dowling

The homeowner was present.

DRB member John Kauppila, seconded by DRB member Graham Farbrother, made the following motion:

Approved removal of existing screened porch and installation of new screened porch (approx. 15’ x 20’, pressure treated, framing color: white, Trex flooring, color: “Vintage Lantern”) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Roofing (asphalt shingles, color: to match existing)
- Screens (color: black)
- Stairs (approx. 4’ wide, Trex flooring, color: “Vintage Lantern”)
- Railing (Trex railing, color: white, aluminum balusters, color: black, Trex top plate, color: “Vintage Lantern”)
- Deck lighting (Trex, stair risers, recessed LE, 1-per riser)
- Storm door (Larson 271-TT, full-view with lower panel, color: white)
• Gutters and downspouts (aluminum, color: white)

with the following stipulations:

a. that the applicant submit an application for the proposed skylights and decorative light(s) fixtures to staff for review prior to installation;

b. that the roof shingles match those of the existing house;

c. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);

d. that all railings, including the stair railing, be the same straight simple vertical picket railing at the maximum height required by Fairfax County code;

e. that any knee (angular) braces extend no farther than 2’ below the deck joists/floor;

f. that a maximum of one light per riser be installed in the center location, and that all wiring is not visible and all lights be low wattage and illumination, that they be provided with deep shields, and be directed downward; and

g. that all wood elements be painted/stained to match the house trim.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The motion passed unanimously.

7. The Shores Cluster
c/o Carol Roxbrough (2072 Lake Audubon Court, Reston, VA. 20191)

The cluster representatives were present.

DRB member John Kauppila, seconded by DRB member Graham Farbrother, made the following motion:

Approved signs (removal and additions) in the locations indicated on submitted site plan to include the following:

• Sign removal (7- metal with posts)
• Sign addition (1- approx. 15.39” x 20”, HDU, single-sided, “PLEASE RESPECT OUR PROPERTY”, “NO TRESPASSING”, “PLEASE CLEAN UP AFTER YOUR PETS”, “THANK YOU”, with bird/sun and person/dog graphics, on 6’H 4” x 4” wood posts, colors: “River Gorge Grey” and “Ivory Porcelain”)
• Sign addition (1- approx. 32.84” x 32”, HDU, single-sided, “PRIVATE PROPERTY”, “Parking for Shores Cluster Residents and their Guests Only”, “All Others May Be Tow, If Towed, Call (703) 691-2131”, “Speed Limit 15 MPH, No Soliciting Allowed”, with bird/sun graphic, on 6’H 4” x 4” wood posts, colors: “River Gorge Grey” and “Ivory Porcelain”)
with the following stipulations:

a. that the animal waste/excrement graphic be removed from the small sign;

b. that the large sign be modified to state, “Parking for Residents and their Guests Only”;

and

c. that spacing be added between “Speed Limit 15 MPH” and “No Soliciting Allowed” on the large sign.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member John Kauppila seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:05 p.m.

_______________________
Graham Farbrother, Vice Chair

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

cc:  Cate Fulkerson
     Chief Executive Officer
     Reston Association

     Director Julie Bitzer
     Reston Association Board Liaison

     Director Michael Sanio
     Reston Association Board Liaison
February 13, 2018

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, February 6, 2018

PRESENT: Neal Roseberry, Grace Peters, Bruce Ramo
RA Staff: Margo Collins

At its meeting of February 6, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member Neal Roseberry called the meeting to order at 7:10 pm and established that a quorum of the DRB was present.

DRB member Grace Peters, seconded by DRB member Bruce Ramo, moved to approve the February 6, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Grace Peters, moved to approve the December 5, 2017 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. Lindsey and Chris Whelan
1632 Stowe Road, Reston, VA 20194

The homeowner and the contractor were present.

DRB member Bruce Ramo, seconded by DRB member Grace Peters, made the following motion:
Approved screened porch (approx. 16’ x 16’, pressure treated wood) and stairs (approx. 14 risers, 2 landings, pressure treated wood) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Doors (storm door, full view, color: white)
- Roofing (to match the house shingles)
- Deck (Trex flooring, rail cap and stair treads, “Spiced Rum”) 
- Railings (metal, simple round pickets, color: black)
- Gutters (Amerimax, 5.5”, K-style, aluminum, color: white)
- Screens (fiberglass, color: charcoal)

with the following stipulations:

a. that the roof shingles match those of the existing house;

b. that the screens be charcoal, or similar in color;

c. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);

d. that all railings, including the stair railing, be the same straight simple metal vertical picket railing at the maximum height required by Fairfax County code;

e. that the deck be constructed in such a way that knee braces are not required for support; and

f. that all wood elements be left to weather naturally or finished with a clear, colorless sealant; or painted/stained to match the house siding or trim.

The motion passed unanimously.

2. Summit Chase Cluster Association
c/o Beth Brooks (1593 Autumn Ridge Circle, Reston, VA 20194)

The cluster representatives were present.

DRB member Grace Peters, seconded by DRB member Bruce Ramo, made the following motion:

Approved tree removal (17, 5-White Pines, 12-Leyland Cypress) and new plantings (18, 6-American Hollies, 6-Dogwood, 6-Redbuds) on cluster common property in locations as indicated in submitted site plan and photo with the following stipulations:

a. that the stump(s) be completely removed; and

b. that the approved replacement trees be a minimum of 6’ in height and maintained as proposed.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris may not be stored on
cluster common property, and neatly stacked firewood may only be stored on cluster common property if the applicant has written permission from the cluster board allowing this storage.

If your tree work requires access to the site via an RA pathway, permission must be obtained from the Pathways Manager (703-435-6557) prior to beginning the work.

The motion passed unanimously.

3. Man-Hon Edwin Leong
11411 Summer House Court, Reston, VA 20194

The homeowner and the affected party were present.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved existing tree removal (Maple) to include replacement tree in the front location due to its potential endangerment of people or property with the following stipulations:

1. that the replacement tree species and size conform to the subsequent cluster standard for front tree replacement in Baldwin Grove Cluster (application to be reviewed by the Design Review Board on February 27, 2018); and

2. that the stump be completely removed.

The Design Review Board encourages the Baldwin Grove Cluster to consider a holistic approach when proposing a front tree replacement standard. The replacement standard should have set species and size that will enhance and maintain the street scape and overall character of the community.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

b. Disapproved driveway extension (approx. 10' x 2', flagstone, dry set, color: gray) in front location as submitted on site plan to give the applicant the opportunity to work with the cluster board for further direction regarding driveway extensions in Baldwin Grove Cluster.

The Design Review Board discourages the use of driveway extensions in communities with small front yard space.

The motion passed unanimously.

4. Forest Edge Cluster
c/o Cynthia Mostoller (P.O. Box 2474, Reston, VA 20195)

The cluster representatives were present.
DRB member Grace Peters, seconded by DRB member Bruce Ramo, made the following motion:

Approved tree removal (11, deciduous and evergreen) to include the following:

- #47, Norway Spruce, 8” DBH, located between 11134 and 11150 FE
- #186, White Pine, 9” DBH, located on hill behind 1468 GC
- #276, Red Oak, 25” DBH, located on hill behind 1426
- #289, Red Oak Spar, 28”, located behind 1426 to right facing street
- #345, Tulip Poplar, 24” DBH, located on hill between 1401 and 1416
- #349, Red Oak, 9” DBH, located in natural tree area between 1401 and 1416
- #764, Tulip Poplar, 6” DBH, located in large island near 1446 GC
- #815, Alanthius, 6” DBH, located on edge of North Shore meadow
- Unidentified, Post Oak, 8” DBH, located on corner of Wiehle
- Unidentified, Tulip Poplar, 17” DBH, located adjacent Wiehle behind 11164
- #838, Red Maple, 8” DBH, located adjacent Wiehle

on cluster common property in locations as indicated in submitted site plan and photo with the following stipulations:

a. that additional replacement trees (3, deciduous) be installed and maintained, and be a minimum caliper of 2.5”;

b. that the exact location of the replacement trees be submitted to staff for documentation;

c. that the stump(s) be completely removed or cut flush with the ground;

d. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list; and

e. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The Design Review Board (DRB) notes that consideration for limited replacement trees in this cluster was due to the nature of the heavily wooded areas. The DRB encourages the cluster to consider tree replacements for any additional removals of an appropriate size/species should the removal of the trees alter the natural character of the wooded area, environmental integrity, or screening effect on adjacent properties.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris may not be stored on cluster common property, and neatly stacked firewood may only be stored on cluster common property if the applicant has written permission from the cluster board allowing this storage.

If your tree work requires access to the site via an RA pathway, permission must be obtained from the Pathways Manager (703-435-6557) prior to beginning the work.

The motion passed unanimously.

5. Robert and Sarah Lydick
The homeowner was not present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Disapproved existing gutter and downspout modification (aluminum, color: white) on the rear elevation as submitted in photos as not in conformance with the Design Guidelines for gutters and downspouts which require they be installed in horizontal and vertical planes.

In the alternative, the Design Review Board would approve a configuration that runs in vertical drops on either side of the rear upper-level balcony with the following stipulations:

a. that they be installed plumb and in a workman like matter, and cut through the existing deck if necessary; and

b. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The Design Review Board requires the applicant restudy and resubmit the design to staff for approval within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

6. Patrick and Oesa Weaver
10710 - Cross School Road, Reston, VA 20190

The homeowner was present.

DRB member Bruce Ramo, seconded by DRB member Grace Peters, made the following motion:

Approved deck replacement (approx. 20’ x 12’ lower-level and approx. 18’ x 22’ upper-level, pressure treated wood, left to weather naturally) and stairs (connect upper & lower levels and lower level to ground) in rear location indicated on submitted site plan

- Material: Trex, deck boards, color: “Tiki-Torch”
- Railings: Trex Transend, 4”x4”, black aluminum reveal rails and posts
- Lighting: Low voltage post lights

with the following stipulations:

a. that the approved railings be installed on the decks and connecting stairs only and all the other railings on the fence and rear yard stairs remain the simple wood pickets;

b. that all railings, including the stair railing, be the same straight simple black metal vertical picket design at the minimum height required by Fairfax County code;
c. that the under-deck lattice be removed; and

d. that a maximum of one light per every other post be installed on the interior side, and that all wiring is not visible, and all lights be low wattage and illumination, that they be provided with deep shields, and be directed downward.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The motion passed unanimously.

7. Amanda and Thomas Trucksess
11684 Bennington Woods Road, Reston, VA. 20194

The homeowner and architect were present.

DRB member Grace Peters, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved screened porch (approx. 20’ x 16’, pressure treated wood) and deck replacement (approx. 20’ x 16’, 15 risers, landing, pressure treated wood) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Doors (storm door, full view, color: white)
- Roofing (to match the house shingles)
- Deck (Trex flooring, rail cap and stair treads, “Spiced Rum”)
- Railings (metal, simple round pickets, color: black)
- Gutters (Amerimax, 5.5”, K-style, aluminum, color: white)
- Screens (fiberglass, color: charcoal)

with the following stipulations:

1. that the roof shingles match those of the existing house;

2. that the screens be charcoal, or similar in color;

3. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);

4. that all railings, including the stair railing, be the same straight simple metal vertical picket railing at the maximum height required by Fairfax County code;

5. that the deck be constructed in such a way that knee braces are not required for support; and

6. that all wood elements be left to weather naturally or finished with a clear, colorless sealant; or painted/stained to match the house siding or trim.
b.  Approved landscaping plan to include the following:

- Patio and walkway (approx. 40’ x 23’, flagstone, square random pattern, natural stone, ground-level) under-deck rear location
- Steppers (approx. 15, fieldstone, natural rock) in rear yard location
- Firepit patio: (approx. 12’, circular, flagstone, irregular random pattern) and seat wall and fire pit: (Maryland Blend vertical stone with Thermal flagstone caps) in rear yard location

with the following stipulations:

1. that the walkways and patios be securely constructed, flat and level and set into the natural contours of the ground;
2. that the walkways and patios be a maximum of 6” above grade;
3. that all landscape material be natural in color, and red mulch or white stones are not used;
4. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
5. that no lights be installed, or trees be removed without Design Review Board approval.

c.  Approved portico addition (approx. 11’ w x 6’ d x 13’ h, metal roof, two simple round columns) to include walkway/stoop replacement (approx. 25’ x 5’, flagstone, square random pattern, natural stone) in front entry location as indicated in submitted drawings with the following stipulations:

1. that the metal roof be black to match the existing bay window roof color;
2. that the columns and the trim be painted to match the trim color;
3. that the walkway and stoop be securely constructed, flat and level and set into the natural contours of the ground;
4. that the walkways be a maximum of 6” above grade; and
5. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The motion passed unanimously.

# 8. Daniel and Paula Flores  
11880 Fawn Ridge Lane, Reston, VA. 20194

The homeowners, affected parties, contractor, and architect were present.

DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:
a. Approved outside cooking area modifications (chimney, flooring) in locations as indicated in submitted plans and renderings, to include the following:

- Chimney (approx. 6’ w x 40’ h) located on left-side of approved addition
- Flooring (approx. 8’ l x 36” w, MS International, slate tiles, color: “Peacock”) in front of grill located on roof-top terrace of approved addition as proposed.

b. Approved exterior colors as submitted to include the following:

- Behr Premium Plus Ultra Gloss, “January Garnet” #HDC-CL-11 for front door
- Behr Premium Plus Ultra Gloss, “Indigo Ink” #HDC-CL-26A for shutters

with the stipulation that all color changes described above be implemented as approved.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Grace Peters, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:18 pm.

_______________________
Neal Roseberry, Vice Chair

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

cc: Cate Fulkerson
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Michael Sanio
Reston Association Board Liaison
February 20, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Vice Chair

SUBJECT: DRB Meeting, February 13, 2018

PRESENT: Richard Newlon, Nick Georgas, Charlie Hoffman (sub)
RA Staff: Lucy Renault

ABSENT: Ken Knueven

At its meeting of February 13, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member Richard Newlon called the meeting to order at 7:00 p.m. and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, moved to approve the February 13, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, moved to approve the January 9, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

# 1. St. Anne’s Episcopal Church
c/o LJ Donnell (1700 Wainwright Drive, Reston, VA. 20190)

The agent and affected party were not present.
DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Deferred decision on site lighting (PROlite LED Lighting, PLEDMPAL80-5k lighting source only, 8 - on existing 25’ poles, 2 – on existing 14’ poles, 80 luminaire/watts, 5000K- cool white) to the Full Design Review Board (FDRB) to allow the applicant the opportunity to be present during review of the application and to do/provide the following:

- Create a sample site showing the proposed bulb/fixture for the Design Review Board to review during a site visit and prior to the meeting
- Clarification on the proposal
- Information on the differences between the lighting source options (i.e., 3K vs. 5K, warm white vs. cool white)
- Information on the time frame of when the lights will be on

Please restudy and resubmit.

The motion passed unanimously.

2. 1166 Fieldview Drive
Joshua and Veda Kolawole

The homeowner and contractor were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved enclosure (approx. 8’ x 18’, under elevated deck, aluminum mesh screening, color: black, 3” powder coated aluminum frames, color: “Sandstone”) in the rear location as indicated on submitted site plan with the stipulations that the frames match the color of the house and deck.

The motion passed unanimously.

# 3. 11411 Hollow Timber Way
Creative Remodeling LLC
c/o Dorel Rosca (11411 Hollow Timber Way, VA. 20190)

The homeowners and affected party were present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

Approved window replacements (Simonton Windows, Asure, fixed, double-hung, transom, vinyl, grids, color: “Tan”) as a close match to the Design Review Board-approved cluster standards for window replacements with the following stipulations:

a. that the new windows exactly match the existing in overall dimensions, configuration, and style, and profile of the frames; and
b. that the new windows have muntins and mullions (grids) to match the existing, in conformance with the Design Review Board-approved standards for window replacements in Timberview Cluster.

The Design Review Board urges the cluster board to consider whether it wishes to add Simonton Windows (Asure, with grids, color: “Tan”) to the cluster standards for window replacements and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

4. Colts Neck Cluster
   c/o Arron Lewis, President (11926 Escalante Court, Reston, VA. 20191)

The representative was present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Approved addition to cluster standards for siding (LP Smartside 76 Series Reverse Board & Batten) in Colts Neck Cluster with the following stipulations:

a. that all siding be replaced at the same time with the approved material, and that there be no alteration of the design, dimensions and profile of the existing trim; and

b. that the siding be painted in conformance with the Design Review Board-approved color palette in Colts Neck Cluster.

The motion passed unanimously.

# 5. 11421 South Lakes Drive
Chau Ly

The homeowner and affected parties were present.

Charlie Hoffman declared his potential conflict of interest and therefore recused himself from the vote.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Deferred decision on driveway extension (asphalt and gravel) in the locations indicated on submitted site plan to allow the applicant the opportunity to provide the following:

a. A new site plan, to scale, of the proposed driveway extension that includes dimensions, existing landscaping, and proposed tree removal, which maximizes the vegetative buffer, mitigates the impact on neighboring properties and natural environment, and does not impede the right-of-way;

b. Samples/brochure of proposed material(s); and
c. Plan for the removal of the existing gravel extension

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

- The proposed design should relate to the character of the surrounding properties and minimize the loss of green space on the property and neighborhood
- Additional landscaping to soften the appearance of the driveway and mitigate the impact on surrounding properties and natural environment
- Configuration should not adversely affect adjacent properties or drainage

Please restudy and resubmit.

The Design Review Board (DRB) notes that the applicant should work with their neighbors to determine a cohesive design that enhances the neighborhood and mitigates its impact on the surrounding properties.

The Design Review Board (DRB) recommends the applicant return to the same panel of the DRB.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Nick Georgas
ABSTAIN: Charlie Hoffman

# 6. 11425 South Lakes Drive
Diane V. Mayronne

The homeowners and affected parties were present.

Charlie Hoffman declared his potential conflict of interest and therefore recused himself from the vote.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Deferred decision on driveway extension (asphalt and gravel) in the locations indicated on submitted site plan to allow the applicant the opportunity to provide the following:

- A new site plan, to scale, of the proposed driveway extension that terminates before the front left tree and that includes, dimensions and existing landscaping, which maximizes the vegetative buffer, mitigates the impact on neighboring properties and natural environment, and does not impede the right-of-way;

- Samples/brochure of proposed material(s); and

- Plan for the removal of the existing gravel extension

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:
• The proposed design should relate to the character of the surrounding properties and minimize the loss of green space on the property and neighborhood

• Additional landscaping to soften the appearance of the driveway and mitigate the impact on surrounding properties and natural environment

• Configuration should not adversely affect adjacent properties or drainage

Please restudy and resubmit.

The Design Review Board (DRB) notes that the applicant should work with their neighbors to determine a cohesive design that enhances the neighborhood and mitigates its impact on the surrounding properties.

The Design Review Board (DRB) recommends the applicant return to the same panel of the DRB.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Nick Georgas
ABSTAIN: Charlie Hoffman

7. 1569 Harpers Cove Lane
Douglas and Penelope Britt

The homeowners were present.

DRB member Charlie Hoffman, seconded by DRB member Richard Newlon, made the following motion:

a. Approved screened porch (approx. 16’ 21’, pressure treated wood, color: stained to match house, wood flooring, picket railing with metal balusters, color: black) in rear location as indicated on submitted site plan and elevation drawings to include the following:

• Doors (full-view storm door, color: white)
• Roofing (asphalt, color: to match house)
• Screens (nylon mesh, color: black)
• Gutters and downspouts (aluminum, color: to match house)

with the following stipulations:

1. that the roof shingles match those of the existing house;
2. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);
3. that all railings, including the stair railing, be the same straight simple vertical picket railing at the maximum height required by Fairfax County code; and
4. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor.
b. Approved elevated deck (approx. 15’ 6” x 22’ 6”, pressure treated wood, color: stained to match house, picket railing with metal balusters, color: black) and stairs (3’ 6” wide, pressure treated) in rear location indicated on submitted site plan with the following stipulations:

1. that all railings, including the stair railing, be the same straight simple vertical picket railing at the maximum height required by Fairfax County code; and
2. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor.

The motion passed unanimously.

8. 11607 Clipstone Lane
Quoc and Katie Le

The homeowners were present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Approved screened porch (approx. 12’ x 24’, pressure treated wood, scalloped trim on wall headers, color: left-to-weather, Trex flooring, color: “Lava Rock”, picket railing with balusters, color: black) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Roofing (asphalt, color: to match house)
- Screens (fiberglass, color: black)
- Gutters and downspouts (aluminum, color: to match the house)
- Chimney (approx. 2’D x 4’W x 8’H, framing for gas fireplace, T1-11)

with the following stipulations:

1. that the roof shingles match those of the existing house;
2. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);
3. that all railings, including the stair railing, be the same straight simple vertical picket railing at the maximum height required by Fairfax County code; and
4. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Nick Georgas, seconded by DRB member Richard Newlon, moved to adjourn the meeting.
The motion passed unanimously.

The meeting adjourned at 8:15 pm.

________________________________________
Richard Newlon, Vice Chair

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

cc: Cate Fulkerson
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Michael Sanio
Reston Association Board Liaison
PRELIMINARY

MEMORANDUM

February 22, 2018

TO: All Members, Design Review Board

FROM: John Kauppila, Chair

SUBJECT: Full DRB Meeting, February 20, 2018


Reston Association Board Liaisons: Julie Bitzer (ex-officio and non-voting)

RA Staff: Anna Varone, Margo Collins, Lucy Renault

ABSENT: Bruce Ramo

At its meeting of February 20, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member John Kauppila called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB Member Nick Georges, seconded by DRB member Richard Newlon, moved to approve the February 20, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB Member Graham Farbrother, seconded by DRB member Neal Roseberry, moved to approve the January 16, 2018 Full Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS
1. Primrose Schools, 1309 North Village Road  
c/o Matt Taylor (470 Richards Ave, Portsmouth, NH 03801)

The architect was present.

DRB member Richard Newlon, seconded by DRB member John Kauppila, made the following motion:

a. Approved monument sign replacement (approx. 10’-4.5” L x 4’-1” H x 2’ W, Primrose School of Reston, double-sided, existing concrete masonry base and natural stone pillar caps, letter color: “Dark Bronze”, back ground color: beige painted metal) and light (1-2, spotlight, ground mounted) in location as indicated on site plan as proposed.

The motion passed unanimously.

DRB member Graham Farbrother, seconded by DRB member Grace Peters, made the following motion:

b. Disapproved mechanical equipment (6-8 units, Trane Precedent Gas/Electric Packaged Rooftop, approx. 3.41’ H x 3.69’ W x 5.82’ L) and screening (4, three-sided, approx. 5’ 2” H x 17’ L x 9’ D, horizontal composite boards, aluminum frame, color: grey) in roof top locations and configurations as indicated in submitted roof plan to give the applicant the opportunity to consider design alternative that universally integrates with the existing architecture and minimizes the visual impact, especially in the front of the building.

Please restudy and resubmit.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, John Kauppila, Graham Farbrother, Nick Georgas, Grace Peters, Ken Knueven, Charlie Hoffman
NAY: Neal Roseberry

2. The Springs Apartments  
c/o Melissa Balkin, Managing Director (Lerner Residential, 2000 Tower Oaks Blvd, 8th Floor, Rockville, MD 20852)

The property manager and contractor were present.

DRB member Richard Newlon, seconded by DRB member John Kauppila, made the following motion:

EL218F3 350A, 10W, 8 LED’s, 3000K, approx. 6” H, ground mounted, finish: “Dark Bronze”) to include plantings (North and South entrances, seasonal, quantities and species as shown) in entrance locations as indicated on submitted site plan with the following stipulations:

a. that the owner logo be completely removed;

b. that the text, “Reston”, be reduced in size by approximately 60%;

c. that additional spacing be added between the text, “The Springs” and “Reston”;

d. that all landscape material be natural in color, and red mulch or white stones are not used;

e. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

f. that all vegetation be installed and maintained as proposed;

g. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and

h. that no trees be removed without Design Review Board approval.

The Design Review Board reserves the right to review the sign after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The motion passed unanimously.

3. Glenvale Condominium
   c/o Jason Defoe, Property Manager (Service First Management, 2337 Freetown Court, Unit 12C, Reston, VA 20190)

The board representative was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Deferred decision on security light replacements (34, Howard, flood lights, SLF-LED, 46W, 4,520 lumens, 4000K, cast aluminum, bronze finish) and (36, Howard, wall packs, LWP-5055-LED-MV, 53W, 6,600 lumens, 3000K, cast aluminum, textured bronze finish) in existing building mounted locations, as indicated on site plan to allow the applicant the opportunity to create a sample building site showing both proposed fixtures/bulbs for the Design Review Board to review during a site visit prior to returning to the next full board meeting, March 20, 2018.

The motion passed unanimously.

# 4. Burger King, 2270 Hunters Woods Plaza
The contractor was present, the affected party was not present.

DRB member Neal Roseberry, seconded by DRB member John Kauppila, made the following motion:

Approved site modifications (Hunters Woods Village Center, pad site, Burger King) **“In-Concept Only”**, as indicated on submitted plans and as shown on submitted elevation drawings and renderings, to include the following:

**Drive-thru**
- Bollard (2-existing, sleeves) and (1-new, adjacent new order confirmation)
- Presell board (existing, new decorative base, color: painted black)
- Menu board (replacement, approx. 30”, existing, new decorative base, “Pull Ahead” sign, “Picture Menus Available”)
- Order confirmation unit
- Loop detector (approx. 4’ 6’ or 8’ W x 2’ H)
- Drive thru clearance sign (mounted on clearance bar)

**Parking Lot**
- Handicap signs (2, approx. 8’ 6” H, “Parking by Disabled Permit Only”, “Fine $250 Min. $500 Max.”)
- Handicap Symbol (2, centered in parking stall, contrast color)
- Wheel stops (2, on each parking stall)
- Parking ramp (approx. 5’ W, concrete, with stripped walkway)
- Concrete walkway (approx. 6’ wide, concrete, adjacent front entrance)
- Traffic arrows (3, directional)

**Exterior Facade**
- Tower addition (South East and North West elevations, approx. 20’ 19” H)
- Tower siding (existing finish material, painted color: PPC “Tanners Taupe”)
- Building height modification (increase height approx. 24”)
- Banding (approx. 24”, top of building, all elevations, color: red)
- Building siding (Nichiha, fiber cement panels, color: “Vintage Wood” and brick, painted color: “Tanners Taupe” and lower brick band, painted color: “Monterrey Cliffs”)
- Copping (metal, colors: “Tanners Taupe” and “Silver”)
- Awnings (metal, color: “Cedar”)
- Trash enclosure replacement (paint to match brick, color: “Monterrey Cliffs”) left side location

**Lights**
- Wall packs fixtures (Hubbell, Perimaliter, LED, square, aluminum) located South West elevation above the trash enclosure
• Wall sconces fixtures (3, Security Lighting, RWSC, Radius LED, semi-circular, aluminum) located on the front elevation
• HE linear fixtures (1, Security Lighting, Hiraf, LED, approx. 48” L, 5000K, aluminum) on the top of front elevation tower building

with the following stipulations:

a. that the red banding around the top of the building be unlit;
b. that the merchandising sign frames not be installed;
c. that the “L” type, “Sled Linear”, adjustable LED façade fixtures not be installed;
d. that the HE linear fixtures be installed at the top of the front elevation tower location only;
e. that there be a maximum of three (3) wall packs on the South West elevation (above trash enclosure) only;
f. that the finish on all the light fixtures be the same or similar; and
g. that the existing barrel containers (plastic) behind the front screen be removed or additional screening be added to hide from view.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.

For final approval please submit a comprehensive sign package to include the drive-thru and window signs, limited in size and number.

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, John Kauppila, Graham Farbrother, Neal Roseberry, Grace Peters, Ken Knueven, Charlie Hoffman
NAY: Nick Georgas

5. Design Review Board

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved Draft amendments to The Design Review & Covenants Administration Resolution 7; Design Review Board Meeting Requirements as follows:
Section A: MEETINGS DEFINED. (Consultation added)
Meetings of the DRB shall include Full-Board Meetings, Panel Meetings, and DRB Work Sessions, and Consultation. All meetings, except for Consultation, will be conducted and decisions will be made in an open forum; however, the DRB or Panel may go into executive session to discuss an application prior to making a decision if the request is of complex or sensitive nature, or if there are legal implications. E-mail exchanges, that are not simultaneous (as opposed to chat rooms or “instant messaging”), shall not be considered meetings. Action may be taken by unanimous consent without a meeting provided no applicant or Affected Party has requested a personal presentation and all DRB members not disqualified from voting indicate their votes in writing.

Section A.3. changes to A.4. (Consultation added)
Consultation. Consultation of the DRB shall consist of one or two members of the DRB. Consultation may be comprised of design professionals or lay members. Consultation meetings can occur at the Association's offices or electronically, on a weekly or monthly basis, as necessary.

with the stipulation that the Design Review meeting start time remain at 7:00 pm.

The motion passed unanimously.

PART IV - DISCUSSION

Valley and Park

Toll Brothers Development Team, gave an informational presentation on the development of the property located at 11720 Sunrise Valley Drive. The developers anticipate starting site improvements in May of 2018 with sales beginning in Fall of 2018.

The current design includes 54 units, 4 levels with rooftop terraces and some with rear-loading garages. This site was formally developed with a six-story, 72,189-foot office building, built in 1985. The new residential units will be subject to the Reston Association by the developer, Toll Brothers, upon approval by the Reston Association Board of Directors, and after the sale of the last unit, which will generate new membership from all future residents.

The Loft at Reston Station

Pulte Development representative, Donald Hughes, gave an informational presentation on the development of the property located at 1825 Michael Faraday Drive, which is currently under construction.

The current design includes 44 units, building 1 (2 over 2, multi-family units) and building 2 (4 story townhouse multi-family) with on-site parking, garages and pocket park area to include seating areas, shade trellis, outdoor gaming table, fitness station, bike racks, benches, and public access.

The Lofts at Reston Station is a redevelopment project located near the Wiehle-Reston East Metro Station. This site was formally developed with a small office building and surface
parking lot. Included in this proposal is the construction of part of the grid of streets recommended in the Fairfax County’s Comprehensive Plan for Reston. The developer of this property, Pulte Homes, has agreed to bring these units in as full Reston Association members.

Reston Town Center North Development

Fairfax County and INOVA representatives gave an informational presentation on the redevelopment of the property located at Reston Town Center North including all of the land bounded by Baron Cameron Avenue on the north, Fountain Drive on the east and Town Center Parkway on the west. This area also includes three parcels to the south of Bowman Towne Drive where the Embry Rucker Shelter and Reston Regional Library are located, as well as a small vacant parcel in the southwest corner of Fountain Drive and Bowman Towne Drive.

County Planning and Fairfax County Department of Transportation staff have indicated that the adopted Comprehensive Plan residential density recommended for the 47.02-acre Town Center North area is 2,370 multifamily dwellings (including market, affordable, and workforce housing units). The proposal requests a maximum of 50 dwelling units per acre (not including affordable/workforce housing bonus units).

The proposed site plan essentially sets up a large grid structure, except for Edgewater Park in the northeast corner of the site, which is proposed to be maintained in its natural state and will be separated from the Blocks by Town Center Parkway. The Blocks are to be used for the construction of various dwelling, commercial or other uses with varying gross floor areas, some with public uses and others without. The only existing tree canopy which is proposed to be conserved is that located in Edgewater Park. The tree canopy 10-year requirement is proposed to be met by a combination of the tree canopy in Edgewater Park and trees to be planted along the street edges of the Blocks and in the green areas to be established.

The Design Review Board (DRB) made the following comments urging the applicant to redesign where possible with consideration of the following:

- Consider a more innovative East to West road design with respect to connectivity.

- Consider the integrity of the existing site and its surrounding elements, particularly topography, landscaping, and natural buffers.

- Consider the recommendations from Reston Associations Environmental Advisory Committee regarding tree canopy requirements, tree conservation requirements, minimum open space, natural area preservation, and landscape/buffer. The project should be environmentally sensitive, minimizing adverse impacts on the environment and maintaining connections to, and continuity in, off-site green space, mature tree canopy, and natural area corridors, to include 30’ set back from the streets.

- Incorporate an athletic field and additional “park-like” natural areas into the proposed development plan. New development should respect, preserve, and enhance the existing qualities of the Reston neighborhoods and adjacent Reston Town Center with additional emphasis on nature.
The Design Review Board (DRB) notes that continued communication and sharing of ideas between Reston Association, Fairfax County Planning Staff and the applicants is essential to the success of the development of Reston Town Center North and encourages the applicant to schedule a “Work Session” with the DRB for additional discussions and sharing of ideas.

Design Review Board: Design Guideline Edits

The working group comprised of Richard Newlon, Neal Roseberry, Charlie Hoffman, and RA DRB staff provided a progress report from the January 16, 2018, meeting. The group reported that additional edits have been made to provide clarification to a few of the Design Guidelines for Exterior Colors & Siding.

The group reported on the idea of adding a monthly DRB meeting dedicated to the review of Cluster Standard applications at CON level, with TWO members of the DRB. This meeting, which would be held in the afternoon (i.e., 4:00 pm) would give the opportunity of Cluster members to attend as well as the Covenants Advisors, who are most familiar with the Cluster. This meeting would also free up Panel agendas by 30%, opening those agendas for member applications.

Additionally, the group further discussed supporting changes to provide authority for staff to disapprove applications that do not comply with the Design Guidelines or Cluster Standards, and that have no registered Affected Parties. Applicants would have the ability to appeal staff’s decision.

Design Review Board: Resolution Edits

The Design Review Board and RA Staff discussed proposed Draft amendments to the Design Review & Covenants Administration Resolution 10; Affected Parties and Design Review & Covenants Administration Resolution 8; Design Review Application Procedures, and proposed revisions to the Non-Residential application fees.

After discussion, it was determined that additional time was needed to allow the Design Review Board members the opportunity to review the proposed revisions and information provided and discuss at the next full board meeting, March 20, 2018.

Design Review Board: Term Expiration - March 30, 2018

Cate Fulkerson and the Design Review Board expressed their appreciation to John Kauppila and Graham Farbrother, for their dedication and contribution to the Reston Association and the Design Review Board as volunteer members over the past few years.

PART V- EXECUTIVE SESSION

DRB member John Kauppila, seconded by DRB member Richard Newlon, made a motion to move to executive session to consult with legal counsel at 10:30 pm.

The motion passed unanimously.
DRB member John Kauppila, seconded by DRB member Richard Newlon, made a motion to return to open session at 10:38 pm.

The motion passed unanimously.

PART VI- CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Ken Knueven, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 10:45 pm.

If I do not hear from you within five days, I shall notify those concerned.

_______________________
John Kauppila, Chair

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

cc: Cate Fulkerson
Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Michael Sanio
Reston Association Board Liaison

Wil Washington
Reston Association Legal Counsel
March 6, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Vice Chair

SUBJECT: DRB Meeting, February 27, 2018

PRESENT: Richard Newlon, John Kauppila, Charlie Hoffman
RA Staff: Lisa Heath

ABSENT: Graham Farbrother

At its meeting of February 27, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member Richard Newlon called the meeting to order at 7:00 p.m. and established that a quorum of the DRB was present.

DRB member John Kauppila, seconded by DRB member Charlie Hoffman, moved to approve the February 27, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Charlie Hoffman, seconded by DRB member John Kauppila, moved to approve the January 23, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 11582 Lake Newport Road
Joseph and June Morgan

The homeowners were present.

DRB member John Kauppila, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved screened porch (approx. 16’ x 21’, pressure treated wood, color: stained to match house, wood flooring, picket railing with metal balusters, color: black) in rear...
location as indicated on submitted site plan and elevation drawings to include the following:

- Doors (full-view storm door, color: white)
- Roofing (asphalt, color: to match house shingles)
- Screens (nylon mesh, color: black)
- Gutters and downspouts (aluminum, color: to match house)

with the following stipulations:

1. that the roof shingles match those of the existing house;
2. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);
3. that all railings, including the stair railing, be the same straight simple vertical picket railing at the maximum height required by Fairfax County code; and
4. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor.

b. Approved patio extension (approx. 16’ x 20’ total, Pennsylvania cleft flagstone, dimensional, color: grey) and bench (approx. 18”H x 18”W x 22’L, stone vertical veneer, thermal flagstone cap, color: “Maryland Blend”) in rear location as indicated on submitted site plan with the following stipulations:

1. that the patio be installed flat and level following the contours of the ground;
2. that the patio may be a maximum of 6” above grade;
3. that there be no built-in features other than steps or bench;
4. that any change in grading may not detrimentally impact adjacent property; and
5. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

2. 2012 Swans Neck Way
Lori Simpkins

The homeowner and affected parties were present.

DRB member Richard Newlon, seconded by DRB member John Kauppila, made the following motion:

Approved mid-level deck replacement and extension (approx. 8’ x 9’9” on right side and 12’ x 10’ on left side), side landing (approx. 4’ x 4’, pressure treated wood), stairs (13, 4’W, pressure treated wood with rails), and storage area with door (T-111 walls, approx. 3’W entry door with latch) in rear and side locations as indicated on submitted site plan to include the following:

- Material: Pressure treated wood, color: clear, colorless sealant or Behr “Woodbridge” SC 116
• Railings: Pressure treated wood, 4” x 4” posts, simple 2” x 2” vertical wood pickets, color: clear, colorless sealant or Behr “Woodbridge” SC 116
• Lighting: Paradise Garden Stair Lighting, 12V LED, round, color: black
• Landscaping: Removal of Crepe Myrtle tree

with the following stipulations:

a. that the left side and rear edge of deck (approx. 12’ x 10’) have both corners chambered at a 45-degree angle;

b. that the stump of the crepe myrtle tree be completely removed;

c. that the approved railings be installed on the decks and connecting stairs only;

d. that all railings, including the stair railing, be the minimum height required by Fairfax County code; and

e. that a maximum of one light per every other riser be installed on the stairs, and that all wiring is not visible, and all lights be low wattage and illumination, that they be provided with deep shields, and be directed downward.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris may not be stored on cluster common property, and neatly stacked firewood may only be stored on cluster common property if the applicant has written permission from the cluster board allowing this storage.

The motion passed unanimously.

# 3. Baldwin Grove Cluster
c/o Kristine Caraway (365 Herndon Pkwy., Suite 106, Herndon, VA 20170)

The representatives and affected parties were present.

DRB member John Kauppila, seconded by DRB member Charlie Hoffman, made the following motion:

Approved revision to cluster standards for landscaping (tree replacement) located in front yard of properties in Baldwin Grove Cluster as indicated in submitted photos to include any one of the following:

• Stellata Magnolia
• Dogwood
• Bloodgood Japanese Maple

as proposed.

The motion passed unanimously.
The homeowner and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved mechanical equipment (Raypak Digital Pool and Spa Heater, free standing, color: grey and black, Pentair, FNS Plus Fiberglass D.E. Filter, color: white, Zodiac, Jandy Pro Series, Flopro pump and Aquapure water purification system, color: black, white, gray) and concrete pad (approx. 4’ x 8’) in rear location with the following stipulations:

1. that the mechanical equipment be installed to within several feet of the previously approved side yard location, and a new drawing be submitted to staff for approval prior to installation; and

2. that supplemental plantings and screening (board-on-board, 3-sided, wood, left to weather naturally), at a minimum height of the approved equipment, be provided, and a new drawing be submitted to staff for approval prior to installation.

The motion passed unanimously.

DRB member John Kauppila, seconded by DRB member Richard Newlon, made the following motion:

b. Approved decorative lights (20, wall under lights, Sterling, SL02 Integrated In Line Light, color: silver) and (22, stair lights, Trex, LED, round, cast aluminum, 12V, .3 wattage, color: matte white) in rear pool deck location as indicated on submitted drawings and photos with the following stipulations:

1. that the deck stair lights be installed in stair riser locations, and the wall under lights be installed in the wall locations only, and a new drawing of light locations be submitted to staff for approval prior to installation; and

2. that all lights be low wattage and illumination, that they be provided with deep shields, and that they be directed toward the house so that no glare is visible from neighboring properties, in conformance with the Design Guidelines for decorative lights.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected or intensity be lowered.

c. Disapproved decorative lights (2, spot lights, Sterling lighting, SL01, color: antique brass) in rear locations as indicated in submitted drawings and photos as not in conformance with the Design Guidelines which state that the design, wattage, lamp source and number of fixtures not result in glare or excessive light levels when viewed form the streets and neighboring properties.

The motion passed unanimously.
DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

d. Approved replacement pool decking (approx. 2100 sq ft surrounding pool, travertine, color: silver) and stone wall veneer (Stone, thin veneer, color: “Dove Gray”) in rear locations as indicated in submitted drawings and photos as proposed.

The motion passed unanimously.

5. 11307 Fieldstone Lane
Sam and Yong Shin

The homeowner and daughter were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved existing sunporch to sunroom conversion (approx. 16’ x 14’) in rear location as indicated on submitted site plan and elevation drawings to include the following:

   - Trim (Azek, composite, color: white)
   - Windows (11, approx. 34” x 65”, Jeld-Wen, V-2500, double hung, vinyl, grids, color: white)
   - Doors (1, approx. 60” x 80”, Andersen, 400 Series Frenchwood, double slider, grids, color: white and 1, Masonite, approx. 36” x 80”, half-pane, two-panel, steel, opaque decorative glass, grids, color: white)

   with the following stipulations:

   1. that the existing security light on the rear elevation of the existing sunporch be removed from the mid-level location and relocated to under the roof eaves in conformance with the Design Guidelines for security lights; and

   2. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house.

b. Approved ground level deck (approx. 26’ x 15.5’) and stairs (approx. 11, from kitchen door to basement, with railing) in rear location as indicated on submitted site plan to include the following:

   - Material (Trex Enhance deck boards, color: “Beach Dune”)
   - Railings (approx. 14.2’ and 6.6’, Regency, composite, square balusters, color: white)
   - Post caps (approx. 4” x 4”, vinyl, color: white)

   with the stipulation that a solid trim board be incorporated to conceal the joists and the cut ends of the decking in conformance with the Design Guidelines for decks.

c. Approved replacement siding (James Hardie Lap, Cedarmill, color: Behr “Ethiopia”) and trim (Azek, color: white) as indicated in submitted photos with the stipulation that all siding and the trim be replaced at the same time with the approved material, and that there be no alteration of the design, dimensions and profile of the existing trim.
d. Approved gutters and downspouts (approx. 5”, aluminum, color: white) as indicated on submitted diagram with the following stipulations:

1. that storm water runoff be directed so that there is no detrimental impact on adjoining properties;

2. that the downspouts be installed flush to the house; and

3. that all gutters and downspouts be replaced with the approved material in conformance with the Design Guidelines.

The Design Guidelines require that all downspout extensions be buried or concealed by vegetation.

a. Approved portico addition (approx. 4.5’ x 2.3’, pressure treated wood, asphalt roof to match existing, 2, wood side supports, color: white) in front entry location as indicated in submitted drawings as proposed.

The motion passed unanimously.

6. Lantern Way Cluster
c/o Douglas Pepelko (11567 Brass Lantern Court, Reston, VA 20194)

The representative was present.

DRB member John Kauppila, seconded by DRB member Charlie Hoffman, made the following motion:

Approved addition to cluster standards for roofing (DaVinci, Bellaforte, synthetic shake, polymer, multi-width, color: “Tahoe Varablend”) in Lantern Way Cluster with the stipulation that if two (2) garages are adjoined then both properties must agree to replace the entirety of all roofing on each property at the same time with the same approved material.

The motion passed unanimously.

7. Timberview Cluster
c/o Sarah Helander (TWC Management, 397 Herndon Pkwy., #100, Herndon, VA 20170)

The representative was present.

DRB member Richard Newlon, seconded by DRB member John Kauppila, made the following motion:

Approved addition to cluster standards for garage doors (C.H.I, Recessed Panel Series, Short Panel 2298, panels 4 high and 8 wide, steel with woodgrain embossed aluminum overlays, no windows, color: white) in Timberview Cluster with the stipulation that the garage door be painted to match the front entry door in conformance with the Design Review Board-approved color palette in Timberview Cluster.

The motion passed unanimously.
DRB member John Kauppila, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:20 pm.

Richard Newlon, Vice Chair

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

cc: Robert Wood
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Michael Sanio
Reston Association Board Liaison
March 13, 2018

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, March 6, 2018

PRESENT: Neal Roseberry, Grace Peters, Bruce Ramo
RA Staff: Margo Collins

At its meeting of March 8, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member Neal Roseberry called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Bruce Ramo, seconded by DRB member Grace Peters, moved to approve the March 6, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Bruce Ramo, moved to approve the February 6, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 2502 Woodfern Court
Shahbaz Custom Home Builders, Inc.

The homeowner(s) and affected party were not present. The real estate agent for the seller presented the application.
DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved fence modification (approx. 108’ L, 6’ H, split rail to vertical board with cap board, pressure treated southern yellow pine to match approved privacy fence on the right-side location) “In Concept Only”, in rear location as shown on submitted site plan due to its location adjacent to a significant visual and acoustical intrusion (Lawyers Road).

The Design Review Board (DRB) notes that the board was hesitant to provide final approval on this application without the current owner and the affected party present at the time of the review.

The DRB further urges the applicant to redesign with consideration for the total length of the fence. If the full 108’ length is desired, additional screening with supplemental landscaping and/or “setbacks” at intervals be provided to soften the appearance and minimize the visual impact.

For final approval, please submit the following:

• A final site plan be submitted to staff for review that mitigates the length and incorporates a design that minimizes the impact, prior to installation

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed unanimously.

2. Shoreline Lake Anne
c/o Nicki Bellezza (12001 Sunrise Valley Drive, Reston VA 20191)

The representatives were present.

DRB member Grace Peters, seconded by DRB member Bruce Ramo, made the following motion:

Approved shoreline stabilization (approx. 150’, bio-logs, river rock, soil) at Lake Anne location as indicated on submitted site plan with the following stipulations:

a. that the stones be natural in color (not white); and

b. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The motion passed unanimously.

3. Townes at Waterford
c/o Anne Strange (11496 Waterhaven Court, Reston, VA. 20190)

The cluster representative was present.
DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Approved addition to the cluster standards for decorative lights in Townes of Waterford Cluster to include the following:

• Minka-Lavery, The Great Outdoors, Harveston Manor # 8722-A615B, amber glass, finish: “Dorian Bronze”

with the following stipulations:

1. that the applicant submit an alternative for the proposed light fixture (Hickley, Olde Penny Freeport, 8” W x 12.3” H, clear seedy glass, finish: “Old Rubbed Bronze”) that is similar in style, size and finish with amber glass instead of clear glass, to staff for review; and

2. that exterior lights in the front and side elevations be replaced at the same time with the same approved fixture.

The Design Review Board notes that the current cluster standard lights (Kichler, Model #KIC-9645CV, finish: “Old Rubbed Bronze” and Kichler, Model #KIC-9052AGZ, finish: “Aged-Bronze”) have been discontinued and will be removed from the cluster standard book.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:

b. Approved site grading plans (3 locations) on cluster common property as indicated on submitted site plan as follows:

Drainage Project 1

• Swale: (approx. 4’ W, river rock, location from Waterford Square Condominium parking lot to behind 11470 and 11471 Waterhaven Court)
• Tree removal: (1-Locust, 6-Hemlocks)
• Landscaping (vegetation in quantities and species listed in submitted plan)
• French drain (2-infiltration pit, drain inlet)
• Fence removal (board-on-board, wood)

Drainage Project 2

• Splash area (river jack rock, mulch, located behind 11480 Waterhaven Court)
• Timber removal (2-wood)
• Landscaping (vegetation in quantities and species listed in submitted plan)

Drainage Project 3

• French drain extension (approx. 3’ W, river rock along fence line behind 11514, 11516 and 11512 Waterhaven Court to tie in with existing located at 11518, 11520 and 11522 Waterhaven Court)
• Tree removal (1-Maple, located behind 11516 Waterhaven Court)
• Landscaping (vegetation in quantities and species listed in submitted plan)

with the following stipulations:

1. that all landscape material be natural in color, and red mulch or white stones are not used;

2. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

3. that all vegetation be installed and maintained as proposed; and

4. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The motion passed unanimously.

#* 4. 11413 Purple Beech Drive
Jack Nobles

The homeowner(s) were not present, however, the affected party was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Disapproved existing dock (floating, pressure treated wood, no railings/benches, left to weather naturally) in shoreline location as shown on submitted photos as not in conformance with the Design Guidelines which state that floating docks must be permanently attached to the shoreline.

The Design Review Board requires that the dock be removed, or a new application be submitted with a design that is in conformance with the Design Guidelines within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

5. Concord Green Cluster
c/o Sarah Helander (397 Herndon Parkway Suite 100, Herndon VA. 20170)

The cluster representative was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved addition to the color palette for Concord Green Cluster as a close match to the original Design Review Board-approved color palette, to include the following:
Behr

- “White” 52U BL-W14
- “Rainy Season” MQ5-27
- “Classic Silver” PPU18-11
- “Tostada” S270-3
- “Distant Land” N260-5
- “Lentil” N270-2
- “Deco Red” S140-7
- “Baronial Brown” N170-7

Sherwin Williams

- “Extra White” SW 7006 (257-C1)
- “Moody Blue” SW 6221 (219-C5)
- “Gray Matters” SW 7066 (236-C#)
- “Kilim Beige” SW 6106 (204-C1)
- “Bolero” SW 7600 (108-C7)
- “French Roast” SW 6069 (196-C7)

as proposed.

The Design Review Board notes that if further color matches are necessary, the applicant may submit to staff for review.

The motion passed unanimously.

6. 11415 Summer House Court
   Ralph and Miriam Wolman

The homeowner(s) were present.

DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:

Approved existing window replacement (Eclipse, double-hung, fixed colonial grids, color: “Sandstone” for front windows, color: white for rear windows) and patio doors (Eclipse, hinged, front location, color. “Sandstone”) as submitted in photos, as a close match to the cluster standard, Comfortworld, color: “Beige” for front windows, with the stipulation that the window trim, door trim and garage be painted, McCormick, “Greystone” on the front elevation to better compliment the approved windows/door in conformance with the Design Review Board-approved color palette for Baldwin Grove Cluster.

The motion passed unanimously.

# 7. 11504 Hickory Cluster
   Kevin and Margo Wolcott

The homeowner(s) and cluster representative were present.
DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:

Approved window replacement (2- Option 3, Verde by Sunrise, casements, vinyl, no grids, color: white) in side locations as indicated in submitted photos with the following stipulations:

c. that no trim capping be installed;

d. that the new windows exactly match the existing in overall dimensions, configuration, and style;

e. that the new windows match the existing windows in the color, width, and profile of the frames; and

e. that the new windows have no muntins and mullions (grids) to match the existing, in conformance with the Design Review Board-approved standards for window replacements in Hickory Cluster.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Neal Roseberry, seconded by DRB member Grace Peters, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:20 pm.

Neal Roseberry, Vice Chair

# Indicates Affected Party(s)
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L Indicates in Legal Committee

cc: Robert Wood
Acting Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Michael Sanio
Reston Association Board Liaison
March 20, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Vice Chair

SUBJECT: DRB Meeting, March 13, 2018

PRESENT: Richard Newlon, Nick Georgas, Ken Knueven
RA Staff: Lisa Heath

ABSENT: None

At its meeting of March 13, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:00 p.m. and established that a quorum of the DRB was present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the March 13, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the February 13, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

Patricia Lentz, (Wedgewood Cluster resident) asked a question regarding the Hook Road presentation process. DRB members Ken Knueven and Richard Newlon provided responses.

PART III - ALTERATIONS AND ADDITIONS

1. 2096 Whisperwood Glen Lane
   Jamie Pittas

The homeowner was not present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:
a. Approved existing awning (approx. 12’ W x 10’ L, retractable, scalloped edge, color: tan) in rear location as indicated in submitted photos with the stipulation that when the awning is removed, the frame system must also be removed, and the siding seamlessly restored to its original condition in conformance with the Design Guidelines for awnings.

b. Approved existing patio door replacement (2-panel slider, color: white) in rear location as indicated in submitted photos as a close match to the Design Review Board-approved standards for patio doors in Whisperwood Cluster.

c. Approved existing trim panels (2, horizontal, raised panel, color: white) on front elevation as indicated in submitted photos as compatible in appearance with the architecture of the house and similar to other approved trim panels in Whisperwood Cluster.

The motion was passed unanimously.

2. Generation Cluster Association  
c/o J. Eimas, S. Klocek (Capitol Property Management, 3914 Centreville Rd., # 300, Chantilly, VA 20151)

The representatives were present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, made the following motion:

Approved revision to cluster standard for roofing (GAF Timberline HD, architectural shingles, color: “Weathered Wood”, GAF Timberline HD, architectural shingles, color: “Pewter Grey”, GAF, 3-tab shingles, color: “Weathered Gray”) due to discontinued current standard roofing (Artic, 3-tab shingles, color: “Rustic Blend”, GAF Sentinel, 3-tab shingles, color: “Weathered Grey Blend”, Artic, 3-tab shingles, color: “Brown Blend”, Certainteed, 3-tab, color: “Cedar Brown”) in Generation Cluster with the stipulation that the entire roof be replaced with the approved roofing material at the same time.

The motion passed unanimously.

3. 1628 York Mills Lane  
John and Dawn Stann

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:

a. Approved retaining walls in front and rear locations as indicated on submitted site plans to include the following:

- Front right (approx. 15’ L x 3’ H, approx. 7’ return, approx. 12” W caps, fieldstone with flagstone caps, color: neutral)
- Front left (approx. 12’ L x 3’ H, approx. 17’ return, approx. 12” W caps, fieldstone with flagstone caps, color: neutral)
- Rear right (approx. 26’ L, fieldstone, natural cap, color: neutral)
• Rear left (approx. 17.6' L, fieldstone, natural cap, color: neutral)

with the following stipulations:

1. that the walls be securely constructed;
2. that they be stepped to accommodate any change in grade;
3. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
4. that no trees be removed without Design Review Board approval.

b. Approved walkway resurface (approx. maximum 8’ W, flagstone, rectangular, color: gray, beige, blue) and landing (approx. 8’3” W x 5’ L, flagstone, rectangular, color: gray, beige blue) and stepping stone path (fieldstone, irregular, color: neutral) in front entry locations as indicted on the submitted site plan, with the following stipulations:

1. that the walkways be securely constructed, flat and level, and set into the natural contours of the ground; and
2. that any change in drainage patterns may not be detrimental to neighboring properties or existing vegetation.

c. Approved patios and walkways in front, side and rear yard locations as indicated on submitted site plan to include the following:

• Walkway (2, approx. 2.6’ W x 75’ L, and approx. 3’ W x 12’ L, stepping stone, fieldstone, irregular, color: gray, beige, blue)
• Basement patio (approx. 34.6’ L x 22’ W, random flagstone, rectangular, color: gray, beige, blue)
• Firepit patio (approx. 9’ L x 9’ W, flagstone, circular, boulder seats, steps, color: neutral)
• Steps and Treads (fieldstone with flagstone treads, turf with stone treads, boulder, color: neutral)

with the following stipulations:

1. that the patios and walkways be installed flat and level following the contours of the ground;
2. that the patios and walkways may be a maximum of 6” above grade;
3. that there be no built-in features other than steps;
4. that any change in grading may not detrimentally impact adjacent property; and
5. that no trees be removed without Design Review Board approval.

d. Approved landscape plan in front, side and rear locations as indicated on submitted site plan to include the following:

• Dry Creek Bed (approx. 8” W x 6’ D, stone, color: neutral)
• Vegetation in quantities and species listed in submitted plan
Boulder outcroppings

with the following stipulations:

1. that no trees be removed without Design Review Board approval;

2. that all landscape material be natural in color, and red mulch or white stones are not used;

3. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

4. that all vegetation be installed and maintained as proposed; and

5. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The Design Review Board recommends that the Dwarf Nandina to be planted be of the non-fruiting variety.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris or firewood may not be stored on Reston Association property.

The motion passed unanimously.

# 4. 11817 Triple Crown Road
Kimberly and John Berry

The homeowners and affected parties (with attorney) were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved existing pedestrian door replacement (approx. 80” x 32”, Therma Tru Series TS 118, hinged steel, clear glass, no grids, color: Benjamin Moore “Litchfield Grey” HC-78, or Benjamin Moore “Plymouth Brown” HC-73) in rear location as indicated in submitted photos as proposed.

b. Approved storm door (approx. 80” x 32”, Anderson Series 4000, Fullview, hinged steel, aluminum frame, glass front, no grids, color: “Sandstone” or “Terratone”) in rear location as indicated in submitted photos as proposed.

c. Approved existing decorative light (approx. 12” x 16”, Carson, Gooseneck, color: “Copper”) in rear location as shown in submitted photos with the stipulation that the bulb does not descend below the fixture shade.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be lowered in illumination or redirected.

The motion passed unanimously.
5. 11620 Chapel Cross Way
Steve Bell and Phoebe Stapleton

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved privacy screen (approx. 3’ W x 6’ H with height slanted at a 45-degree angle, pressure treated wood, left to weather to match existing privacy screen) in rear location as indicated in submitted photos with the following stipulations:

a. that the screen be cut at a 45-degree angle downward toward the outermost corner, not to extend beyond the corner formed by the side and the back edge of the deck, in conformance with the Design Guidelines (see illustration on page 1 of 3 in Design Guidelines for Privacy Screens – Cluster);

b. that the screen be a maximum height of 6’ from the surface on which it is mounted (deck, patio or ground); and

c. that the design elements, color and material be compatible with the architecture of the house or contiguous structure in conformance with the Design Guidelines.

The motion passed unanimously.

6. 12265 Turkey Wing Court
Riaz and Farkhahnda Khan

The homeowners were not present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved addition (approx. 8.9’ L x 24.6’ W) in rear location as indicated on submitted site plan and elevation drawings as partially existing, to include the following:

- Siding, existing (to match existing)
- Trim, existing (to match existing)
- Windows, existing (Andersen, American Craftsman, 70 Series, double hung, vinyl, no grids, color: to match existing)
- Door, existing (Jeld-Wen, steel, 4-panel, fan light, color: to match existing siding)
- Roofing, existing (GAF, Royal Sovereign, 3-tab asphalt, color, “Charcoal” to match existing)

with the following stipulations:

a. that the landing and steps at rear egress door be completed, with railing if required, per Fairfax County building codes and regulations and in conformance with the Design Review Board standards for Marco Cluster;
b. that the egress at the basement level be finished with a cover and/or window and railing, if required, per Fairfax County building codes and regulations and in conformance with the Design Review Board standards for Marco Cluster;

c. that the shed be moved back to its previous location flush against the property wall;

d. that the new windows/doors match the existing in overall dimensions, configuration, and style;

e. that the new windows match the existing in the color, width, and profile of the frames;

f. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house and in conformance with the Design Review Board-approved standards for Marco Cluster.

g. that the roof slope, trim details and shingles be the same as those of the house;

h. that any change in grading may not detrimentally impact existing trees or adjacent property; and

i. that no trees be removed without Design Review Board approval.

The Design Review Board requires the rear addition, including landing, steps, railings, egress window and/or cover and shed relocation, to be completed within sixty (60) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant's own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.
If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Nick Georgas, seconded by DRB member Ken Knueven, moved to adjourn the meeting.

The meeting adjourned at 7:43 pm.

_______________________
Richard Newlon, Vice Chair

# Indicates Affected Party(s)
* Indicates existing condition
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L Indicates in Legal Committee

cc: Robert Wood
    Chief Executive Officer (Acting)
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison

    Director Michael Sanio
    Reston Association Board Liaison
March 29, 2018

TO: All Members, Design Review Board

FROM: Graham Farbrother, Vice Chair

SUBJECT: DRB Meeting, March 27, 2018

PRESENT: Graham Farbrother, Charlie Hoffman
RA Staff: Lucy Renault

ABSENT: John Kauppila

At its meeting of March 27, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB Member Graham Farbrother called the meeting to order at 7 p.m. and established that a quorum of the DRB was present.

DRB member Charlie Hoffman, seconded by DRB member Graham Farbrother, moved to approve the March 27, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Graham Farbrother, seconded by DRB member Charlie Hoffman, moved to approve the February 27, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 2514 Trophy Lane
Katherine Cole and Terence McCormally

The homeowner(s) were present.

DRB member Charlie Hoffman, seconded by DRB member Graham Farbrother, made the following motion:
Approved sunroom (approx. 12’ x 20 ½’, over existing deck) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Windows (fixed, sliders, transom, no grids, color: dark brown/bronze)
- Door (two panel, no grids, color: dark brown/bronze)
- Roofing (asphalt, color: to match house)
- Skylights (2, 3’ x 3’)
- Kneewalls (glass, color: dark brown/bronze)
- Gutters and downspouts (aluminum, color: dark brown/bronze)

with the following stipulations:

a. that the roof slope and shingles be the same as those of the house;

b. that the skylights have a low profile (preferably flat), be mounted parallel and perpendicular to the roof ridge, and the frames match the color of the roof; and

c. that all light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.

The motion passed unanimously.

2. 12024 Lake Newport Road
Steven L. Dodd and Lauren T Dodd

The homeowner(s) were present.

DRB member Graham Farbrother, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved solar panels (21, Panasonic HIT 330/325, high-efficiency, sleek mounted) in the locations indicated on submitted roof plan and photos to include the following:

- Front roof (14 panels, approx. 10 ½’ x 28’)
- Side roof (7 panels, approx. 10 ½’ x 17 ¼’)
- Inverter box (approx. 30.5” x 12.8” x 7.2”, SolarEdge Single Phase Inverter, mounted on rear elevation below deck and adjacent to utility box)

with the following stipulations:

1. that the conduit be firmly attached in a straight vertical line and be painted to match the surface to which it is attached; and

2. that the solar panels, hardware and inverter box be completely removed when no longer in use and the roof and rear siding be seamlessly repaired.

b. Approved replacement roofing (GAF HD, architectural, color: “Barkwood”) to include vent/smoke stack relocation (approx. 3, to rear roof) with the stipulation that the entire roof be replaced at the same time with the approved material.

The motion passed unanimously.
The homeowner was present.

DRB member Graham Farbrother, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved security devices (1, camera, color: white) in the front entry location as indicated on submitted photos as existing.

b. Approved existing radon equipment (fan and vent pipe, color: white) in the front/side location as indicated on submitted photos with the stipulation that the shrubbery be maintained to conceal the fan from view in conformance with the Design Guidelines for radon equipment.

c. Approved existing window replacements (sliders, fixed, casement, no grids, color: white) to include trim (color: to match “Amber White”) in the front and rear locations as indicated on submitted photos as a match to other approved window replacements in Wedgewood Manor Cluster.

The motion passed unanimously.

DRB member Charlie Hoffman, seconded by DRB member Graham Farbrother, made the following motion:

d. Approved existing deck color (solid stain, color: medium brown) in the rear location with the stipulation that the deck be brought into conformance with the Design Review Board-approved color palette for decks in Wedgewood Cluster the time the property is subsequently sold or within five (5) years from today’s date, whichever comes first.

The motion passed unanimously.

4. RA Section 3 (Pipeline/Hidden Creek)
c/o Robert Wood, Acting CEO (12001 Sunrise Valley Drive, Reston VA 20191)

The agents were present.

DRB member Graham Farbrother, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved equipment (2, additional valves, RA Section 3 & Hidden Creek Pipeline) in the locations indicated on submitted site plan as proposed.

b. Approved fence extension (approx. 10’ H, chain-link, vinyl covered, color: black) in the locations indicated on submitted site plan with the following stipulations:

1. that it be installed with all vertical elements straight and plumb, and horizontal elements sloped to follow grade; and
2. that the gate(s) exactly match the material and design of the fence and be at the same height as the fence.

The motion passed unanimously.

*P 5. 11219 Hunting Horn Lane
Philip M. and Michelle Doyle (522 Montegut Street, Loft 112, New Orleans, LA)

The homeowner(s) were not present.

DRB member Graham Farbrother, seconded by DRB member Charlie Hoffman, made the following motion:

Approved existing screened porch (approx. 12’ x 16’, pressure treated, picket railing) to include deck (approx. 12’ x 16’, pressure treated, picket railing, color: left-to-weather) in rear location as indicated on submitted photos to include the following:

- Screen doors (full-view, wood)
- Roofing (asphalt, color: to match house)
- Screens (color: black)
- Gutters and downspouts (aluminum, color: white)

with the following stipulations:

1. that the scalloped trim on the screened porch be replaced with simple straight, non-decorative, trim;
2. that the starburst design on the open gable end be removed; and
3. that all wood elements of the screened porch (excluding railing, support posts, and open deck) be stained to match the color of the house trim.

The Design Review Board requires that the screened porch be brought into conformance with the above stipulations within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

The motion passed unanimously.

6. 2351 Millennium Drive
Paul Benjamin Hill and Prabha Iyer

The homeowner(s) were present.

DRB member Charlie Hoffman, seconded by DRB member Graham Farbrother, made the following motion:
a. Approved removal of old deck and deck material and installation of new deck (approx. 12’ x 16’, pressure treated, picket railing), stairs (3’W, pressure treated) and deck lighting (approx. 10, on stair risers, color: black) in rear location indicated on submitted site plan with the following stipulations:

1. that all the elements of the deck, including the outermost edge of the railing, etc., be set back two feet from the shared property line(s);
2. that the railing exactly matches the cluster standard railing in design, details, dimensions, colors and materials;
3. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor;
4. that a maximum of one light per riser be installed in center location, that all wiring is not visible, that all lights be low wattage and illumination, and that they be provided with deep shields and be directed downward; and
5. that the deck be left to weather naturally or treated with a clear, colorless sealant, or stained in conformance with the Design Review Board-approved color palette for decks in Generation Cluster.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

b. Approved patio (approx. 19’-2” x 25’-8”, South Mountain Sand, pavers, color: beige, Chocolate/Tan Blend border, colors: beige/brown) to include planters (1- approx. 2’-6” x 7’, 1-approx. 2’-6” x 6’) in the rear location as indicated on submitted site plan with the following stipulations:

1. that the patio be installed flat and level, and be set into the natural contours of the ground;
2. that there be no built-in features other than steps; and
3. that any change in grading may not detrimentally impact adjacent property.

The motion passed unanimously.

7. 2109 Lirio Court
Robert B. and Jennifer Duncan

The homeowner(s) and architect were present.

DRB member Charlie Hoffman, seconded by DRB member Graham Farbrother, made the following motion:

Approved addition/alteration (foyer extension, approx. 3’-6” x 16’-4”, roof slope to match, reinstall front entry door, sidelite and window, stucco color: Sherwin Williams “Dover White” 6385, trim color: Valspar “Deep Earth” 6010-2) in front and side locations as indicated on submitted site plan and elevation drawings to include the following:
• Removal (stoop, steps, walkway, timber retaining wall)
• Covered deck (4’-6” x 16’-4”, roof slope to match, pressure treated, picket railing, solid stain, deck color: Benjamin Moore “Stone Hearth” #984)
• Ramp (approx. 19’L x 5’W, pressure treated, picket railing, steps(s), color: Benjamin Moore “Stone Hearth” #984)
• Walkway (approx. 6’W, smooth concrete)
• Landscape wall (front location, approx. 24” above grade, concrete with stucco finish, color: Sherwin Williams “Dover White” 6385, Pennsylvania Bluestone wall cap)
• Landscape wall (side location, approx. 24” above grade, timber ties)
• Door removal (hinged on side of garage, enclose wall with stucco, color: Sherwin Williams “Dover White” 6385)
• Roofing (GAF Timberline, color: “Barkwood”)
• Window replacement (conversion from window to sliding door, approx. 70-1/2” x 79-1/2”, Anderson 200 Series Perma-Shield Gliding Patio door, no grids, color: dark bronze)
• Patio (side location, approx. 3’-6” x 7’-6”, concrete)
• Front decorative light (Tremillo 4920 BK, rectangle cast aluminum, stain etched cased opal glass, color: black)
• Side decorative light (Kichler 9246 BK, cylinder, color: black)

with the following stipulations:

1. that the roof slope, trim details and shingles be the same as those of the house;
2. that all railings be the same straight simple wood vertical picket design at the minimum height required by Fairfax County code;
3. that the patio and walkway be installed flat and level following the contours of the ground;
4. that the new patio door exactly match the color and profile of the frames and trim, and have no grills/grids to match the existing;
5. that the landscape walls be securely constructed and stepped to accommodate any change in grade;
6. that all landscape material be natural in color, and red mulch or white stones are not used;
7. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list; and
8. that any change in grading may not detrimentally impact existing trees or adjacent property.

The motion passed unanimously.

8. 11856 Embers Court
Patricia Hernandez
The homeowner was present.

DRB member Graham Farbrother, seconded by DRB member Charlie Hoffman, made the following motion:

Deferred decision on elevated deck (approx. 8’ x 10’, pressure treated, picket railing, solid stain, color: Behr “Chocolate”) in the front location to allow the applicant an opportunity to restudy and submit a plan that is harmonious with, and enhances, the architecture of the house and to provide the following:

1. Drawings and elevations, drawn to scale, showing the house, house elements and proposed deck, to include dimensions.

2. Site plan (house survey) showing the house and property lines with the location of the deck drawn to scale.

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

- Size and design should be appropriate for the area, with the consideration of its physical and visual impact on adjacent properties and the street
- Symmetry and alignment to the existing patio door and ground-level windows
- Railings should be of a contemporary design that is both compatible with and enhances the architecture of the house
- Deck color should match or compliment the exterior colors on the house
- Decorative light fixtures should be of a contemporary design to enhance the architecture of the house and the dimensions and finish should be harmonious with the architecture

Please restudy and resubmit.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Graham Farbrother, seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:10 pm.

_______________________
Graham Farbrother, Vice Chair

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee
cc: Robert Wood  
Chief Executive Officer (Acting)  
Reston Association  

Director Julie Bitzer  
Reston Association Board Liaison  

Director Michael Sanio  
Reston Association Board Liaison
April 10, 2018

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, April 3, 2018

PRESENT: Neal Roseberry, Grace Peters
RA Staff: Margo Collins

ABSENT: Bruce Ramos

At its meeting of April 3, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Neal Roseberry called the meeting to order at 7:03 p.m. and established that a quorum of the DRB was present.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to approve the April 3, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to approve the March 6, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

Design Review Board Vice Chair Neal Roseberry informed the applicants that the meeting would be held by a two-member quorum of the Panel and offered the option to reschedule. The homeowner for 2234 White Cornus Lane opted to reschedule the review of their application.

PART III - ALTERATIONS AND ADDITIONS

*# 1. 11252 Handlebar Road
   Tanya Lee
The homeowner(s) were not present and the affected party was present.

DRB member Grace Peters, seconded by DRB member Neal Rosebery, made the following motion:

Approved supplemental landscape plan (restoration) in locations as indicated on submitted site plan to include the following:

- 2- Sweetbay Magnolia
- 2- Serviceberry
- 2- Redbud
- 2- Sugar Maple
- 2- Black Gum
- 2- Red Maple
- 2- American Hornbeam

with the following stipulations:

a. that the applicant plant two additional trees (deciduous) in a front yard location as stipulated in the Design Review Board decision dated October 10, 2017;

b. that all trees be a minimum of 3” caliper;

c. that the location of the two additional trees be submitted to staff for approval prior to installation; and

d. that all trees be installed within thirty (30) days and maintained.

The motion passed unanimously.

* 2. 2234 White Cornus Lane
   Renna J. Davidson

The homeowner(s) were present and elected to reschedule the review of their application due to the two-member quorum of the Panel.

3. 1461 Park Garden Lane
   Scott Bell

The homeowner was present.

DRB member Neal Rosebery, seconded by DRB member Grace Peters, made the following motion:

Approved mid-level deck replacement and extension (approx. 19’-6” W x 8’ L, 45 degree angled corner: right side), and ground level deck (approx. 18’ W x 7’ L, pressure treated wood, railings, steps) and mechanical equipment relocation (A/C, adjacent deck steps, inside railing) in rear locations as indicated on submitted site plan to include the following:

- Material: Pressure treated wood, Trex decking boards, color: “Saddle”
Railings: Pressure treated wood, 4” x 4” posts, simple 2” x 2” vertical wood pickets, Trex rail cap, color: “Saddle”

with the following stipulations:

a. that the lower deck be cut back at the end of the house, adjacent the property line, for the relocation of the A/C unit;

b. that the existing fence on the left side be modified to maintain an average height of 6’ to allow for stepping the fence to follow the sloped conditions, instead remaining slopped, in conformance with the Design Guidelines for 6’ privacy fences;

c. that the existing upper level privacy screen (wood, lattice panel) remain unchanged;

d. that if knee (angular) braces are required for the elevated deck, they extend no farther than 2’ below the deck joists/floor;

e. that all railings on the ground level deck exactly match the cluster standard deck railing in design, details, dimensions, and materials; and

f. that the deck be left to weather naturally or treated with a clear, colorless sealant or stained in conformance with the Design Review Board-approved color palette for Devonshire Cluster.

The motion passed unanimously.

*P 4. 1615 Fieldthorn Drive
Megan and Keven Schmid

The homeowner(s) were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Approved existing window replacements (American Craftsman, 70 series Pro, double hung, grids, vinyl, color: white) and existing trim panel modification (slight reduction in height) on front elevation as indicated in submitted photos as harmonious with the architecture and reasonably in-keeping with the style of the house and neighborhood.

b. Approved shutter replacement (4, raised panel, narrow width, color: “Cellwood Red-Onondaga Clay” by Benjamin Moore) on front elevation as indicated in submitted photo as existing.

The motion passed unanimously.

5. Wheelwright Cluster
c/o Jessica Joyner, President (2226 Wheelwright Court, Reston, VA 20191)

The cluster representatives were present.
DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved site plan/grading plan (approx. 200’ – 220’ linear feet total, four sections, maximum width of 3’, rock swales) in cluster common locations as indicated on submitted site plans and photos to include the following:

- Section 1, located left of adjacent property at 2217 Wheelwright Court
- Section 2, located between 2233 and 2231 Wheelwright Court
- Section 3, located on both sides of pathway between 2233 and 2249 Wheelwright Court
- Section 4, located behind 2251 Wheelwright Court

with the following stipulations:

a. that the rock swales be constructed with river jack stone, not blue stone;

b. that the applicant submits a supplemental landscape plan to staff for approval, to include additional ground cover and plantings along the edges of the rocks swales, to soften the appearance; and

c. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The Design Review Board believes that the use of river jack stone provides a more natural setting and appearance and that further remediation with the use of ground cover and plantings is necessary to improve and maintain the existing eroding conditions.

The motion passed unanimously.

6. Inlet Cluster
c/o Jana Richards Taylor, Vice President (1597 Inlet Court, Reston, VA 20190)

The cluster representatives were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved revision to the color palette for trim, front courtyard fences and doors (Olympic Solid Stains) in Inlet Cluster, due to discontinued colors, to include the following:

- “Butternut”
- “Cedar”
- “Cocoa”
- “Fawn”
- “Navajo Red”
- “Russet”
- “Taupe”
- “Beige Grey”
- “Beachwood”
• “Stonehedge” to replace “Platinum Gray”
• “Sage” to replace “Green Forest”
• “Pocono Pine” to replace “Bronze Green”
• “Powder Mill” to replace “Quacker Plain”

as proposed.

The Design Review Board requests that the applicant supply the approved paint samples to staff to be incorporated into the Inlet Cluster book.

The motion passed unanimously.

7. Tall Oaks Commercial Center, LLC
c/o Chris Oursler, Agent (12054 North Shore Drive, Reston, VA 20190)

The owner agent was present.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved temporary leasing signs (2-approx. 96” L x 31.5” W, Retail Space For Lease, Andy Corno/Thomas Jackman, 202 719 5000, website and logo, vertical format) in locations at North Shore/Wiehle and North Shore site entrance as indicated on submitted site plan with the following stipulations:

1. that the signs be black and white only at the street locations;
2. that the font for the phone numbers be reduced to a maximum size of 8”;
3. that the installation locations be provided to staff for approval prior to installation;
4. that the signs remain for no more than one (1) year or until the commercial and pad site is leased at 50% occupancy, whichever comes first; and
5. that signs be located adjacent the existing monument signs, mounted on 4” x 4” wood posts, double-sided, perpendicular to the street, in conformance with the Design Guidelines for temporary signs for commercial property.

The motion passed unanimously.

b. Approved temporary leasing signs (6, approx. 96” L x 31.5” W, Retail Space For Lease, Andy Corno/Thomas Jackman, 202 719 5000, website and logo, vertical format, background color: red/black, letter color: white or background color: white/black) in the store front locations with the following stipulations:

1. that the sign locations on the west elevation (rear) of commercial building be eliminated;
2. that the sign locations be reduced on the south elevation, including the tower of the commercial building, to two (2) locations;
3. that the sign locations be reduced on the east elevation (front) of commercial building to three (3) locations;

4. that the sign locations be reduced on the pad site (front elevation) to one (1) location;

5. that the font for the phone number be reduced to a maximum size of 8”; and

6. that the signs remain for no more than one (1) year or until the commercial and pad sites are leased at 50% occupancy, whichever comes first.

The motion passed unanimously.

8. 11306 Glade Drive
Claire Lohr

The homeowner(s) were present.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

Approved tree removal (17, White pines) and replacements (12, Hemlocks, 2 off-set rows of 6 each) due to the potential endangerment of people or property, in locations adjacent Glade Drive as indicated in submitted site plan with the following stipulations:

a. that the stumps be completely removed;

b. the replacement trees be a minimum height of 6’; and

c. that the proposed replacement trees be installed and maintained.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris or firewood may not be stored on Reston Association property.

If your tree work requires access to the site via an RA pathway, permission must be obtained from the Pathways Manager (703-435-6557) prior to beginning the work.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8: 25 pm.
# Indicates Affected Party(s)

* Indicates existing condition

P Indicates application is result of POAA Inspection

L Indicates in Legal Committee

cc: Robert Wood  
Chief Executive Officer (Acting)  
Reston Association

Director Julie Bitzer  
Reston Association Board Liaison

Director Michael Sanio  
Reston Association Board Liaison
April 17, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Vice Chair

SUBJECT: DRB Meeting, April 9, 2018

PRESENT: Richard Newlon, Nick Georgas, Ken Knueven
 RA Staff: Lucy Renault, Margo Collins, Anna Varone, Sarah Gaston

At its meeting of April 8, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 6:58 p.m. and established that a quorum of the DRB was present.

DRB member Nick Georgas, seconded by DRB member Ken Knueven, moved to approve the April 8, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the March 13, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 11816 Triple Crown Road
   Roger and Anita Lowen

The homeowners were present.

DRB member Nick Georgas, seconded by DRB member Ken Knueven, made the following motion:
Approved railing (approx. 15.5’L x 36”H, ring & collar design, 1” tubing posts, color: black) in front yard, adjacent to existing steps, as compatible in material, design, and color with the house architecture.

The motion passed unanimously.

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

The representative was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved revision to cluster standards for roofing in Lakeport Cluster to include the following:

  - For new roofs: CertainTeed Landmark, Landmark Pro, or Landmark Premium, architectural shingles, color: “Weathered Wood”
  - For repairs to roofs installed prior to April 10, 2018: CertainTeed XT, 3-tab asphalt shingles, color: “Slate Grey”

- **Units 1944-46-48-50-52 and 1951-53-55-57-59 (Phase 1 construction)**
  - For new roofs: CertainTeed Landmark, Landmark Pro, or Landmark Premium, architectural shingles, color: “Weathered Wood”
  - For repairs to roofs installed prior to April 10, 2018: CertainTeed XT, 3-tab asphalt shingles, color: “Cedar Brown”

  - For new roofs: CertainTeed Landmark, Landmark Pro, or Landmark Premium, architectural shingles, color: “Weathered Wood”
  - For repairs to roofs installed prior to April 10, 2018: CertainTeed XT, 3-tab asphalt shingles, color: “Weathered Wood”

with the following stipulations:

1. that if two homes share a single roof over their adjoining garages, preferably the two owners will replace their roofs with architectural shingles at the same time; and

2. that if both roofs are not replaced at the same time, the entire shared garage roof will be replaced with architectural shingles when the first roof is replaced.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Ken Knueven, made the following motion:
Approved revision to cluster standards for siding and trim replacement in Lakeport Cluster to include the following:

**Phase 1 Homes (units 1951-53-55-57-59 and 1944-46-48-50-52)**

**Siding:** The following material with color to match Olympic “Monterey Grey” or Olympic “Beachwood” on other homes in the same building

- The only option is finished channel-design overlapped cedar boards with horizontal orientation and a 4.75” exposure (repeat)
- Phase 1 homes **may not use HardiePlank** because there is no HardiePlank equivalent to the interlocking channel cedar siding used for Phase 1 homes

**Trim:** The following materials with color to match McCormick “Amber White” #101 or “Wheat” #108 on other homes in the same building

- PVC
- PVC/Composite
- Wood trim

with the stipulation that the dimensions, profile and color of the replacement trim match that of the existing.

**Phase 2 Homes (all other units)**

**Siding:** The following material with color to match Olympic “Monterey Grey” or Olympic “Beachwood” on other homes in the same building

- If 25% or less of the siding is to be replaced, the only option is rough-sawn bevel-design overlapped cedar boards with horizontal orientation and a 6” exposure (repeat)
- If more than 25% of the siding is to be replaced, the only option is HardiePlank, Select Cedar Mill, primed, lap siding, 6” exposure

with the following stipulations:

1. that an application for all HardiePlank siding replacements be submitted to staff for approval with proof of notification to all adjacent property owners with shared elements (party walls* and chimneys);
2. that the surface of shared chimneys be covered with the same siding material;
3. that repairs to more than 25% of the house will be considered a replacement and result in the requirement that existing cedar be replaced with HardiePlank;
4. that any homeowner replacing cedar siding with HardiePlank replace the siding on all elevations, including the interior of the shared party wall(s)*, at the same time with HardiePlank; and
5. that new siding exactly match the existing in overall exposure and trim profile.
Trim: The following material with color to match McCormick “Amber White” #101 or “Wheat” #108 on other homes in the same building

- HardieTrim
- PVC
- PVC/Composite
- Wood trim

with the following stipulations:

1. that the dimensions, profile and color of the replacement trim match that of the existing; and

2. that all trim on the house be replaced at the same time.

as submitted.

*Shared Party Walls*

According to the Deeds of Dedication of Reston, “Each wall or fence that is built on the dividing line between two or more Lots shall constitute a party wall….In the event that any party wall or fence is damaged or destroyed (including deterioration from ordinary wear and tear or lapse of time), it shall be the obligation of all Owners whose Lots adjoin such wall or fence to restore it promptly at their equal expense and they shall be liable to the Association jointly and severally for the costs of restoration if the Association makes the repairs”. The sections of walls highlighted red are examples of party walls, and as defined by the Deeds of Dedication of Reston, are a shared responsibility of the two homeowners.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

c. Approve landscaping lights (12 bollards and one additional light) in the locations indicated on submitted site plan to include the following:

- Replacement bollards (11 and one new bollard, RAB Lighting BLEDR18N, frosted lens, 18W, color: “Bronze”)
- Light addition (1, Greenfield PL3TBL, 3 Tier Path Light, up to 75W, color: back)

with the stipulations that they be low wattage and illumination and that no glare is visible from neighboring properties in conformance with the Design Guidelines for decorative lights.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected.

The motion passed unanimously.

L 3. 1674 Cedar Hollow Way
The homeowner(s) were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved removal of old pergola (existing removal, wood, siding) and installation of new pergola/portico (approx. 6’ x 16’-4” x 16’ 6”), HardiePlank, Lap Siding, Select Cedarmill, color: painted Behr “Mocha Accent” to match house, trim, color: Behr “Native Soil” to match house, gutters and downspouts, asphalt shingles, color: to match house) in the front location as indicated on submitted site plan and elevations with the stipulation that the roof slope, trim details and shingles be the same as those of the house in conformance with the Design Guidelines.

The Design Review Board requires that the new pergola/portico be installed within thirty (30) days and all additional violations must be brought into conformance immediately. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

b. Approved deck (approx. 6’ x 7 ½’, with stairs, pressure treated) in the front location as indicated on submitted site plan to include the following:

- Steps (pressure treated timber risers, slate treads)
- Planters (approx. 4” x 8” pressure treated timbers)
- Retaining walls (approx. 4” x 8”, height to match existing, pressure treated timbers)
- Handrail (wood with horizontal pipe)
- Landscape stones

with the following stipulations:

1. that all railings be at the minimum height required by Fairfax County code
2. that no deck or stair/step lighting be installed;
3. that the retaining walls be securely constructed and stepped to accommodate any change in grade,
4. that all landscape material be natural in color, and red mulch or white stones are not used;
5. that the steps be installed flat and level;
6. that any change in grading may not detrimentally impact existing trees or adjacent property; and
7. that no trees be removed.
The Design Review Board (DRB) requires that the deck, stairs, steps, retaining walls, planters be installed within thirty (30) days and all additional violations must be brought into conformance immediately. After this date, RA Staff will inspect the property to check for compliance and determine if any other violations of Reston’s Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

c. Approved replacement siding (HardiePlank, Lap Siding, Select Cedarmill, color: painted Behr “Mocha Accent”) with the stipulation that all siding be replaced at the same time with the approved material, and that there be no alteration of the design, dimensions and profile of the existing trim:

The Design Review Board requires that the siding be replaced within thirty (30) days and all additional violations must be brought into conformance immediately. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

d. Approved pedestrian door replacement (approx. 32” x 80”, JELD-WEN, 1-panel Craftsman, steel) in front location as indicated in submitted elevations with the stipulation that the new door be painted to match the existing front door.

e. Approved landscape edging (approx. 20'L, concrete pavers, color: grey) in the rear location indicated on submitted site plan with the stipulation that the pavers not exceed 4” in exposed height from grade.

The Design Review Board requires that the edging be modified in conformance with the above stipulations within thirty (30) days and all additional violations must be brought into conformance immediately. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

f. Approved window replacement and additions (3, JELD-WEN, W-2500 Casement, no grids, color: “Chestnut Brown”) on front elevation with the following stipulations:

1. that the upper windows horizontally align with each other;
2. that no trim capping be installed;
3. that the replacement windows exactly match the existing in overall dimensions;
4. that the new windows match the existing in the profile of the frames; and
5. that the new windows have no grids to match the existing, in conformance with the Design Guidelines.

The motion passed unanimously.

4. Pony Barn, Reston Association, Section 4
c/o Robert Wood, Acting CEO (12001 Sunrise Valley Drive, Reston VA 20191)
The representative was present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved site alterations (Section 04, Pony Barn) in the locations indicated on submitted site plan to include the following:

- Parking lot (approx. 65’ x 56’ and 54’ x 20’, asphalt, no change to current footprint)
- Pathway (approx. 104’ x 5’, asphalt)
- Concrete pads (brushed concrete, pavilion, water fountain pad, grill pad, 13’ x 23’ area adjacent to parking lot)
- Play equipment (approx. 28’ x 32’, shaker roof, climbers, slide, activity panel, play panel, cargo net, pipe wall, colors: tan, green, brown, black, with natural wood fiber base) to include edging (composite, color: black)
- Kiosk (approx. 8’-3” x 3’-8”, wood with tongue-in-groove sign board, asphalt shingles, color: to match pavilion, with sign “Pony Barn Park”)
- Pavilion lighting (4, Lithonia Lighting, VAP LED, 4000LM, approx. 4’L, frosted lenses, sensor and dimmer, installed along interior roof peak)
- Screen structure modification (relocate panel from left side, T1-11 with posts, color: painted to match)
- BBQ grill replacement (Belson Outdoors, Model #CC-2436-HC, 24’ Char-Wood Flip-Back Twin Size Campstove)
- Water fountain replacement (Most Dependable Fountains, Inc., Model 440 SM, approx. 40”H, color: black)
- Bike rack (approx. 6’ x 4’ x 3’, stainless steel or powdercoated mild steel)

with the following stipulations:

a. that the pathway be installed flat and level following the contours of the ground;

b. that any mulch be naturally colored, not red;

c. that no trees be removed without Design Review Board approval; and

d. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation in conformance with the Design Guidelines.

The Design Review Board (DRB) reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The motion passed unanimously.

5. Bayfield Station Cluster
c/o Eric McErlain, President (397 Herndon Parkway, Suite #100 Herndon, VA 20170)

The representatives were present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:
Approved addition to cluster standards for roofing in Bayfield Station Cluster to include the following:

**CertainTeed**
- XT25 “Moire Black” (3-tab shingles)
- Landmark “Moire Black” (architectural shingles)
- XT25 “Heather Blend” (3-tab shingles)
- Landmark “Heather Brown” (architectural shingles)

**GAF**
- Royal Sovereign “Charcoal” (3-tab shingles)
- Timberline HD “Charcoal” (architectural shingles)
- Timberline HD “Barkwood” (architectural shingles)

**IKO**
- Marathon “Dual Black” (3-tab shingles)
- Cambridge “Dual Black” (architectural shingles)
- Marathon “Dual Brown” (3-tab shingles)
- Cambridge “Dual Brown” (architectural shingles)

with the stipulation that the entire roof be replaced at the same time with the approved material.

The motion passed unanimously.

6. 2200 Milburn Lane
Barbara Gernon

The homeowner(s) were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved replacement fence (6'H, board-on-board, pressure treated) in side location as shown on submitted site plan with the following stipulations:

a. that the fence not extend beyond the halfway point between the first and second post of the existing fence adjacent to the corner of Sunrise Valley Drive and Milburn Lane;

b. that it be constructed with the finished side facing outward;

c. that it be constructed with the sections flat and level, and stepped to accommodate any change in grade (the bottom of the fence may follow the grade or be stepped; the steps should not exceed 12" at top or bottom); and

d. that the fence maintains an average height of 6’ (it may vary from 5'6” to 6’6” to allow for stepping on sloped conditions); and
e. that the fence be left to weather naturally or treated with a clear colorless sealant to match the finish of the existing fences along Sunrise Valley Drive.

The motion passed unanimously.

7. 11760 Stevenage Road
c/o Kirk Kincannon (12055 Government Center Parkway, Suite 927 Fairfax, VA 22035)

The representative was present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, made the following motion:

Approved batting cage (Reston North Ballfield, approx. 36’ x 65’, chain-link with 4’ x 7’ gate, color: grey/silver, interior netting, color: black, pressure treated lumber base, t-ball practice areas, pitcher warm up stations) in the location indicated on submitted site plan as proposed.

The motion passed unanimously.

# 8. 2016 Beacon Place
Matt Benson and Carol O’Connell

The homeowner and architect were present. The affected party was not present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved elevated deck replacement and extension (approx. 14’ x 22’ extension beyond rear wall, pressure treated, Trex surface and rail caps, color: “Gravel Path”) and stairs (spiral staircase, metal, color: black) in rear location indicated on submitted site plan as follows:

- Railings (Atlantis Rail System, cable railing, color: silver)
- Rail lighting (half-moon, color: white)
- Step lighting (Hampton Bay, LED Deck/Step Light, 10-Watt, color: black)
- Underdeck lighting (approx. 16, recessed, 5”-6”, 10.5-Watt, color: white)
- Columns (6, ornamental, tapered with decorative stone base, colors: white, grey, tan, beige)

with the following stipulations:

1. that deck corner on the east elevation be modified to include the cut angle as shown on the site plan at the Design Review Board meeting dated April 9, 2018 (see enclosure);

2. that all railings be at the minimum height required by Fairfax County code;

3. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor;
4. that a maximum of one light per riser be installed in center location, and that all wiring is not visible and all lights be low wattage and illumination, that they be provided with deep shields, and be directed downward; and

5. that no trees be removed without Design Review Board approval

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

b. Approved patio (approx. 32’ x 27’, below elevated deck, stone veneer, color: grey) in rear location as indicated on submitted site plan with the following stipulations:

1. that the patio be installed flat and level following the contours of the ground;
2. that the patio may be a maximum of 6” above grade;
3. that there be no built-in features other than steps;
4. that any change in grading may not detrimentally impact adjacent property; and
5. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

PART IV - DISCUSSION

CoreSite Reston

CoreSite gave an informational presentation on the development of the property located at 12100 Sunrise Valley Drive, in the Sunrise Technical Center. The development will consist of new and repurposed buildings with a total of 946,744 sf, constructed in four phases. The buildings will be constructed of precast concrete with vertical and horizontal scoring and will have minimal glass windows due to the nature of operations. The site will be secure with metal picket fencing (black) surrounding the perimeter and will have minimal signage (monument sign within secure site and building entrance sign). The site will also reduce parking spaces from approximately 902 to 207 and will reduce the number of loading docks from 15 to 8.

PART V - CLOSE OF MEETING

DRB member Ken Knueven, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:45 pm.
Richard Newlon, Vice Chair

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

cc: Robert Wood
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
April 25, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, April 17, 2018

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer (ex-officio and non-voting)
RA Staff: Anna Varone, Margo Collins, Lisa Heath

ABSENT: None

At its meeting of April 17, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:02 pm and established that a quorum of the DRB was present.

DRB member Neal Roseberry, seconded by DRB member Nick Georgas, moved to approve the April 17, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Neal Roseberry, moved to approve the February 20, 2018 Full Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

Anna Varone introduced the Reston Association’s new in-house attorney, Anthony “Tony” Champ to the Design Review Board. Tony will be attending future full Design Review Board meetings.

PART III - APPEALS

1. 11800 Sunrise Valley Drive
The attorney and representative were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

In consideration of the new information, the Design Review Board amended the original decision of January 16, 2018, specifically:

Approved existing identification sign (1-approx. 50’ x 5’, “Virginia Spine Institute” and logo, internally illuminated, building mounted sign, aluminum channel letters, lettering color: black/daylight, white/night, logo colors: blue/daylight, white/night, logo translucent colors: blue/red) and the removal of old signs (2-Reston International Center) to include exterior color (parapet wall, color: grey) in locations as indicated on submitted renderings and photos, as consistent in size/scale with the previous sign and unique building design/character with the following stipulations:

a. that so long as the VSI sign remains 250 square feet, no additional signs be installed at the top of the building facades on the other elevations;

b. that upon change of use, requiring sign replacement of the VSI sign, the replacement sign must be smaller in scale than current VSI sign and the replacement sign must receive Design Review Board approval prior to installation; and

c. that the DRB retains discretion to consider a second top-of-building sign, but only if such second top-of-building sign is included in a signage package for the entire top of the building, which package must include the following:

- Reducing the VSI Sign (or proposed replacement sign) so that it is smaller in scale than the existing VSI Sign. The revised VSI Sign or replacement sign must remain on the same façade where the existing VSI Sign is located
- The second top-of-building sign is limited to the second façade which was approved as an allowable sign location in the RH CSP
- The signage package must receive Design Review Board approval prior to installation of any new top-of-building signs contained within the package

The Design Review Board (DRB) reserves the right to review the sign after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The Design Review Board notes that the above notwithstanding, the applicant understands that there is no guarantee of Design Review Board approval for additional signage and that all proposed signage must be in conformance with the Design Guidelines for commercial/public signs.

The motion passed unanimously.

PART IV - ALTERATIONS AND ADDITIONS
The previous owner and current owner were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved existing security devices (2, cameras) in front locations as indicated in submitted photos.

b. Approved existing mechanical equipment (utility boxes, color: black) on property in locations as indicated on submitted photos with the following stipulations:
   1. that the existing screening vegetation be maintained to shield from view; and
   2. that any electrical conduit and wires be secured and painted to match the element to which they are attached or hidden from view in conformance with the Design Guidelines for mechanical equipment.

c. Approved existing walkways (pavers, color: tan blend) as submitted in photos to include the following:
   • Walkway 1 (approx. 5’ W x 50’ L) in front location
   • Walkway 2 (approx. 3’ W x 70’ L) in rear location

as complimentary with the architecture of the house and similar installations on the property and neighborhood.

d. Approved existing window grid removal (muntins and/or grilles) on property in locations as indicated on submitted photos as consistent in design and compatible with the architectural style of the house.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Grace Peters made the following motion:

e. Deferred decision for existing lights (landscape, security, up lights) to include utility boxes (color: black) in multiple locations on property to give the applicant the opportunity to return to the next available meeting of the full Design Review Board with a site plan, including all light locations, that significantly reduces the overall site lighting, especially to the front façade of the house.

The Design Review Board notes that shielded, low-voltage, up-lights should be limited in number and be primarily located to accent significant architectural and landscape features only, in conformance with the Design Guidelines for Decorative Lighting for single family property.
Please restudy and resubmit.

The motion passed unanimously.

#     3.     RA Lake Thoreau Spillway, Section 80
       c/o Robert Wood (Acting CEO, 12001 Sunrise Valley Drive, Reston, VA 20191)

The representatives were present, and the affected parties were not present.

DRB member Ken Knueven, seconded by DRB member Neal Roseberry, made the following motion:

Approved artwork (sculpture, approx. 16’ H x 19’ W x 13’-5”D, interlocking ring blanket/curtain, suspended by wire, ¾” PEX flex tubing 21” diameter, vertical supports, ring color: matte white, support color: black) and lighting (4-solar spotlights, 10 watts, solar panel and battery pack, mounted on platform base, multi-colored) as indicated on submitted site plan, on Lake Thoreau Spillway with the following stipulations:

a. that only two complimentary light colors (example: blue/purple) be displayed at a time;
b. that the gradual light color changes change at minimum of five-minute intervals;
c. that the installation of the sculpture be structurally sound;
d. that the artwork may be displayed through November 15, 2018 (early removal is allowed if desired or if the structure fails);
e. that the installation and the removal be coordinated with Reston Association Parks and Recreation staff; and
f. that any lights must be turned off by 10:00 pm each day.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The motion passed unanimously.

4.     Walden Cluster Association
       c/o Jennie Koffman (President, 2005 Swans Neck Way, Reston, VA 20191)

The cluster representatives were present.

DRB member Ken Knueven, seconded by DRB member Bruce Ramo, made the following motion:

Approved site lighting in common area locations as indicated on submitted site plan to include the following:
• Remove pole lights (12, existing 11’-9” height, metal halide, single square fixture)
• Pole lights (3, RAB Lighting, 12’ height, single ALED26Y/PC fixture, round poles, color temp: 3000k, concrete base, color: “Bronze”)
• Pole lights (8, RAB Lighting, 12’ height, double ALED26Y/PC fixture, round poles, color temp: 3000k, concrete base, color: “Bronze”)
• Bollard lights (2, RAB Lighting, 18” height, LED, BLED5-18Y, 5W square, color temp: 3000k, color: “Bronze”) for sidewalk/steps
• Bollard lights (2, 3’ height, Lithonia Lighting, LED, KBR8, round, color temp: 3000k, color: “Bronze”) for community dock steps

as proposed.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.

The motion passed unanimously.

# 5. South Lakes Village Center
c/o Thomas Regnell (The Chevy Chase Lane Company, 5471 Wisconsin Avenue, Suite 320, Chevy Chase, MD 20815)

The representatives were present, and the affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

Deferred decision on site plan modifications (plaza location between Red’s Table and Cafesano’s) to allow the applicant the opportunity to restudy and resubmit a plan that opens the space, while maintaining a passive, quiet, garden experience in the lake front area, and minimizes the impact on the surrounding property owners and communities, while further enhancing the community experience.

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

• Preserving existing mature trees or providing additional shade trees where possible
• ADA compliant options for the stair area and outdoor seating accessibility
• Reduce the recreational activities and furniture to further open the green space for better circulation, less controlled use, and further encourage a more passive interactive experience
• Consider graphic options for the monument sign to eliminate the “shopping bag”
- Minimize site lighting and/or utilize shields in the lake front area adjacent the surrounding residential communities

Restudy and resubmit to the next available full DRB meeting or arrange a work session with the DRB.

The Design Review Board (DRB) notes that continued communication and sharing of information between The Chevy Chase Land Company and the surrounding communities is essential to the success of the proposed project. Therefore, the DRB encourages the applicant to involve the surrounding community members and merchants within the center in community meetings on the proposed project.

The motion passed unanimously.

# 6. Waterford Square Condominium Association
c/o John C. Moore & Associates (2310 Henslowe Drive, Potomac, MD 20854)

The representatives were present, and the affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Ken Knueven, made the following motion:

Disapproved antennas (telecommunications equipment, (8) 13’ panel antennas, (4) remote radio units, (1) microwave dish, (1) radio cabinet, Stealth custom screening panels) on rooftop locations of Waterford Square Condominiums as indicated on submitted elevations and site plan as not compatible in appearance with the simple clean architecture of the building and as not in conformance with the Design Guidelines which requires satellite dishes/antennas to be located as discreetly as possible, in consideration of neighbors’ views and the general appearance of the streetscape.

The Design Review Board reminds the applicant that rooftop equipment should be located to minimize the appearance by placing in interior corners/area or near other visual elements (mechanical equipment, etc.) in conformance with the Design Guidelines for Satellite Dishes and Antennas for Condominium/Apartment properties.

The motion passed unanimously.

7. Design Review Board
Design Review Board Officer Elections and Panel Formation

DRB member Ken Knueven, seconded by DRB member Charlie Hoffman, made the following motion:

The Design Review Board elected Richard Newlon as Chair, and Neal Roseberry, Nick Georgas and Ken Knueven as Vice Chairs. New panels were formed as follows:

<table>
<thead>
<tr>
<th>Red Panel (1st Tuesday)</th>
<th>Green Panel (2nd Tuesday)</th>
<th>Blue Panel (4th Tuesday)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neal Roseberry</td>
<td>Nick Georgas</td>
<td>Ken Knueven</td>
</tr>
</tbody>
</table>
Richard Newlon and Nick Georgas agreed to substitute on the Blue Panel as needed until new DRB members have been appointed.

Staff will send out an updated 2018 Meeting Calendar.

The motion passed unanimously.

8. Design Review Board
Resolution Edits & Process Improvements

DRB member Richard Newlon, seconded by DRB member Grace Peters, made the following motion:

a. Approved Draft amendments to Design Review & Covenants Administration Resolution 7; Design Review Board Meeting Requirements to include definition of Consultation meetings and electronic unanimous consent approvals without a meeting as proposed.

The motion passed unanimously.

b. The DRB requested that the Draft amendments to Design Review & Covenants Administration Resolution 8; Design Review Application Procedures be revised to clarify applicants right to appeal, as amended, to include the additional clarification that appeals to decisions rendered from DRB Consultation meetings will be referred to a DRB Panel meeting and appeals to decisions rendered from DRB Panel meetings will be referred to a Full DRB meeting. Staff will make the requested changes to the document and email to the board for electronic approval.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, made the following motion:

c. Approved Draft amendments to Design Review & Covenants Administration Resolution 8: Design Review Application, as amended, to separate the Non-Residential application and fee schedule from the Residential Application and add “Other” category to the check-list.

Staff will monitor and report back to the full DRB on effectiveness of the change and impact on the number of applications received.

The motion passed with votes recoded as follows:

AYE: Nick Georgas, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman
NAY: Richard Newlon, Neal Roseberry
ABSTAIN: None
DRB member Ken Knueven, seconded by DRB member Neal Roseberry, made the following motion:

d. Approved Draft amendments to Design Review & Covenants Administration Resolution 8; Design Review Application Procedures to revise the Non-Residential application processing fees as proposed.

The motion passed unanimously.

PART V - DISCUSSION

Reston Fire Station #25 (1820 Wiehle Avenue)

Fairfax County representatives gave an informational presentation on the development of the property located at 1820 Wiehle Avenue. Construction of this site is anticipated to begin late summer 2019 through winter 2020 with occupancy in early Spring 2021.

The current design includes two-story building, approx. 17,150 SF with 4 drive-through apparatus bays. This site was formally developed with a one-story building with 2.5 apparatus bays, 7,750 SF building.

PART VI - EXECUTIVE SESSION

DRB member Neal Roseberry, seconded by DRB member Nick Georgas, made a motion to move to executive session to consult with legal counsel at 11:52 pm.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made a motion to return to open session at 12:20 am.

The motion passed unanimously.

PART VII- CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Nick Georgas moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 12:30 am.

_______________________
Richard Newlon, Chair

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee
cc: Larry Butler
    Acting Chief Executive Officer
    Reston Association

    Jared Wilcox
    Chair
    Reston Planning and Zoning Committee

    Director Julie Bitzer
    Reston Association Board Liaison

    Anthony Champ
    Reston Association Legal Counsel
May 8, 2018

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, May 1, 2018

PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman
RA Staff: Margo Collins

ABSENT: None

At its meeting of May 1, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Neal Roseberry called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the May 1, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the April 3, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

*P 1. 2203 Wakerobin Lane
Stephanie & Lorin Randall

The homeowner was present.
DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved existing retaining wall (approx. 10’ L x max. 4’ H, modular faux-stone, color: grey) in front walkway location due to its random-size pattern, alignment with the house’s foundation wall, and weathered, dark appearance, with the stipulation that a foundation shrub of reasonable size (24” to 30” height, min.) be installed where the retaining wall meets the house foundation to further soften the appearance.

The Design Review Board requires that the new vegetation be installed within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six month/eighteen month timeline listed below.

The motion passed unanimously.

2. Pinecrest Cluster Association
David Barker, President (c/o TWC Association Management, 397 Herndon Parkway, #100 Herndon, VA 20170)

The cluster representative was not present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Disapproved addition to the cluster standard for the Contemporary Courts in Pinecrest Cluster for siding material and color palette to include the following:

- Cedar planks, fiber cement or vinyl: 6.5” – 12” exposure (horizontal or vertical)
- Vinyl, Plygem, Mastic, Structure Insulated, 7” exposure, lap siding, woodgrain, color: “Pebblestone Clay”
- Vinyl, Plygem, Mastic, Structure Insulated 7” exposure, lap siding, woodgrain, color: “Scottish Thistle”

as not in conformance with the Design Guidelines which state that the selection of exterior colors and materials should be compatible in appearance, orientation, dimension, profile, color and quality with the existing and closely blend visually with the other houses which retain the original colors and materials.

The Design Review Board believes that the cluster’s existing architectural integrity and generally harmonious appearance which consists of wood and fiber cement siding materials, would be adversely compromised by the addition of new siding materials (vinyl) with a wide range of exposures and profiles.

b. Disapproved addition to the cluster standard for decorative lights (Lake Worth, wall lantern, Model HRR1691L, LED, oil-ribbed bronze finish) as not in keeping with the current lantern style and finish for decorative lights in Pinecrest Cluster.

The Design Review Board encourages the applicant to further study and resubmit a new application to replace the discontinued light with a more similar style and finish.

The motion passed unanimously.
3. Inova/North Point Village Center  
c/o Kelly Burnette (Lerner, 2000 Tower Oaks Blvd, 8th Floor, Rockville, MD 20852)

The representatives were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved building-mounted sign (approx. 22’-6” max. length, logo, INOVA Urgent Care” illuminated channel letters, internal LED, logo color: blue /white/red, letter color: Inova-white, Urgent Care-red) on left-side building location due to its simple design and complimentary colors, as indicated on submitted elevation drawing with the following stipulations:

a. that the largest vertical element (logo) be reduced to a maximum height of 24”; and the remaining letters be reduced if necessary to diminish the overall appearance of the sign;

b. that there be no visible raceway or transformer and that any necessary repairs from removal of previous sign be completed; and

c. that a final drawing be submitted to staff for approval prior to installation.

The Design Review Board notes that the reduction of the overall height is more in keeping with the other Design Review Board - approved building mounted signage in North Point Village Center.

The Design Review Board reserves the right to review the sign after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The motion passed unanimously.

4. Boston Ridge Cluster Association  
c/o Tracy Plazyk, Property Manager (Sentry Management Company, 602 S. King Street, #400, Leesburg, VA 20175)

The representative was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved tree removal in locations as indicated on site plan to include the following:

- Location 1: #13 Oak, across from 2030 Headlands Circle, adjacent parking area
- Location 2: #14 Red Oak (dead) in wooded area in front of 2050 Headlands Circle
- Location 3: #15 Red Oak left side of 2072 Headlands Circle
- Location 4: #19 Red Oak, right-side of 2009 Headlands Circle
- Location 5: #20 Red Oak, across parking lot of 2009 Headlands Circle
- Location 6: #21 Tulip Polar, adjacent the entrance of Headlands Circle
with the following stipulations:

a. that the stumps be completely removed;

b. that replacement trees (Oaks) for locations 1, 2, 5 and 6 of a minimum caliper of 3”, be installed in approximately the same location and maintained; and

c. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris may not be stored on cluster common property, and neatly stacked firewood may only be stored on cluster common property if the applicant has written permission from the cluster board allowing this storage.

If your tree work requires access to the site via an RA pathway, permission must be obtained from the Pathways Manager (703-435-6557) prior to beginning the work.

The motion passed unanimously.

5. County Courts Cluster Association
c/o Shirley Gross, President (12112 Quorn Lane, Reston, VA 20191)

The cluster representative was present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Disapproved addition to the cluster standard for landscaping (retaining wall/garden wall, max. height 3 rows of modular brick/block, color to coordinate with the house color/brick color) in front and back yard locations as not in conformance with the Design Guidelines, which state that these walls be securely constructed of stone, brick, or stucco and integrated into the natural setting. Manufactured block systems of uniform color, size and/or dimensions are not suitable for residential use.

The motion passed unanimously.

6. Golf Course Square Cluster Association
c/o Elmer Reinhardt, President (2052 Golf Course Drive, Reston, VA 20191)

The representatives were present.

DRB member Charlie Hoffman, seconded by DRB member Neal Roseberry, made the following motion:

Approved site and grading plan (7, ADA compliant sidewalk/curb cut/ramp modifications) to tie into existing sidewalk locations as indicated on submitted site plan with the stipulation that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation and that all concrete must be naturally colored.

The motion passed unanimously.
Approved screened porch (approx. 16’ x 16’, pressure treated wood) and deck (approx. 14’ x 6’, pressure treated wood) to include covered foyer (approx. 8’ x 11’, hip roof) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Doors (2, Andersen, storm door, full view, color: white)
- Roofing (shed style, cedar to match the house roof material)
- Skylight (1, 36” x 36”, Velux, fixed curb-mounted)
- Deck (Trex deck flooring, rail cap and stair treads, “Havana Gold”)
- Railings (aluminum, simple vertical pickets, color: black)
- Gutters (Amerimax, 5.5”, K-style, aluminum, color: black)
- Screens (fiberglass)

with the following stipulations:

1. that the roof shingles match those of the existing house;
2. that the screens be charcoal, or similar in color;
3. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);
4. that all railings, including the stair railing, be the same straight simple metal vertical picket railing at the maximum height required by Fairfax County code;
5. that the deck be constructed in such a way that knee braces are not required for support;
6. that all wood elements be left to weather naturally or finished with a clear, colorless sealant; or painted/stained to match the house siding or trim;
7. that the skylight have a low profile (preferably flat), be mounted parallel and perpendicular to the roof ridge, and the frames match the color of the roof; and
8. that no additional lights be installed without Design Review Board approval.

Approved landscaping plan in rear yard location as indicated on submitted site plan to include the following:

- Patio (approx. 16’ x 16’, bluestone, square irregular pattern, concrete base)
• Seat wall (approx. 14’, max height of 36”, bluestone veneer and stone cap) curved side of patio
• Firepit (approx. 48” circular, bluestone veneer and stone cap) center location of patio
• Stepping stones (natural rock steps on left-side, adjacent deck/landing)

with the following stipulation:

1. that the patio be installed flat and level following the contours of the ground;
2. that the patio may be a maximum of 6” above grade;
3. that there be no built-in features other than steps;
4. that any change in grading may not detrimentally impact adjacent property;
5. that no trees be removed without Design Review Board approval; and
6. than no lights be installed without Design Review Board approval.

The motion passed unanimously.

8. South Lakes Village Center
c/o Tiffany Anderson, Property Manager (The Chevy Chase Land Company, 5471 Wisconsin Avenue, Suite 320, Chevy Chase, MD 20815)

____________________________

The representative was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved building-mounted sign (“Custom Ink”, and logo, building-mounted, vinyl, internally illuminated, LED, individual channel letters) and under canopy sign (“Custom Ink”, and logo with tag line: “Design Custom T-shirts Apparel & More”, 3’ length, 1’-2” height, two-sided, colors: white with red border, letters, and tag line letter color: black) in locations as indicated on renderings submitted at the Panel meeting with the following stipulations:

a. that the business name on the fascia mounted sign be white letters only, not red; and
b. that the building sign be mounted directly on the building face with no visible raceway or transformer.

The motion passed unanimously.

The Design Review Board notes that the tag line on the under-canopy sign is very fine print and will be difficult to read and therefore encourages the applicant to eliminate from the sign completely.

PART IV - CLOSE OF MEETING
DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:00 pm.

_______________________
Neal Roseberry, Vice Chair

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

cc: Larry Butler
    Chief Executive Officer (Acting)
    Reston Association
    
    Director Julie Bitzer
    Reston Association Board Liaison
May 15, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, May 8, 2018

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: Lisa Heath

At its meeting of May 8, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the May 8, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the April 9th, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 1596 North Village Road
Brendan and Paula Daly

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:
Approved removal of existing deck, stairs and shed and installation of screened porch (approx. 18’ x 20.6’, pressure treated wood) and deck (approx. 24.6’ x 14’, pressure treated wood) to include stairs (13, approx. 13’ x 4’) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Roofing (gable, shingles to match existing house roof material)
- Trim and Siding: (siding to match existing house material, trim: Behr, color: custom bronze)
- Doors (3, 1- Andersen, 4000 Series, storm door, full-view, color: bronze, 2- French door, full-view, color: white)
- Deck (pressure-treated deck boards, Sikkens Dek Stain, color: “005 Natural Oak” or painted to match house siding approx. four [4] months after installation)
- Railings for Deck and Stairs (Trex Signature, aluminum, color: bronze)
- Gutters and Downspouts (5”, aluminum, color: brown to match existing on house)
- Screens (fiberglass)
- Lighting (6, stair lights, recessed)

with the following stipulations:

a. that if any decorative lights are added, they be an exact match to existing decorative lights on the house;

b. that the roof shingles match those of the existing house;

c. that the screens be charcoal, or similar in color;

d. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);

e. that all railings, including the stair railing, be the same straight simple metal vertical picket railing at the maximum height required by Fairfax County code;

f. that the deck be constructed in such a way that knee braces are not required for support; and

g. that a maximum of one light per every other riser be installed in center location, and that all wiring is not visible and all lights be low wattage and illumination, that they be provided with deep shields, and be directed downward;

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The motion passed unanimously.

2. 2234 White Cornus Lane
Renna J. Davidson

The homeowner was present.
DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

Approved existing tree spar (deciduous) in front yard location due to its artistic nature harmonious with and complimentary to its setting, as proposed.

The motion passed unanimously.

3. 2121 Salt Kettle Way
Dr. Alli Guleria

The homeowner and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Deferred decision on landscape plan (drainage/regrading solution between the properties located at 2121 and 2119 Salt Kettle Way) to allow the applicant an opportunity to present a feasible solution (including drawings, photos, resolutions, etc.) to the drainage/regrading issue with the stipulation that the affected party will make all reasonable efforts to allow applicant’s choice of landscape contractors access to their property for assessment purposes.

The DRB requires the above items be submitted no later than sixty (60) days for review at the next available DRB meeting of the same panel. Please note, agendas are limited, and early submission is suggested to avoid a delay in review of the application.

The motion passed unanimously.

4. 11314 Myrtle Lane
Anja Lendvay and Jeremy Ratner

The homeowner and contractor were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved portico addition (approx. 7’ H x 14’ L x 6’ W, flat, 2” clean gravel), parapet (approx. 14’ L x 3’ H, pvc, wall cap, color: Behr “Supernova”) and columns (2, approx. 10’ x 10”, pvc, square with capitel and base, color: Behr, “Supernova”) in front location as indicated on submitted site plan and elevation drawings with the following stipulations:

1. that the base of the columns be constructed of natural, rusticated stone at a height of approx. 36” in the front location of the property;

2. that any change in grading may not detrimentally impact existing trees or adjacent property; and

3. that no trees be removed without Design Review Board approval.
b. Approved replacement roofing (Owens Corning, Oakridge, architectural shingles, color: “Desert Tan”) with the stipulation that the entire roof be replaced at the same time with the approved material.

c. Approved skylights (2, approx. 22” W x 45” L and 21” W x 70” L), Velux, Truss Series, fixed deck-mount, color: gray to match existing skylights) in front and rear roof locations as indicated in submitted drawing with the stipulation that they have a low profile (preferably flat), be mounted parallel and perpendicular to the roof ridge.

d. Approved replacement siding (board and batten, color: Behr “Liquid Mercury”) panels and trim (plywood, flat, color: Behr “Supernova”) with the stipulation that all siding and trim be replaced at the same time with the approved material, and that there be no alteration of the design, dimensions and profile of the existing trim.

e. Approved front entry door replacement (Modern Architectural Doors, Oasis-1-1, wood, horizontal grooves, color: “Mahogany”) and sidelite (approx. 12” W, wood and glass insert, color: “Laminated White”) in front location as indicated in submitted elevations and photo as proposed.

f. Approved trash enclosure (approx. 9’ L x 4’ W, board and batten siding, color: Behr “Liquid Mercury”) trim (plywood, color: Behr “Supernova”) gate (board and batten, flat top, color: Behr “Liquid Mercury”) and lattice (approx. 8’ H x 4’ W, color: Behr, “Liquid Mercury”) in left side yard location as indicated on submitted site plan with the stipulations that it be constructed with the sections flat and level, and stepped to accommodate any change in grade (the bottom of the enclosure may follow the grade or be stepped; the steps should not exceed 12" at top or bottom) and that the lattice be orthogonal (horizontal and vertical) not diagonal and properly framed with either trim boards or wood lattice channel pieces.

The motion passed unanimously.

5. 1296 Wedgewood Manor Way
Donald Fitzpatrick

The homeowner was not present.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved existing patio door replacement (Andersen, double slider, no grids, color: white) in rear elevation as indicated in submitted photo as a close match to previously DRB-approved patio doors in Wedgewood Manor Cluster.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

b. Disapproved existing retaining wall (modular block, color: grey) in front and side locations as indicated on submitted site plan as not in conformance with the Design Guidelines which state that if used manufactured block systems should have a natural
look, a random pattern that ranges in size and color, and rusticated appearance that mimics natural stone.

The Design Review Board requires that the modular block be removed or replaced in conformance with the retaining walls which have a natural look, random pattern that ranges in size and color and rusticated appearance that mimics natural stone within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed with the votes recorded as follows:

AYE: DRB member Nick Georgas, DRB member Bruce Ramo
NAY: DRB member Richard Newlon

6. 1638 Stowe Road
Reid and Alexis Davis

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved addition (detached garage, approx. 16’ W x 24’ L) in front location as indicated on submitted site plan and elevation drawings to include the following:

- Roofing (standing seam metal, ridge vent, color: matte black)
- Siding (Hardiplank, 7” reveal, flat grain, color: “Cobblestone”)
- Trim (Azek, composite, color: white)
- Windows (4, approx. 24” x 36”, Kinro, single-hung, vinyl, grids, color: white) with transoms (4, fixed, vinyl, mulled, grids, color: white)
- Garage door (General Doors, approx. 9’ x 7’, steel, raised panels, color: flat black) and double-top header transom windows (fixed, vinyl, grids, color: white)
- Pedestrian door (fiberglass, grids, color: white)
- Gutters/Downspouts (size and color to match existing on house)
- Lights (3, Hampton Bay, LED Wall Lantern, 340 lumens, color: black)

with the following stipulations:

1. that any change in grading may not detrimentally impact existing trees or adjacent property;

2. that no trees be removed without Design Review Board approval; and

3. that all gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.

The Design Review Board (DRB) reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.
Approved driveway extension/parking pad (approx. 60 sq. ft., concrete, color: to match existing driveway) in front location as indicated in submitted site plan with the following stipulations:

1. that the paving material be the same as that of the existing driveway, including its color;
2. that it be securely constructed; and
3. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation in conformance with the Design Guidelines.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant's own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.
If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

7. 11137 Glade Drive
Robert and Pamela Lackland

The homeowner and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved fence (split-rail, natural logs and rails, left to weather naturally) in rear yard location only, to include the following stipulations:

a. that the fence be installed approx. 6-12” inside property line and extend no further than the front corners of the house;

b. that it be a maximum height of 24-36” and no more than two rails;

c. that the natural log posts be notched to inset the top rail and holes be added in the bottom of the logs to support lower rails; and

d. that it be installed with all vertical elements straight and plumb, and horizontal elements sloped to follow grade.

In the alternative, the Design Review Board approved fence (Option 2, split-rail, pressure treated wood, left to weatherly naturally) with the following stipulations:

a. that the fence be installed approx. 6-12” inside property line;

b. that it be a maximum of two rails and 36” in height;

c. that, if wire mesh is used, it be black, dark green or heavy gauge galvanized metal (not chicken wire or chain link), mounted on the inside of the fence, and not extend above the top rail; and

d. that it be installed with all vertical elements straight and plumb, and horizontal elements sloped to follow grade.

Neither the fence, nor any construction access or activity, may encroach upon Reston Association property or cluster common area.

Fences should be located so as to preserve existing trees and vegetation. Removal of live trees requires the prior approval of the Design Review Board.

The motion passed unanimously.
The homeowners were present.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, made the following motion:

a. Approved replacement driveway and parking pad extension (CORE Grass Stabilized Turf Living Driveway Foundation, approx. 1” gravel base, grid, soil and seed) in front and road-side locations as submitted on site plan with the following stipulations:
   1. that the foundation and grass driveway not extend beyond the left-side of the garage front wall;
   2. that the driveway and parking pad be securely constructed; and
   3. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation in conformance with the Design Guidelines.

The DRB notes that approval of the grass foundation for the front road-side location does not supersede any conflicting restrictions that Fairfax County or the Virginia Department of Transportation may impose.

b. Approved walkway (approx. 74’ L, Flexi Pave with recycled tire granule, aggregate rock and binding agent, color: “Peppermint” or “Pewter”) in front location as indicated on submitted site plan with the following stipulations:
   1. that the walkway be installed in a straight line from the existing porch steps to the road;
   2. that the walkway be securely constructed, flat and level and set into the natural contours of the ground;
   3. that the walkway may be a maximum of 6” above grade;
   4. that the walkway have no built-in features other than steps;
   5. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
   6. that no trees be removed without Design Review Board approval;

The motion passed unanimously.
PART IV - CLOSE OF MEETING

DRB member Richard Newlon seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:16 pm.

Nick Georgas, Vice Chair

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

cc: Larry Butler
    Chief Executive Officer (Acting)
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison
May 22, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, May 15, 2018

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Ken Knueven, Bruce Ramo, Charlie Hoffman, Reston Association Legal Counsel Anthony Champ (non-voting)

RA Staff: Anna Varone, Lisa Heath, Lucy Renault

ABSENT: Reston Association Board Liaison: Julie Bitzer (ex-officio and non-voting)

At its meeting of May 15, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the May 15, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, moved to approve the April 17, 2018 Full Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None
PART III - APPEALS

# 1. 1136 Round Pebble Lane
Stephen & Tara Xeller

The applicant and the affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:

In consideration of the new information regarding the Design Guidelines for Swimming Pools, the Design Review Board, upon appeal,

Approved mechanical equipment (Raypak Digital Pool and Spa Heater, free standing, color: grey and black, Pentair, FNS Plus Fiberglass D.E. Filter, color: white, Zodiac, Jandy Pro Series, Flopro pump and Aquapure water purification system, color: black, white, gray) and concrete pad (approx. 4’ x 8’) in rear location with the following stipulations:

a. that the mechanical equipment be located at least five feet (5’) east of the property line and that a new drawing be submitted to staff for approval prior to installation; and

b. that no water/backwash from the pool or equipment be allowed to enter neighboring property; and

c. that supplemental plantings and screening (board-on-board, 3-sided, wood, left to weather naturally), at a minimum height of the approved equipment, be provided, and a new drawing be submitted to staff for approval prior to installation.

The motion passed with the votes recorded as follows:

AYE: Neal Roseberry, Bruce Ramo, Grace Peters, Nick Georgas, Ken Knueven
ABSTAIN: Richard Newlon, Charlie Hoffman

# 2. 11817 Triple Crown Road
John & Kimberly Berry

The applicant and the affected parties were present

DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:

In consideration of the request for appeal, and finding no new and/or additional information or evidence of misapplication of the Design Guidelines, the Design Review Board declined to hear the appeal and upheld its decision of March 13, 2018, specifically:

a. Approved existing pedestrian door replacement (approx. 80” x 32”, Therma Tru Series TS 118, hinged steel, clear glass, no grids, color: Benjamin Moore “Litchfield Grey”
HC-78, or Benjamin Moore “Plymouth Brown” HC-73) in rear location as indicated in submitted photos as proposed.

b. Approved storm door (approx. 80” x 32”, Anderson Series 4000, Fullview, hinged steel, aluminum frame, glass front, no grids, color: “Sandstone” or “Terratone”) in rear location as indicated in submitted photos as proposed.

c. Approved existing decorative light (approx. 12” x 16”, Carson, Gooseneck, color: “Copper”) in rear location as shown in submitted photos with the stipulation that the bulb does not descend below the fixture shade.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be lowered in illumination or redirected.

The motion passed with the votes recorded as follows:

AYE: Neal Roseberry, Bruce Ramo, Grace Peters, Charlie Hoffman
ABSTAIN: Richard Newlon, Nick Georgas, Ken Knueven

PART IV - ALTERATIONS AND ADDITIONS

3. Glenvale Condominium Association
c/o Jason Defoe, Property Manager (Service First Management, 2337 Freetown Court Unit 12C, Reston, VA 20191)

The condominium representative was present.

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:

Approved security light replacements (34, Howard, flood lights, SLF-LED, 46W, 4,520 lumens, 4000K, cast aluminum, bronze finish) and (36, Howard, wall packs, LWP-5055-LED-MV, 53W, 6,600 lumens, 3000K, cast aluminum, textured bronze finish) in building-mounted locations as indicated on the site plans as proposed.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.

The motion passed unanimously.

4. 2222 Colts Neck Road
c/o Zachary P. Bosse (ARC Realty, 8150 Leesburg Pike, #110, Vienna, VA 22182)

The representatives were present.
DRB member Neal Roseberry, seconded by DRB member Ken Knueven, made the following motion:

a. Proposed signs as indicated in submitted plans and photos to include the following:
   - Directional/Sign 1: (1, approx. 32’ W x 24” H, “Assisted Living Independent Living”, pole mounted with decorative cap, sign color: green, letter color: white)
   - Directional/Sign 2: (1, appr5x. 24” W x 24” H, “Garage Parking”, pole mounted with decorative cap, sign color: green, letter color: white)
   - Informational/Sign 3: (1, approx. 48” W x 10” H, “8'-0” Clearance”, building mounted, sign color: green, letter color: white)

   in the locations indicated on submitted site plan with the following stipulations:
   1. that the signs be installed straight and plumb; and
   2. that the signs be fastened so that they are secure and level.

b. Deferred decision on monument sign (1, approx. 4’ H x 8’ W, “Hunters Woods at Trails Edge” and logo, aluminum face, stone veneer base, concrete pillar caps, sign color: white, letter color: blue & green, logo color: green & gold) and spotlight (in entry location adjacent Colts Neck Road) in front entry location as indicated on submitted site plans to allow the applicant the opportunity to submit a new drawing with colors that are compatible with the materials of the sign to include the relocation/removal of the address numbers.

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

- Consider backgrounds other than white and colors in more muted tones than originally submitted
- Consider using a dark background with lighter colors and logo, incorporating the color of the monument base and surrounding stone
- Consider moving the street numbers from the side of the monument stone and incorporate them on or below the sign

The Design Review Board requests the applicant restudy and resubmit to a panel of the Design Review Board. Early submission is recommended as these agendas are limited in space.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Bruce Ramo, made the following motion:
c. Approved siding modification (James Hardie, smooth, from 4” to 7” exposure, horizontal, color: Benjamin Moore “Sea Haze” 2137-50) on all elevations as proposed.

The motion passed unanimously.

5. Design Review Board
Design Review Board Resolution 8 & Process Change

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved Draft Amendments to Design Review & Covenants Administration Resolution 8; Design Review Board Meeting Requirements to include definition of Consultation meetings, electronic unanimous consent approvals without a meeting and staff ability to disapprove application that are not in conformance with cluster standards or the Design Guidelines as proposed.

The motion passed unanimously.

PART V - DISCUSSION

Fairfax County & VDOT

Fairfax County and Virginia Department of Transportation representatives gave an informational presentation for 3 segmented sidewalk site plans. The proposed plans include approx. 3600’ concrete sidewalk (6’ wide and 2’ grass buffer), upgrade to curb ramps, upgrade to six (6) bus stops with ADA complaint loading pads, installation of one (1) bus shelter and signal rebuild at Twin Branches.

Anticipated Schedule:
Finalize Project Scope & Complete 90% Design Submittal – Winter 2018
Begin Land Acquisition (Plats) – Fall 2018
Complete Land Acquisition – Fall 2019
Utility Relocation Completed – Winter 2019
Construction Start – Spring 2020

The Design Review Board (DRB) recommends that the applicant further redesign the sidewalk and upgrade plan with consideration of the following:

• Consider eliminating sidewalks where existing trails would suffice

• Consider connecting the sidewalks to existing trails where possible

• Consider eliminating or reducing grass buffer strips where possible, especially where bike lanes are present to serve as a buffer

• Consider existing trees, canopy and landscape understory when designing the width of planned sidewalks
The Design Review Board (DRB) notes that in addition, the vegetated character of natural wood areas should be preserved as much as possible. Further, the removal of non-invasive native smaller trees (under 4” diameter) and/or understory vegetation should not change the overall character of the natural wooded areas.

**Design Review Board: POAA Application Process**

The Design Review Board (DRB) and RA Staff discussed the issue of POAA applications requiring DRB review, and if they should be subject to a separate review procedure for faster processing. RA Staff indicated that the applications are not all clear, although they are not wholly problematic either. Both RA Staff and the DRB agreed to formulate ideas to address the issue further.

**PART VI- CLOSE OF MEETING**

DRB member Ken Knueven, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:03 pm.

Richard Newlon, Chair

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

cc: Larry Butler
    Acting Chief Executive Officer
    Reston Association

    Jared Wilcox
    Chair
    Reston Planning and Zoning Committee

    Director Julie Bitzer
    Reston Association Board Liaison

    Anthony Champ
    Reston Association Legal Counsel
May 29, 2018

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, May 22, 2018

PRESENT: Ken Knueven, Richard Newlon (sub), Nick Georgas (sub)
RA Staff: Lucy Renault

At its meeting of May 22, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Ken Knueven called the meeting to order at 7:00 p.m. and established that a quorum of the DRB was present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, moved to approve the May 22, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, moved to approve the March 27, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

*P# 1. 11602 Hunters Green Court
Helen Oberlander

The homeowner and affected party were not present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:
Approved existing stoop/walkway (resurface, tile, color: beige) in the front location as indicated on submitted photos with the following stipulations:

a. that the leading edging of the front stoop tiles be trimmed out to create a finished edge;

b. that the tiles that extend past the courtyard fence gate be removed so that they are flush with, and not extend past, the fence gate, and the leading edge be trimmed out to create a finished edge;

c. that a final plan be submitted to staff for review prior to installation; and

d. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The Design Review Board requires that a final plan be submitted, or the walkway/stoop be modified back to its original design within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

2. 10902 Quimby Point Lane
Ira and Jane Dreyfuss

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved elevated deck replacement (approx. 16’ x 26’, Trex flooring, color: dark brown, PVC wrap on fascia and stair fascia and risers, color: white) and stairs (4’W, Trex flooring, color: dark brown) in rear location indicated on submitted site plan to include the following:

   • Railings (Trex Transcends contemporary style picket, color: white, round balusters, color: black, Trex rail cap, color: to match decking)
   • Deck lighting (5-Trex LED round rail post lights, color: white, approx. 10-Trex LED riser lights, 2 lights per alternating risers, color: white)

with the following stipulations:

1. that all railings, including the stair railing, be the same straight simple vertical picket design at the minimum height required by Fairfax County code;

2. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor; and

3. that all wiring is not visible, all lights be low wattage and illumination; that they be provided with deep shields and be directed downward.
The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

b. Approved screened porch (approx. 15’-6” x 20’, Trex flooring, color: dark brown, PVC wrap, color: white) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Doors (Larson, 271-TT, ¾-view with lower panel, color: white)
- Roofing (asphalt, color: to match house)
- Railing (Trex Transcends contemporary style picket, color: white, round balusters, color: black, Trex rail cap, color: to match decking)
- Gutters and downspouts (aluminum, color: to match house)
- Screens (aluminum, color: black)

with the following stipulations:

1. that the roof shingles match those of the existing house;
2. that the screened porch detail match that of the house (gutters and downspouts, decorative light, etc.);
3. that any knee (angular) braces extend no farther than 2’ below the deck joists/floor; and
4. that all railings, including the stair railing, be the same straight simple wood vertical picket railing at the maximum height required by Fairfax County code.

The motion passed unanimously.

3. 2263 Compass Point Lane
Shubhra Sinha

The homeowner and architect were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved addition (mudroom, approx. 8.6’ x 9’) in front location as indicated on submitted site plan and elevation drawings to include the following:

- Windows (Lansing, Model 150 single-hung, Model 151 slider, no grids, color: “Clay”)
- Roof (flat roof to match house)
- Siding (horizontal, color: to match house)
- Trim (color: to match house)
- Deck modification (removal of angled section)

with the following stipulations
1. that all colors, materials, gutters/downspouts, etc. be the same as those of the existing house and in conformance with the Design Review Board-approved standards for Compass Point Cluster;

2. that the new windows match the existing in the color, width, and profile of the frames, and have no grids; and

3. that any change in grading may not detrimentally impact existing trees or adjacent property.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.
b. Approved garage door replacement (conversion from double doors to single door, approx. 16’ x 7’, Clopay, Modern Steel Collection, Model #HDPF20, flush panel sections with 4-plain long windows, color: “Grey”) in front location as compatible in style and character with the architecture of the house and the cluster, with the stipulation that the new door match the siding color in conformance with the Design Review Board-approved cluster standards for garage doors in Compass Point Cluster.

The motion passed unanimously.

# 4. 1314 Red Hawk Circle
Stuart Van Hounten

The contractor and affected parties were present. The homeowner was not present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved landscaping plan in the front and rear locations as indicated on submitted site plan to include the following:

- Patio (approx. 12’L x 10’W, flagstone) in front yard
- Walkway (approx. 10’L x 5’W, flagstone) in front yard
- Seat walls (2, approx. 5’L x 18”H, L-shaped, Carder Rock, capstone, color: grey) in front yard
- Garden walls (2, approx. 5’L x 12”H, L-shaped, Carder Rock, capstone, color: grey) in front yard
- Patio (approx. 10’L x 10’W, flagstone) in rear yard
- Walkway (approx. 15’L x 5’W, flagstone) in rear yard
- Fire pit (Carder Rock) in rear yard
- Basketball goal
- Vegetation in quantities and species listed in submitted plan

with the following stipulations:

a. that the two front entrance garden walls not exceed 12” in height;

b. that the basketball hoop be relocated closer to the garage and away from the pathway;

c. that the pole of the basketball hoop be unfinished wood or wood or galvanized steel that is a painted dark, muted color; and the backboard be clear, white, or painted a flat muted color, in conformance with the Design Guidelines for free-standing backboards mounted on poles;

d. that the walls be securely constructed and stepped to accommodate any change in grade;

e. that the walkways and patios be securely constructed, flat and level, and set into the natural contours of the ground;

f. that all landscape material be natural in color, and red mulch or white stones are not used;
g. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

h. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and

i. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

5. Old Brookville Cluster
c/o Eileen Kastava (11602 Old Brookville Court, Reston VA 20194)

The cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved addition to cluster standards for front doors (Therma-Tru Benchmark Doors, 6-lite with two craftsman style Shaker panels, fiberglass, clear glass) with the stipulation that the door be painted in conformance with the Design Review Board-approved color palette in Old Brookville Cluster.

The motion passed unanimously.

*P 6. 11611 Bromley Village Lane
Sarah S. Humphrey

The homeowner and agent were present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:

a. Approved existing exterior colors (sidelite, color: to match door, door/sidelite trim, color: cream) due to its inconspicuous front location and as compatible with the existing colors on the house.

b. Approved existing decorative light replacement (adjacent to entry door, contemporary cylinder, opaque glass, color: bronze/black) due to its inconspicuous front location and as harmonious with the contemporary architecture of the house.

c. Approved existing window addition (circular, trim color: cream) due to its inconspicuous front location and as harmonious with, and complementary to, the architecture of the house.

d. Approved existing entryway/porch modifications (chair rail, color: brown, wainscoting, color: cream, pony wall, siding to match house) due to its inconspicuous front location and as harmonious with, and complementary to, the architecture of the house.
e. Approved existing decorative light addition (cylinder, down-light, color: bronze) in the front location, on pony wall, as a match to the cluster standards for lights in Bromley Village Cluster.

f. Approved existing window replacement (transom, no grids, color: bronze) to include trim capping (color: bronze) in the rear location as compatible with the existing windows and patio doors on the house.

The motion passed unanimously.

*P# 7. 1532 Goldenrain Court
Jonathan A. Hammond

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved existing exterior color (slate walkway, painted, color: brown) in front location with the stipulation that when the walkway color is changed it be modified back to natural-colored slate pavers.

b. Approved existing deck color (solid stain, color: red/brown) in rear/side location as a match to other Design Review Board-approved deck colors in Regency Square Cluster.

The motion passed unanimously.

8. 1805 Post Oak Trail
David and Alexis Grason

The homeowners were not present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved elevated deck replacement (approx. 14’ x 15’ and 8’ x 9’ angled section, pressure treated lumber) and stairs (pressure treated lumber) in rear location indicated on submitted site plan to include the following:

   • Railing (pressure treated picket)
   • Underdeck screening (lattice, color: left to weather)

with the following stipulations:

1. that the lattice be properly framed with either trim boards or wood lattice channel pieces;

2. that all railings, including the stair railing, be the same straight simple vertical picket design at the minimum height required by Fairfax County code; and
3. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor.

b. Approved sunroom (approx. 12’ x 15’, frame color: white) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Siding (horizontal, color: to match house)
- Windows (no grids, color: white)
- Door (ProVia 389m, full-view with 2-panel kick plate, color: white)
- Roofing (asphalt, color: to match house)
- Skylights (2, 3’ x 3’)
- Gutters and downspouts (aluminum, color: to match house)
- Security light (gable peak, double-headed, color: white)

with the following stipulations:

a. that the roof slope and shingles be the same as those of the house;

b. that the skylights have a low profile (preferably flat), be mounted parallel and perpendicular to the roof ridge, and the frames match the color of the roof;

c. that the security light be shielded and directed downwards in conformance with the Design Guidelines for floodlights mounted through the wall; and

d. that all decorative light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Ken Knueven, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:00 pm.

_______________________
Ken Knueven, Vice Chair

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee
cc: Larry Butler
    Chief Executive Officer (Acting)
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison
June 12, 2018

TO: All Members, Design Review Board
FROM: Neal Roseberry, Vice Chair
SUBJECT: DRB Meeting, June 5, 2018
PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman
RA Staff: Margo Collins
ABSENT: None

At its meeting of June 5, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Neal Roseberry called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the June 5, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, moved to approve the May 1, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

RA member involved with the Hook Road working group, inquired about the approval process for changing the size of the RA standard trash cans for RA property.

PART III - ALTERATIONS AND ADDITIONS

C*P 1. 2228 Wheelwright Court
Spencer & Katharine Christensen

The homeowner and cluster representative were present.
DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Disapproved existing door replacement (2 panel, 6 lites, full view sidelite, grids, door color: beige, trim/grid color: white) in front entry location as not in conformance with the cluster standards for doors in Wheelwright Cluster which require doors to be solid, smooth finish, no lites, full view sidelites, no grids and sidelight trim/frames to be painted to match the house trim.

The Design Review Board requires that the door be replaced with a cluster standard door, the grids removed from the sidelight and all sidelight trim/frames painted to match the house trim within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

2. 2437 Freetown Drive
Seid Serajeh and Afsaneh Haji

The homeowner was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved alteration/wall modification (bump-out, approx. 8’ H x 4’-6” W, siding to match existing, roof slope and extension to match existing) to include relocation of existing window (casement) and relocation of exhaust vent (mounted on roof) in front entry location as indicated on submitted site plan and photos as a match to other Design Review Board-approved modifications in the neighborhood with the following stipulations:

a. that the roof slope, trim details and shingles be the same as those of the house;

b. that any solid walls be finished with siding to exactly match the house siding, and all remaining elements and trim be painted/stained to match the house trim; and

c. that the exhaust vent and all exposed hardware be painted to match the surface behind it, or brown, to minimize its visual impact.

The motion passed unanimously.

3. 2409 Black Cap Lane
David & Joan Wendland

The homeowner was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:
Approved addition/alteration (screened porch enclosure, approx. 12’ x 22’) “In-Concept Only” in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Windows (Andersen, double-hung and fixed, no grids, PVC capping, color: “Dark Bronze”)
- Door (relocate interior door to garage elevation, two panel, hinged, no grids, color: dark brown)
- Siding (JamesHardi, Sierra, fiber cement, vertical panel, 8” OC, to match the existing house)
- Trim (to match the existing house)
- Brick (to match the existing house)

For final approval, please submit the following to staff for approval:

- Elevation drawings that accurately reflect the proposed design by including the heights, dimensions of doors and windows to include alignment to scale

The Design Review Board requests that the applicant verify if any steps will be required per Fairfax County building code and if so, to include in the final elevation drawing.

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed unanimously.

4. Ashley Court Cluster Association  
c/o Stan Gowin, President (11024 Chapel Cross Way, Reston, VA 20194)

The cluster representative was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved addition to the cluster standard for front entry doors in Ashley Court Cluster to include the following:

- Six (6) panel door, metal or fiberglass, solid

with the following stipulations:

a. that the doors be solid only, with no glass lites; and
b. that if the door is fiberglass, it must be a smooth finish.

The Design Review Board believes that solid doors without glass lites will be more compatible with the existing cluster standard style door (8 panel).

The motion passed unanimously.
The homeowner was not present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved removal of old deck and deck material and installation of new deck to include landing with steps (5’ W x 5’ L, 7 risers) “In Concept Only” in rear location as indicated on submitted site plan and renderings to include the following:

- Material: (Trex, Enhance, color: “Saddle”)
- Railings: (Trex, rod railings, color: “Charcoal Black”)

**For final approval**, please submit the following to staff:

- Elevation drawings that accurately reflect the design, material and color of the Trex railing system, indicating the locations of all proposed post cap lights and stair lights (limited to one per riser)
- Provide site plan that includes the total dimensions of the new deck

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

b. Approved landscape plan “In Concept Only” to include the following:

- Patio 1(approx. 14’-8” L x 8’ W stoop/step/walkway, Tech Bloc Pavers, Blue 80, irregular pattern, mortared, color: “Champlain Grey”) in front location
- Patio 2 (Hot tub/seating area (approx. Tech Bloc Pavers, Blue 80, irregular pattern, mortared, color: “Champlain Grey”) in rear location
- Patio 3 (Firepit, Tech Bloc Pavers, Blue 80, irregular pattern, mortared, color: “Champlain Grey”, fire-pit: Techno-Bloc Brandon) and seat wall (Mini-Creta, Architectural Collection, natural stone, color: “Champlain Grey” and cap color: “Riviera”) in rear location
- Hot tub (Caldra, colors: “Slate/Grey” cabinet, cover color: brown) patio 2 location
- Vegetation in quantities and species listed
- Lights (maximum of 6, landscape lights, mushroom style, color: black) adjacent walkways
- Steps (approx. 4’ W, Rocka step, color: “Champlain Grey”) in multiple locations

**For final approval**, please submit the following to staff for approval:

- Reduce the size of the patio with hot tub and seating area and submit revised drawing to scale to staff (please see enclosed sketch)
• Supplemental landscaping (shrubs) to be added to inside corner of the reduced patio and the around the curved seating wall to soften the appearance and submit revised landscape plan to staff
• Clarify the height of the seat wall surrounding the fire-pit (site plan indicates 3’ H, rendering indicates 2’ H
• Eliminate all moon lighting from the landscape plan
• Submit a lighting plan indicating the location of all proposed pathway lighting in relation to walkways/patios, if the total number exceeds six fixtures

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed unanimously.

6. 2402 Bugle Lane
Scott & Leah Stanton

The homeowners were present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved carport conversion (2-car garage, same footprint, trim, color: white) in front/side location as indicated on submitted site plan and elevation drawings to include the following:

• Siding (board and batten style, vertical, color: to match existing)
• Trim (wood, painted white to match existing)
• Windows (2- Lansing, Profinish, double-hung, grids, color: white) on left-side elevation
• Pedestrian door (six-panel, solid, steel, color: white) on rear elevation
• Garage door (Amarr, Stratford, 16 short panels, color: “True White”) on front elevation
• Roof (Landmark Pro, Max Def, architectural shingles, color: “MAX DEF Resawn Shake”)
• Gutters (The Gutter Shutter System, color: white)
• Light (2-Portfolio, Litshire, 15.62” H, oil-rubbed bronze) in front and rear locations as indicated

with the following stipulations:

a. that the entire roof be replaced at the same time with the approved material;
b. that the new windows and door match the existing in the color, width, and profile of the frames;
c. that the trim details be the same as those of the house; and
d. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.
Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

C*# 7. 11082 Thrush Ridge Road
Gary and Geri Slack

The homeowner and affected party were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Disapproved security light (1-solar powered, motion detecting, LED, mounted on fence, color: white) in side-yard location as not in conformance with the Design
Guidelines for security lights which require the lights to be installed in a location on the house that is as inconspicuous as possible with consideration for the light impact on neighboring properties.

In the alternative, the Design Review Board approved security light (1-solar powered, motion detecting, LED, color white) mounted adjacent, as close as possible, to the chimney with the stipulation that it be directed downward and not visible from the left-side elevation.

The Design Review Board requires that the security light be either removed or installed in an alternate location as described above within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The Design Review Board further notes that solar powered lights do not need to be “hard-wired”, however all wires should be securely mounted on the wall in a horizontal and vertical path and painted the color of the surface to which it is attached in conformance with the Design Guidelines.

b. Disapproved security light (1-double-headed, motion detecting, LED, color: white) in front entry ceiling location as not in conformance with the Design Guidelines for security lights which state that security lights should not be used to replace decorative lights at front entry or patio light locations.

In the alternative, the Design Review Board approved security light (1-double-headed, shielded, color white) in front location, either mounted on the garage rakeboard or fence close to the garage with the stipulation that it be shielded, directed downward or towards the applicant’s house.

The Design Review Board requires that the security light be removed and replaced with the cluster standard recessed ceiling light within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The Design Review Board additional encourages the applicant to consider the use of low-voltage landscape lights, decorative pathway/landscape “mushroom” type (maximum of six per property), which may be installed without application.

The motion passed unanimously.

8. 11145 Glade Drive
Lyra Hankins

The homeowner was present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:
Approved removal of old deck and deck material and installation of new deck/screened porch (approx. 24’ L x 10’ W, mid-level) and balcony (20’ L x 10’ W, upper-level) in rear locations as indicated on submitted site plan and renderings to include the following:

- Material: (pressure treated wood, painted to match the siding)
- Roof: (upper-level balcony, Deckshield, waterproof PVC membrane roof deck)
- Railings: (pressure treated wood, simple vertical picket)
- Door: (screened, wood frame, mid-level, opening to open deck area)
- Screens: (charcoal or similar, enclosing the mid-level deck)
- Ceiling fan: (1, located mid-level screened porch)
- Lighting: (2, wall sconces, bronze finish, amber glass, to match existing house lights)

with the following stipulations:

a. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);

b. that the support posts for both the mid-level deck/screened porch and the upper-level balcony align vertically as indicated in elevation drawing;

c. that all railings be the same straight simple wood vertical picket design at the minimum height required by Fairfax County code; and

d. that the deck be constructed in such a way that knee braces are not required for support.

The motion passed unanimously.

9. 11504 Hearthstone Court
Douglas Vickery (1355 Lakeview Parkway, Locust Grove, VA 22508)

The homeowner was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Approved existing screened porch modification (brown trim, black iron wrought railing with mesh screening) in rear location as indicated in submitted photos, for this house only, due to the simple, clean design and complementary architectural elements.

b. Approved existing deck replacement (Trex, composite, deck boards, color: reddish) in rear location as indicated in submitted photos due to its muted, weathered appearance with the stipulation that when the deck boards are replaced or stained, they be brought into conformance with the current cluster standard for deck colors in Soapstone Cluster.

c. Disapproved existing deck railing (wood, vertical pickets, left to weather naturally) to include gate (vertical pickets, wood, left to weather naturally) as not in conformance with the Design Guidelines which state that railings should be consistent in color, design, dimensions and similar to other properties in the cluster. The Design Review
Board believes that a fence design would be more suitable for this location adjacent the rear property line.

In the alternative, the Design Review Board approved fence (board-on-board, wood) and gate (wood, design to match fence) in rear location as indicated in the submitted photos with the following stipulations:

1. that the gate must match the fence in material, design, height and color, with a flat top, not rounded;
2. that the fence and the gate match the existing deck railing height, approx. 5’ from the ground;
3. that the fence and the gate be constructed with either 4’ or 6’ vertical boards with equal dimensions and spacing;
4. that the fence be constructed with the sections flat and level, installed to ground level and stepped to accommodate any change in grade; and
5. that the fence be painted/stained, left to weather naturally or treated with a clear colorless sealant in conformance with the Design Review Board-approved color palette for Soapstone Cluster.

Fences should be located so as to preserve existing trees and vegetation. Removal of live trees requires the prior approval of the Design Review Board.

Fences must be installed within the applicant’s own property, and neither the fence, nor any construction access or activity, may encroach upon Reston Association property or cluster common area.

The Design Review Board requires that the existing railing and gate be completely removed, and the board-on-board fence and gate be installed by deadline date of July 26, 2018. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

d. Approved existing siding replacement (partial replacement, left-side elevation, color: gray) in rear location as indicated in submitted photos, due to the wrapped party wall and complementary color to the adjacent property at 11502 Hearthstone Court with the stipulation that when the siding is painted or replaced, it be brought into conformance in color and exposure with the cluster standard for siding and the color palette in Soapstone Cluster.

e. Approved existing patio door replacement (slider, no grids, color: white) in rear location with the stipulation that the patio door be uniformly painted/stained brown in conformance with the Design Review Board-approved color palette for patio doors in Soapstone Cluster.

The Design Review Board requires that the patio door be painted brown by deadline date of July 26, 2018. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.
The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:43 pm.

Neal Roseberry, Vice Chair

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

cc: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
June 19, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, June 12, 2018

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: Lisa Heath

At its meeting of June 12, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the June 12, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the May 8, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 11425 South Lakes Drive
   Diane Mayronne

The homeowner and affected party were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved landscape plan to include the following:
• Rock channel: (river run rock, color: beige, brown gray) location to extend down right side of driveway of 11423 South Lakes Drive
• Rock layer: (river rock/river jack, color: beige, brown gray) located to cover existing gravel in area between driveways of 11423 and 11425 South Lakes Drive
• Cobble stones: (approx. 8” x 8”, color: gray, mixed, [similar to the stones shown in photo labeled Option 3 in the submitted application]) spaced apart in three (3) horizontal bands located between the driveways of 11423 and 11425 South Lakes Drive
• Landscape timber: (color: brown) located behind third rock band in rear space adjacent to existing tree between the driveways of 11423 and 11425 South Lakes Drive as optional anchor
• Supplemental vegetation: (flowering bush) installed behind existing extension to shield/soften view from 11423 South Lakes Drive

located in front yard between the driveways of 11423 and 11425 South Lakes Drive as indicated in the drawings and photos submitted, specifically modification of the drawing labeled Exhibit C-1, 1/1 by Merrifield Garden Center with the following stipulations:

a. that all landscape material be natural in color, and red mulch or white stones are not used;

b. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

c. that all vegetation be installed and maintained as proposed;

d. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and

e. that no trees be removed without Design Review Board approval.

The Design Review Board requires that the approved project be completed within sixty (60) days of the date of this decision. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist.

The motion passed unanimously.

2. 11421 South Lakes Drive

Chau Ly

The homeowner and affected party were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved driveway extension to include the following:

• Parking area: (2, right side: approx. 17’ x 20’, asphalt, color: black) located on entry driveway on both left and right sides of 11421 South Lakes Drive
• Retaining wall: (natural stone, color: earth tones) located between the driveway of 11421 South Lakes Drive and South Lakes, to be extended towards and ending at South Lakes Drive
• Supplemental vegetation: (rhododendron or azalea) to be located both between the extended retaining wall and South Lakes Drive and between the right-side parking area and existing pine trees

located at entrance of 11421 South Lakes Drive as indicated on submitted drawing with the following stipulations:

a. that the existing stone border wall be repaired to its original condition;
b. that the species of vegetation installed be either rhododendron or azalea;
c. that all landscape material be natural in color, and red mulch or white stones are not used;
d. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;
e. that all vegetation be installed and maintained as proposed;
f. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
g. that no trees be removed without Design Review Board approval.

The Design Review Board requires that the approved project be completed within sixty (60) days of the date of this decision. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist.

The motion passed unanimously.

3. 11423 South Lakes Drive
Janine Greenwood

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved existing river rock border to the right of the driveway leading to 11423 South Lakes Drive and to the left and rear of 11425 South Lakes Drive as proposed.

The motion passed unanimously.
4. Mediterranean Villa Cluster  
c/o Jeanette Schneiders, Treasurer (11682 Mediterranean Court, Reston, VA 20190)

The cluster representative was present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:

Approved addition to the cluster standard for all exterior decorative lighting in Mediterranean Villa Cluster, as indicated in submitted plan and photos, to include the following:

- White-frosted exterior casing
- Rectangular/brick shape
- Length from 9.5” to 11”
- Width from 4.5” to 5.5”
- Depth less than 3”

as proposed.

The motion passed unanimously.

5. The Sycamores Apartments  
c/o Jessica Cartaya, Property Manager (1815-A Sycamore Valley Drive, Reston, VA 20190)

The apartment representative was present.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

Approved replacement awning (22, The Mayfield Collection, Sunbrella, non-retractable, woven acrylic, color: “Black”) with the stipulation that if the awnings are removed, the frame systems must also be removed, and the siding seamlessly restored to its original condition in conformance with the Design Guidelines for awnings, as proposed.

The motion passed unanimously.

6. 2274 Quartermaster Lane  
Francine Ardito

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved window replacements (WindowNation, Grand View, double hung/picture/3-part bay gliders, no grids, color: white) and patio door replacement (1, ProVia, Legacy 20, hinged door, no grids, color: white) on property with the following stipulations:

a. that no trim capping be installed;
b. that the new windows exactly match the existing in overall dimensions; and

c. that the new windows match the existing in the color, width, and profile of the frames in conformance with the Design Guidelines for window replacement.

The motion passed unanimously.

7. 1610 Wainwright Drive
Marion and Josh Greene

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved existing pedestrian door replacement (full-view, glass insert, color: Duron Exterior “Cardinal Red”) and storm door (full-view, glass insert, color: Duron Exterior “Cardinal Red”) in front entry location as indicated in submitted photos as compatible with the architecture of the house and other existing exterior colors and materials on the house and cluster, as proposed.

The Design Review Board strongly urges the cluster board to consider whether it wishes to add previous palette colors currently existing in the cluster, such as Duron Exterior “Cardinal Red”, to the Coleson Cluster color palette for Pedestrian Doors and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

8. 1781 Whisperhill Drive
Jennifer Stansbury

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramos, made the following motion:

a. Approved existing railing (pressure treated wood, left to weather) on rear elevated deck as indicated in submitted photos with the stipulation that a 1” x 6” rail board be added to the top exterior of the deck railing beneath the handrail on all sides and length of deck in conformance with the cluster standards for railings in Whisperhill Cluster.

The Design Review Board requires that the stipulation included in the decision be completed within thirty (30) days of the date of this decision. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist.

The motion passed unanimously.
DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

b. Approved existing roof replacement (GAF, architectural shingles, color: “Williamsburg Slate”) as a close match to the cluster standard for roof color in Whisperhill Cluster, CertainTeed, color: “Speckled Gray”, with the stipulation that if the roof of either 1779 Whisperhill Drive or 1781 Whisperhill Drive should be replaced, it must be an exact match to the other existing, adjoining roof.

The Design Review Board strongly urges the cluster board to consider whether it wishes to add architectural shingles currently existing in the cluster, such as GAF “Williamsburg Slate”, to the Whisperhill Cluster roof standard, and if so, to make application to revise the standard accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed with the votes recorded as follows:

AYE: Nick Georgas, Richard Newlon
NAY: Bruce Ramo
ABSTAIN: None

PART IV - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:10 pm.

_______________________
Nick Georgas, Vice Chair

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

c: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
June 27, 2018

TO: All Members, Design Review Board
FROM: Richard Newlon, Chair
SUBJECT: Full DRB Meeting, June 19, 2018

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Bruce Ramo, Charlie Hoffman, Reston Association Legal Counsel, Anthony Champ (non-voting), Reston Association Board Liaison, Julie Bitzer (ex-officio and non-voting)
RA Staff: Anna Varone, Margo Collins

ABSENT: Ken Knueven

At its meeting of June 19, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:02 pm and established that a quorum of the DRB was present.

DRB member Neal Roseberry, seconded by DRB member Nick Georgas, moved to approve the June 19, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Neal Roseberry, moved to approve the May 15, 2018 Full Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART IV - ALTERATIONS AND ADDITIONS

1. Waterside of Reston Apartments (12032 Waterside View Drive)
The contractor was present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved architectural elevations and site plan modifications (clubhouse expansion, approx. 3655 square feet, one-story building, leasing office/fitness area/pool bath house) to include screened porch and site modifications (walkways, concrete deck) in existing pool bath house location, as indicated on submitted elevation site plan and elevation drawings to include the following:

- Removal (existing one-story bath house and 1205 sq. ft. and kiddie wading pool)
- New building (finishes to coordinate with existing apartment buildings)
  - Roof (asphalt shingles)
  - Siding (Cementitious Lap, 6” exposure, color: Sherwin Williams #SW 7053 “Adaptive Shade”)
  - Trim (Cementitious, color: Sherwin Williams #SW 6378 “Crisp Linen”)
  - Windows (vinyl, casements and fixed, no grids)
  - Watertable (El Dorado Thin Stone Veneer, color profile: “Sierra” and column cap/watertable course color: “Sand”)
  - Panel/Soffit/Gutters & Downspouts/Gable Vents (color: Sherwin Williams #SW 6378 “Crisp Linen”)
  - Railings (metal, color: Sherwin Williams #SW 7675 “Sealskin”)
  - Trellis (pressure treated wood, color: Sherwin Williams #SW 3542 “Charwood”)

- Mechanical equipment (3 units, southwest elevation)
- Fence (6’, wrought iron, to match existing style, color: black)
- Sidewalk/Emergency Access (concrete/grasspave combination) and walkway (timber-lined stone trail)
- Dry swale (adjacent approved sidewalk/emergency access)
- Tree removal (8-Crape Myrtle, 9-White Pines, 4-Pear, 1-Red Maple)
- Plantings (6- Red Maple, 7-Crape Myrtles, 6-Willow Oak, bushes, ground cover) as specified

with the following stipulations:

a. that the applicant provides the building mounted light detail and locations to staff for approval prior to installation;

b. that the applicant restudy and redesign the front entrance plaza, entrance ramp and walkway/emergency access alignment and submit a new drawing to staff for approval prior to installation;
c. that all landscape material be natural in color, and red mulch or white stones are not used;

d. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

e. that all vegetation be installed and maintained as proposed; and

f. that any change in grading may not detrimentally impact existing trees or adjacent property.

The applicant is reminded that signage will require the specific review and approval of the Design Review Board.

The Design Review Board (DRB) will require future submission of samples of exterior materials and colors, landscaping, fences, decks, signage, mailbox design and locations, compressor location, exterior lighting, etc., as applicable. Any changes to the approved construction plans must be reviewed by the DRB prior to implementation.

The DRB generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached, that fences be constructed flat and level and with gates to match the fence design, and that all exterior lights be submitted for approval and no sodium vapor lighting or unshielded floodlights be used (see Design Guidelines). If you have further questions about DRB requirements or the review process, please call the Covenants Administration office at 703-435-6530.

Access to the construction area must be provided via the applicant's own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

The DRB will require snow fencing or equivalent to be used to delineate the area of tree clearing. The protected areas are not to be intruded upon by construction equipment, storage of supplies, evacuated earth, or trash and debris.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk for every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.
The owner and its assigns of property adjacent to a roadway shall maintain the property in neat and good order to the pavement edge. This requirement is not intended to abrogate any requirement of VDOT.

The motion passed unanimously.

# 2. Burger King (2270 Hunters Woods Village Center)
c/o Ben Jarrett (King of North Virginia, 1724 Oak Lane, McLean, VA 22101)

The contractor was present, and the affected party was not.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

Approved comprehensive sign package (Hunters Woods Village Center, pad site, Burger King) as indicated on submitted plans and as shown on submitted elevation drawings and renderings, to include the following:

a. Wall sign: (approx. 4’, round, LED, internally-luminated cabinet, aluminum single face, logo, “Burger King”, letter color: red, background color: white/blue/yellow) on southwest elevation
b. Wall sign: (approx. 6’, round, LED, internally-luminated cabinet, single face, logo, “Burger King”, letter color: red, background color: white/blue/yellow) on southeast elevation
c. Wall sign: (approx. 1’-6” H x 16’ ¾” L, logo and channel letters, LED, Day/Night vinyl, raceway mounted, “Logo & Burger King”) on northeast elevation
d. Wall sign: (approx. 1’- 4” H x 20’-4”, “Flame Grilling Since 1954”, LED, Silver Day/Night Channel letters, canopy mount, color: white) on southeast elevation
e. Parapet band: (Lektron, #190-1016, non-illuminated, color: red) on the top of all elevations
f. Clearance bar: (approx. 9’-11 1/16” H x 8’ clearance bar projection, logo & “The Easiest Game of Limbo Ever”, tag-line “Clearance 9’”, single face, brushed aluminum finish w/reflective vinyl sides, colors: woodgrain/red/silver) in drive-thru location
g. OCU cabinet sign/display/speaker/microphone/canopy: (approx. 9’-8” H x 7’ canopy projection, “Flame Grilling Since 1954”-vinyl graphics, colors: sign- red/orange, revel/support-red, canopy-silver, OCU cabinet- woodgrain, OCU cabinet-silver) in drive-thru location

with the following stipulations:

1. that the 5’, round wall sign with logo, “Burger King”, on northwest elevation, above the drive-thru window, not be installed;
2. there be no visible raceway or transformer; and
3. that the raceway/transformer be painted the color of the wall surface behind it.

The Design Review Board reserves the right to review the signs after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.
The motion passed unanimously.

# 3. South Lakes Village Center
c/o Thomas Regnell (The Chevy Chase Land Company, 5471 Wisconsin Avenue, Suite 320, Chevy Chase, MD 20815)

The representatives were present and affected parties were not.

DRB member Nick Georgas, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved landscape/site plan modifications (South Lakes Village Center, lake front plaza location between Red’s Table and Cafesano’s) to include the following:

- Tree removal (4, 2-Redbuds 2” DBH, 1-Maple 12” DBH, 1-Pine 17” DBH)
- Light replacements (2, lamp post fixtures, Selux, Satrun cutoff, approx. 28” W x 25” H, SACL, LED, motion sensor, mounted on existing 12’ poles, shielded, aluminum finish)
- Lights (wall mounted, Lumins, Nautilux, LED, semi-recessed)
- Lights (approx. 330’, Ogalights, string lights, commercial grade, LED, clear bulbs) upper plaza seating location
- Bike rack/bike repair station (Bike Fixation, pump)
- Tiered seating/steps (2, wood, interior: 20’ W and lake-side location: 32’ W) to include riser lights (Flux Lighting, X-Line Nano LED strip lighting)
- Deck (IPE or Russ Kebony, wood)
- Railings (Jessie, rail system 42’ height, 12’ café counter and simple pipe handrails, aluminum, color: “Peppercorn” or dark gray)
- Sundeck (Sundeck or alternative concrete surfacing)
- Artificial turf
- Upper plaza seating area (curved benches/planter benches/planter/2-firepits, lounge seating, litter receptacles)
- Lake side lounge area (waterfront cleats/blocks/rub rail, 3-standard benches, litter receptacles, bolt mounted lounge seating, color: orange)
- Walls (chalkboard and wood cladding)
- Vegetation (trees, shrubs, perennials and ground cover as specified)

with the following stipulations:

1. that the applicant provides the building mounted light detail and locations to staff for approval prior to installation;

2. that all new trees be installed at a minimum height of 8’-10’ or minimum caliper of 3 inches;

3. that a sample of the artificial turf be submitted to staff for approval prior to installation;
4. that all landscape material be natural in color, and red mulch or white stones are not used;

5. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

6. that all vegetation be installed and maintained as proposed; and

7. that any change in grading may not detrimentally impact existing trees or adjacent property.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, etc., must be reviewed by the Design Review Board prior to implementation.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

b. Approved signage (3, monument) as indicated in submitted renderings to include the following:

- Sign/Entrance (approx. 18’ L x 3’ W x 7’-2” H, 2-stainless steel logos, stainless steel laser cut, sign panel, “South Lakes Village”, back-lit, single face, wood paneled cabinet base)
- Sign/Plaza Entrance (approx. 12’ L x 1’-2” W x 4’-10” H, stainless steel laser cut, sign panel, “South Lakes Village”, back-lit, single face, wood board cabinet base)
- Sign/Lakeside (approx. 12’ L x 1’-2” W x 4’-10” H, stainless steel laser cut, sign panel, “South Lakes Village”, back-lit, single face, wall mounted, wood board base)

as proposed.

The Design Review Board reserves the right to review the signs after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The motion passed unanimously.

# 4. Lake Anne Fellowship Square
The representatives and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

Approved site plan and general massing (Land Unit E at Lake Anne) to include general architecture for Phase 1 (Multi-level building, Senior Housing) in-Concept Only, as indicated in the submitted site plan and illustrations to include the following:

- Open Space (play area - 2,600 SF, two natural parks - total 7700 SF)
- Multi-family building (8 story, 240 affordable units, underground parking, ADA surface parking, entry terrace over-looking North Shore Drive
- Single-family buildings (4 story attached dwellings, 60, 2-over-2 garage units)
- Landscaping (deciduous, evergreen, under story plantings, retaining walls)

with the stipulation that that the applicant restudy and submit a revised site-plan for the 2-over-2 single-family units, to include any changes or deviations to the foot-print of the multi-unit building and return to the next available Full Design Review Board meeting for approval.

The Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

- Redesign the southeast corner of the multi-family building further away from North Shore Drive or adjust the footprint to reduce the massing in this area
- Redesign the parking garage on the multi-family building so that the terrace level is recessed, and shifted back from the face of the building, to allow for more landscaping of mature trees and interaction with North Shore Drive. Additionally, look for architectural or vegetative opportunities to screen the garage walls on the front elevation
- Restudy and redesign the site plan for the 2-over-2 single family units with a design that increases green space, provides general livability while utilizing quality, modern architecture with more varied elevations, heights and detail that is consistent and complimentary with the architecture of the adjacent cluster
- Restudy and redesign the perimeter retaining wall locations, configuration and heights to allow for a design which acknowledges and responds to the natural topography and environment of the site

For final plan approval, please submit the following:

a. Detailed elevation drawings and materials to include cross sections showing changes in grade for the entire site
The DRB reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Charlie Hoffman
NAY: Bruce Ramo

5. Kensington Senior Living Development (11501 Sunrise Valley Drive)
c/o Michael Rafeedie (Kensington Senior Living Development LLC, 11921 Freedom Drive, Suite 950, Reston, VA 20190)

The representatives and affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

Deferred decision on architectural design (72 units, 2-3 story building, “arts and crafts style”, partially below ground podium parking, 2-ADA surface parking) to allow the applicant the opportunity to restudy and resubmit revised elevations, materials and colors.

The Design Review Board (DRB) recommends the applicant further redesign with consideration for the following:

- Consider revising the northeast corner perspective/elevation that faces Sunrise Valley Drive by breaking up the brick on the lower part of the building with the use of stone and/or additional fenestration on the garage level
- Consider returning to the previously approved elevation design for the garage and provide additional options for ventilation by eliminating or modifying the size of the large openings on the east side by breaking into 2-3 openings and following the queues of the fenestration pattern from the upper elevation above
- Consider revising window and/or grill patterns on the ground floor, specifically on the front elevation, that is cohesive in design with the floors above and the architectural design of the entire project
- Consider additional options for the color palette that more closely resembles the original color scheme presented for conceptual approval

For final approval, please submit the following:
1. Detailed elevation drawings and materials
2. Samples/cut sheets of all proposed materials and colors

The DRB reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

b. Approved general landscaping plan, as indicated in submitted site plan and renderings to include the following:

- Vegetation in quantities and species listed in submitted plan
- Patio (planters, espaliers, trellis/pergola, railings, outdoor seating, feature wall) eastside location
- Sidewalks

The Design Review Board (DRB) recommends the applicant further redesign with consideration for the following:

- Consider adding additional evergreens in the location adjacent Wethersfield Cluster for year-round coverage and screening
- Consider opaque railing system options on the east side adjacent Wethersfield Cluster to provide additional screening to the neighboring properties and enhance safety for the buildings’ residents
- Eliminate any existing invasive vegetative species. Consider replacement options for the Periwinkle ground cover and opportunities to eliminate the English Ivy

For final approval, please submit the following:

1. Final landscaping plan to show any changes or deviation to the approved plan, keyed and clearly identifying species, sizes and location of plants and trees
2. Final lighting plan, including samples/cut sheets of all proposed fixtures and photometric study
3. Comprehensive sign package

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Charlie Hoffman
NAY: Bruce Ramo

PART V - DISCUSSION

RA Staff Overview of Reston Master Plan and Reston Town Center North
Kelsey Steffen, RA Land Use Planner provided an overview of the supplemental materials extracted from the Reston Master Plan to assist the Design Review Board with the future review of the Fairfax County and INOVA’s proposal for Reston Town Center North (RTCN).

1. Key points/items of concern for the DRB identified by RA Land Use Special Counsel based on the last work session in May and how they fall under the DRB’s applicable review.
2. Attachments – supporting text from the Comprehensive Plan regarding development of the RTCN site and environmental resources (primarily tree canopy) and suggested circulation diagram with VDOT references.

Baldwin Grove Cluster Association

Baldwin Cluster Association provided a one-year update on the site light bulbs, specifically, which lights have burned out and been replaced, and which ones remain with the higher wattage as requested. The report reflected that the cluster association has replaced 13 out of 28 lamp posts with the 50-watt metal halide bulb to date. The previous decision dated May 24, 2017, stipulated that the bulbs be replaced as they burn out.

Design Review Board: BOC Report-Back

Anna Varone and Richard Newlon reported back that the BOC reviewed the Design Guideline Edits, Resolution Amendments and DRB Application Fee Schedule on Monday June 11, 2018. The BOC had no comments to add to the Design Guideline Edits; therefore, a hearing will be held at the July Full DRB meeting and a request for Board approval at the Special BOD meeting scheduled for August 20th. The BOC also preliminarily approved the amendments to Resolution 7 & 8 and the DRB Application Fees, which will be placed on the June RA BOD Consent Calendar for approval.

PART VI- CLOSE OF MEETING

DRB member Bruce Ramo, seconded by DRB member Nick Georgas, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 10:11 pm.

________________________________________
Richard Newlon, Chair

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

cc: Larry Butler
Acting Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Anthony Champ
Reston Association Legal Counsel
July 3, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, June 26, 2018

PRESENT: Nick Georgas, Richard Newlon, Charlie Hoffman
RA Staff: Lisa Heath

ABSENT: None

At its meeting of June 26, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:02 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, moved to approve the June 26, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Charlie Hoffman, seconded by DRB member Richard Newlon, moved to approve the May 22, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 2600 Soapstone Drive
   Daniel Hartnett and Amanda Borsky

The homeowners were present.

DRB member Charlie Hoffman, seconded by DRB member Richard Newlon, made the following motion:
Approved elevated screened porch (approx. 16’ L x 14’ W) and deck (approx. 6’ W x 6’ L) to include stairs (approx. 14) in rear location as indicated on submitted site plan, elevation drawings and photos to include the following:

- Material: (porch/deck boards and stair treads/risers, Trex Transcends Tropical, color: “Ivory Mist”, trim board, Palight Beauty Board, color: white)
- Posts: (post wraps and caps, Trex, color: white)
- Railings: (deck balusters, aluminum, round, color: black)
- Door: (1, multi-pane glass, grids, color: white)
- Roofing: (asphalt shingles, color: to match existing house shingles)
- Gutters and downspouts: (Amerimax, aluminum, color: white)
- Screening: (fiberglass mesh, enclosing the mid-level porch)
- Lighting: (Progress Step Deck Lights, 4-watt, color: brushed nickel)

with the following stipulations:

a. that the roof slope, trim details and shingles be the same as those of the house;
b. that the screens be charcoal, or similar in color;
c. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines;
d. that all railings, including the stair railing be the simple vertical picket design at the minimum height required by Fairfax County code;
e. that a maximum of one light per riser be installed in center location, and that all wiring is not visible and all lights be low wattage and illumination, that they be provided with deep shields, and be directed downward;
f. that any change in grading may not detrimentally impact existing trees or adjacent property; and
g. that no trees be removed without Design Review Board approval.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.
To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

2. 11047 Saffold Way
Mike Naji and Carmen Leon

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved elevated deck extension (total approx. 20’ x 11’, deck boards, pressure treated wood, color: to match existing deck) and railing replacement (straight simple metal vertical picket, color: black to match existing railing) in rear, mid-level location as indicated on submitted site plan with the following stipulations:

1. that all the elements of the deck, including the outermost edge of the railing, etc., be set back two feet from the shared property line with 11049 Saffold Way;

2. that the railing exactly match the cluster standard railing in design, details, dimensions, colors and materials;

3. that the deck be constructed in such a way that knee braces are not required for support; and
4. that the deck be painted/stained to match the house siding color in conformance with the Design Review Board-approved color palette for Hillcrest Cluster.

b. Approved privacy screen (3, approx. 3.2’ L x 8’ H) and screen door (approx. 3’ W x 8’ H) in rear, underdeck location as indicated in submitted photos, to include the following:

- Panels (3, pressure treated wood frame, removable, color: either left to weather or stained a natural hue in conformance with the Design Review Board-approved color palette for Hillcrest Cluster)
- Door (1, pressure treated wood frame, hinged, removable, color: either left to weather or stained a natural hue in conformance with the Design Review Board-approved color palette for Hillcrest Cluster)
- Screens (4, fiberglass mesh, color: charcoal)

with the following stipulations:

1. that the frames be securely constructed and installed; and

2. that the design elements, color and material be compatible with the architecture of the house or contiguous structure in conformance with the Design Guidelines.

The motion passed unanimously.

5. Hampton Meadows Cluster
c/o Jay Monroe, President (P.O. Box 8245, Reston, VA 20195)

The cluster representatives were present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

Approved cluster standard for landscape lights in Hampton Meadows Cluster to include the following:

- Post: (approx. 6” x 6” x 48”, pressure treated wood, color: left to weather)
- Post cap: (approx. 6” x 6”, aluminum, pyramid shaped, color: black)
- Light: (maximum 6” W x 8” L x 2” D, max 500 lumens, approx. range 20-36 LED, solar, motion sensor, optional dim setting, rectangular, flat lens, downward-projecting, color: black)

in front yard location as indicated on submitted site plan with the following stipulations:

a. that light be optional, not required, and be purchased and installed by the homeowner;

b. that light be located in front yard locations only;

c. that light be installed on foot traffic side of post, 1” down from post cap;
d. that the lens be flat and flush, not dropped;

e. that the post be exactly 3’ above grade, and set back 20” from the edge of adjacent paved pathways/streets; and

f. that the posts be spaced a minimum of fifteen (15) feet apart, with no more than six (6) lights per yard in conformance with the Design Guidelines for landscape lights.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.

The motion passed unanimously.

6. Westcott Woods Cluster
   c/o John Janowski, President (11425 Night Star Way, Reston, VA 20194)

   The cluster representatives were present.

   DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

   Approved addition to cluster standards for roofing in Wescott Woods Cluster to include the following:

   • CertainTeed Landmark, architectural shingles, asphalt, color: “Georgetown Gray”
   • CertainTeed Landmark, architectural shingles, asphalt, color: “Weathered Wood”
   • CertainTeed Residential, 3-tab, asphalt, color: “Georgetown Gray”
   • CertainTeed Residential, 3-tab, asphalt, color: “Weathered Wood”

   with the stipulation that the entire roof be replaced at the same time with the approved material.

   The motion passed unanimously.

PART IV - CLOSE OF MEETING

   DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

   The motion passed unanimously.

   The meeting adjourned at 7:39 pm.

   ___________________________
   Nick Georgas, Vice Chair
# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee

cc: Larry Butler
    Chief Executive Officer (Acting)
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison
July 17, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, July 10, 2018

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: Lisa Heath, John Son

At its meeting of July 10, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the July 10, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the June 12, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 11586 Embers Court
Patricia Hernandez

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved elevated deck (approx. 6’ L x 10’ W) in front elevation location as indicated on submitted site plan and photos as follows:
• Material: (support columns/beams, deck boards, pressure treated wood, color: left to weather or gray to match existing front elevation panels)
• Railings: (posts, balusters, top rails, PVC vinyl wrap, color: white)
• Lighting: (approx. 10” H x 6” W x 7” D, Home Decorators, Port Oxford Collection, pearl mission glass, motion sensor, color: oil-rubbed chestnut finish)

with the following stipulations:

a. that all deck components except deck boards and supporting columns/beams are white;

b. that all deck boards and supporting columns/beams can be either left to weather or gray to match the existing front elevation panels;

c. that all railings, including the stair railing be the same straight simple vertical picket design at the minimum height required by Fairfax County code; and

d. that if knee (angular) braces are required, they extend no farther than 2’ below the deck joists/floor.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light to be redirected or if the lighting is too bright, to require the intensity be lowered.

The motion passed unanimously.

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

The cluster board representatives were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved revision to cluster standards for pedestrian doors in Lakeport Cluster (solid, solid with panels, solid with vertical glass panes, sidelites, no grids, color: to match Lakeport Cluster color schedule) and addition to cluster standards for pedestrian doors in Lakeport Cluster (full-view, rectangular, sidelites, no grids, color: to match Lakeport Cluster color schedule) in front entry locations as indicated in submitted photos to include the following:

• Existing cluster standard pedestrian door (solid, 15 symmetrical, vertical, rectangular panels) may consist of any number of vertical, rectangular panels
• Existing cluster standard pedestrian door (solid, 3 rounded, vertical glass panes, rectangular frames) may consist of either two or three rounded or rectangular vertical glass panes
• Addition of cluster standard pedestrian door (full-view, glass, rectangular)
• Door and sidelite glass (internal blinds, beveled edges, light U/V tinting, frosted, translucent and/or textured treatments)

with the following stipulations:
1. that any of the Design Review Board-approved front pedestrian doors be approved for any property;

2. that if the original construction includes a sidelite, the replacement sidelight should closely match the original sidelite;

3. that Design Review Board-approved glass features are optional;

4. that glass may not be colored, etched, have decorative or resin panels, grilles, mullions or caming;

5. that all glass used in door and/or sidelite in each entryway be consistent in color, texture and style;

6. that the width and height of front pedestrian replacement door match that of the existing door; and

7. that the door color match the color specified for the address in the color schedule for Lakeport Cluster.

b. Approved removal of cluster standard for storm doors in Lakeport Cluster. The standard shall thereafter be the Design Guidelines for Storm Doors, which allow self-storing screens on front and rear doors.

c. Approved replacement landscape lights (12, approx. 41” H x 8”, bollards, Mobern, MBOLFALED14PLMV, Electronic Ballast Univ, die-cast aluminum, polycarbonate lens, flat top, 20W LED, color: black) in the locations indicated on submitted site plan, with the stipulation that they be low wattage and illumination and that no glare is visible to neighboring properties in conformance with the Design Guidelines for decorative lights.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light to be redirected or if the lighting is too bright, to require the intensity be lowered.

The motion passed unanimously.

3. Hemingway Cluster
c/o Lisa Lopez, President (11576 Hemingway Drive, Reston, VA 20194)

No representatives were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved addition to the cluster standard for decorative lighting for garage doors in Hemingway Cluster (Kichler, Bay Shore One Light Outdoor Wall Bracket, Model 9711PB) in front elevation location as indicated in submitted photos, to include the following:

- Material: Lifebrite brass
- Style: Polished brass finish with clear beveled glass
as proposed.

The motion passed with the votes recorded as follows:

AYE: Nick Georgas, Richard Newlon
NAY: None
ABSTAIN: Bruce Ramo

4. 2222 Colts Neck Road
c/o Zackary P. Bosse (ARC Realty, 8150 Leesburg Pike, #1100, Vienna, VA 22182)

The representatives were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved monument sign (approx. 5’ H x 8.7’ W, split-sign, “Hunters Woods at Trails Edge” and separate logo, aluminum face, stone veneer base, concrete pillar caps, sign color: cream, letter color: blue, gold & green, logo color: cream, gold & green) and spotlight (1) in front entry location and street address numbers (approx. 24” W x 8” H, precast stone, rectangular, color: tan, approx. 6”, numbers, “2222”, engraved, color: black) on left-side of front elevation as indicated on submitted site plans and photos, as proposed.

The motion passed unanimously.

5. 10937 Harpers Square Court
Michiel van Zadel and Dora De Elmore

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved removal of existing door, window and shutters and installation of replacement patio door (approx. 149” W x 86” H, Legacy French Entry Door, full pane sidelites, capping, grids, color: “Snow Mist White”) in rear elevation location as indicated in submitted photos with the following stipulations:

a. that the existing rear decorative light be relocated adjacent to replacement door; and

b. that any solid walls be finished with siding (brick) to exactly match the house siding (brick), and all remaining elements and trim be painted/stained to match the house trim.
The Design Review Board suggests that any required support beam/lintel installed above patio door be enclosed with band board trim painted to matching existing band board in rear elevation.

The motion passed unanimously.

6.  11400 Fieldstone Lane
Mark and Cara Arehart

The homeowners’ representative was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved existing tree removal (approx. 10) in multiple locations as indicated in submitted photos with the stipulation that two (2) replacement trees (Willow Oak, caliper 2”) be planted and maintained in rear yard.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Bruce Ramo
NAY: Nick Georgas
ABSTAIN: None

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

b. Approved replacement windows (approx. 29, WindowNation, Grand View, picture/3-part bay glider/circle top/casement [to include 3- bathroom casements, glass: frosted] no grids, color: “Dark Bronze”) on all elevations as indicated in submitted plans and photos with the following stipulations:
   
   1. that no trim capping be installed;

   2. that the new windows exactly match the existing in overall dimensions; and

   3. that the new windows match the existing in the profile of the frames in conformance with the Design Guidelines for window replacement.

   c. Approved patio door replacement (2, approx. 90” W x 80” H, and 72” W x 80” H, ProVia, Heritage, 460 Style, 3-panel, 2-panel, fiberglass, hinged, no grids, color: “Rustic Bronze”) in rear location as indicated in submitted photos with the stipulation that the new doors exactly match the existing in overall dimensions and that no trim capping be installed to match the remaining windows and patio doors, in conformance with the Design Guidelines.

   d. Approved pedestrian door replacement (approx. 68” W x 82” H, ProVia, Heritage, 112 Style, 2-panel, fiberglass, sidelites, rectangular glass inserts, no grids, privacy glass: waterfall, color: “Vallis Red”) in front elevation as indicated in submitted photos, as proposed.

The motion passed unanimously.
7. Country Walk Cluster
c/o Courtney J. Martin, President (1663 Sierra Woods Court, Reston, VA 20194)

No representative was present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved addition to cluster standards for fence gates in Country Walk Cluster (pressure treated wood, solid board, rounded or flat top, flush with fence, color: to match cluster standards for exterior color for fences in County Walk Cluster) in side locations as indicated in photos, as proposed.

The motion passed unanimously.

8. 1204 Night Star Court
Hector & Giannina Velez

The homeowner and cluster representatives (including affected party) were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved elevated deck modification (support posts, stairs, color: sage green) in rear location as indicated in submitted photos as existing.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

b. Approved retaining wall (approx. max 27” H, stone, color: neutral) in front yard location as indicated in submitted photos as existing.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

c. Approved replacement roofing (Timberline, Lifetime HD, architectural shingles, color: “Barkwood”) as indicated in submitted photos as existing.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

d. Approved exterior color (Benjamin Moore #26, “Burgundy”) on sidelite and transom trim in front entry location as indicated in submitted photos as existing.

The motion passed unanimously.
PART IV - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:04 pm.

_______________________
Nick Georgas, Vice Chair

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

cc: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
July 24, 2018

TO:                All Members, Design Review Board
FROM:              Richard Newlon, Chair
SUBJECT:           Full DRB Meeting, July 17, 2018

PRESENT:           Richard Newlon, Neal Roseberry, Nick Georgas, Bruce Ramo, Charlie Hoffman, Reston Association Legal Counsel, Anthony Champ (non-voting), Reston Association Board Liaison, Julie Bitzer (ex-officio and non-voting)
                  RA Staff: Anna Varone, Margo Collins, John Son

ABSENT:            Ken Knueven, Grace Peters

At its meeting of July 17, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Nick Georgas, seconded by DRB member Neal Roseberry, moved to approve the July 17, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Nick Georgas, moved to approve the June 19, 2018 Full Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

Margo Collins, DRB Manager & Secretary, introduced John Son, newly hired DRB Meeting Manager to the Design Review Board.

PART III Public Hearing for Amendments to Design Guidelines

Design Review Board
DRB Member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Having held a public hearing and receiving no comments from Members relating to the hearing, the Design Review Board approved edits to the Cluster Design Guidelines, Single Family Design Guidelines and Cluster Property Guidelines for the following changes:

a. Clusters/Single Family: The DRB delegated the review level from Consultation to Staff for the following:

   - Air Conditioners-Heat
   - Pumps
   - Art Works
   - Awnings
   - Basketball Backboards
   - Cables and Wires
   - Carpet
   - Chimneys, Flues
   - Compost Bins
   - Colors
   - Doghouses
   - Flags
   - Fuel Tanks & Accessories
   - Gutters & Downspouts
   - Mailboxes
   - Play Equipment
   - Roofing
   - Satellite Dishes and Antennas
   - Security Devices
   - Shade Structures
   - Sheds-Storage Boxes
   - Shutters
   - Siding and Exterior
   - Signs
   - Materials
   - Skylights
   - Spas and Hot Tubs
   - Storm Windows
   - Storm-Screen Doors
   - Utility Boxes
   - Window Replacements/Additions

b. Cluster Property: The DRB delegated the review level from Panel to Consultation.

The Design Review Board noted that even though these Design Guidelines have been moved to staff review, the property owners can always request application review by
Panel of Full Board if they are not comfortable with a Staff member’s review. The reviews are ruled by the Design Guidelines.

The motion passed unanimously.

PART IV - ALTERATIONS AND ADDITIONS

1. Reston Glade Apartments (12265 Laurel Glade Court)
c/o Amanda Coogle (Gates Hudson, 3020 Hamaker Court, Suite 301, Fairfax, VA 22031)

The apartment representatives were present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

Approved comprehensive sign package (Reston Glade Apartments) as indicated in submitted renderings as follows:

- Monument sign 1 & 2: (2, option 1, “Reston Glade” with top center logo, approx. 73” W x 39” H, single-sided PVC, mounted to both sides of existing sign, custom background color: “cream, letter color: black, logo colors: black/green) front entry locations
- Informational sign: (1, “Leasing Center”, approx. 60” L x 6” H, aluminum, custom background custom color: cream, letter color black) building mounted in existing location over door
- Informational signs: (4, “Future Resident Parking” with bottom center logo, approx. 17.5” W x 20” H, aluminum, custom background colors: cream/black with reverse letter color, logo colors: black/green) mounted to existing posts in existing locations
- Directional signs: (2, “Leasing Center” with arrow and bottom center logo, approx. 18” W x 22” H, aluminum, custom background colors: cream/black with reverse letter color, logo colors: black/green) mounted to existing posts in existing locations
- Informational sign: (1, “Warning, Parking by Permit Only, Vehicles Without Valid Permits Will Be Towed at Owners Expense” and 1 - “Speed Limit 10”, aluminum, custom background colors: white/black with reverse letter color, logo colors: black/green) double mounted to existing post in existing location
- Informational sign: (1, “Business Hours” with top centered logo, owner name, “Realtor” logo, web-site, approx. 15” W x 17” H, aluminum, custom background colors: cream/black with reverse letter color, logo colors: black/green) building mounted in existing location adjacent doors
- Informational signs (17, building numbers, approx. 18’ W x 6” H, custom background color: cream, letter color: black) building mounted in existing locations over entry ways

with the stipulation that the black color wrap around the sides on the two (2) monument signs, to align with the bottom of the black arch on either side.

The motion passed unanimously.

# 2. Lake Anne Fellowship Square
The representatives and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made the following motion:

Approved site plan and general massing (Land Unit E at Lake Anne, Phase I, multi-family building and Phase II, Option 2, 36 units, single family attached townhouse buildings) In-Concept Only, as indicated in the submitted site plan and illustrations to include the following:

- Open Space (park area – 10,700 SF)
- Multi-family building (8-story, 240 affordable units, underground parking, ADA surface parking, entry terrace overlooking North Shore Drive)
- Single-family buildings (Option 2, 3-story attached dwellings with front loading-garage)
- Landscaping (deciduous, evergreen, under story plantings, retaining walls)

The Design Review Board (DRB) recommends that the applicant further redesign the with consideration of the following:

**Multi-Family Building/Phase I**

- Redesign the southeast corner of the multi-family building further away from North Shore Drive or adjust the footprint to reduce the massing in this area
- Redesign the parking garage on the multi-family building so that the terrace level is recessed, and shifted back from the face of the building, to allow for more landscaping of mature trees and interaction with North Shore Drive. Additionally, look for architectural or vegetative opportunities to screen the garage walls on the front elevation

**Single-Family Units/Phase II**

- Restudy the placement of the western row of townhomes for opportunities to move the row further back from North Shore, potentially by moving unit 36 to the end of unit 29 and reducing the visitor parking if possible
- Restudy the placement of the two center rows of town homes for opportunities to move them further apart and/or shorten the driveways to increase open green space
- Revise the architectural designs and consider incorporating more modern, contemporary architecture with the use of flat roofs, roof-top terraces, large expansions of glass and/or casement windows, metal canopies and quality materials, eliminating visually distracting parapet walls and dormers
General Site

- Revise the landscape plan to include more tree canopy of mature, deciduous trees in all the open green space areas, especially surrounding the entrance, along North Shore Drive and adjacent townhouse units 15 & 17 to increase the overall buffering.

- Restudy the locations of the HVAC units to eliminate excessive noise.

For final plan approval, please submit the following:

a. Final study and revisions to the site plan to include any changes or deviations to the footprint of the multi-unit building and the single-family townhome units in consideration of the DRB recommendations listed.

b. Detailed elevation drawings and materials to include cross sections showing changes in grade for the entire site.

c. Landscape plan clearly identifying size and species of trees to be removed and all proposed vegetation.

The DRB reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed unanimously.

# 3. Kensington Senior Living Development (11501 Sunrise Valley Drive)
c/o Michael Rafeedie (Kensington Senior Living Development LLC, 11921 Freedom Drive, Suite 950, Reston, VA 20190)

The representatives and affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

a. Approved architectural design (Senior Living Facility, 72 units, 2-3 story building, elevations, exterior colors and materials, partially below ground podium parking, 2-ADA surface parking, approx. 65,000 sq. ft.) as indicated on submitted renderings, elevations and site plan to include the following:

- Roof (CertainTeed, asphalt shingles, color: “Driftwood”)
- Siding (JamesHardie, cementitious, straight edge shingles, color: “Woodstock Brown”)
- Siding (JamesHardie, cementitious, trim and lap siding, color: “Rich Expresso”)
- Stone (Eldorado Stone, Mountain Ledge, veneer, color: “Walnut Ridge”)
- Brick (Triangle Brick, color: “Light Antique”)
- Concrete (precast, tinted)
• Window (casements)
• Sunroom/Screened porch

The Design Review Board strongly recommends the applicant reconsider the scale of the windows and/or grill patterns on the upper-story windows specifically on the north elevation where the dormers meet the roof line and consider adding transoms with additional detail that would be more cohesive in design with the floors below and the architectural design of the entire project and resubmit a revised elevation.

The Design Review Board further encourages the applicant to consider additional options to diminish the dark material colors by one shade, without increasing the contrast, to lighten the overall color palette for the entire building and resubmit once the final selection has been determined.

b. Approved general landscaping plan, as indicated in submitted site plan and renderings to include the following:

• Vegetation in quantities and species listed in submitted plan
• Garden room/Patio (planters, espaliers, trellis/ pergola, railings, outdoor seating, feature wall) eastside location
• Sidewalks

with the following stipulations:

1. that walkways and patios be securely constructed, flat and level and set into the natural contours of the ground;
2. that the walkways and patios be a maximum of 6’ above grade;
3. that the walkways and patios have no built-in features other than steps;
4. that all landscape material be natural in color, and red mulch or white stones are not used;
5. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list and that any existing invasive vegetative species be removed;
6. that all vegetation be installed and maintained as proposed; and
7. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

For final approval, please submit the following:

• Final detail for the trellis, to include materials and colors
• Final lighting plan, including samples/cut sheets of all proposed fixtures and photometric study
• Comprehensive sign package

The Design Review Board (DRB) will require future submission of samples of exterior materials and colors, landscaping, fences, decks, signage, mailbox design and locations, compressor location, exterior lighting, etc., as applicable. Any changes to the approved construction plans must be reviewed by the DRB prior to implementation.

The DRB generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached, that fences be constructed flat and level and with gates to match the fence design, and that all exterior lights be submitted for approval and no sodium vapor lighting or unshielded floodlights be used (see Design Guidelines). If you have further questions about DRB requirements or the review process, please call the Covenants Administration office at 703-435-6530.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

The DRB will require snow fencing or equivalent to be used to delineate the area of tree clearing. The protected areas are not to be intruded upon by construction equipment, storage of supplies, evacuated earth, or trash and debris.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk for every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

The owner and its assigns of property adjacent to a roadway shall maintain the property in neat and good order to the pavement edge. This requirement is not intended to abrogate any requirement of VDOT.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved (All trees on the lot,
except those that the DRB has approved for removal). The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Nick Georgas, Charlie Hoffman
NAY: Bruce Ramo

PART V - EXECUTIVE SESSION

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made a motion to move to executive session to consult with legal counsel regarding the Design Guideline process changes at 9:10 pm.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made a motion to return to open session at 9:20 pm.

The motion passed unanimously.

PART VI - DESIGN REVIEW BOARD

4. Design Review Board

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:

Approved the removal of Colors, Sheds and Signs from the Design Guideline edits for further review.

The Design Guideline edits will be scheduled for a hearing at the next available RA Board meeting.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved an additional monthly meeting for cluster standard reviews to include the following:

- One (1) meeting per month on a Tuesday, preceding a regularly scheduled Panel review date
- Start time to be 4:00 pm, to allow for staff participation
- Additional cluster standard review to begin on or about October 2, 2018
PART VII - DISCUSSION

Pulte – 11720 Sunrise Valley Drive

Pulte Development Team gave an informational presentation on the development of the property located at 12700 Sunrise Valley Drive.

The current proposed design site plan includes the following:

- Office building: existing 4-story office building to remain, located in the center of the parcel
- Single-family units: 40, four-level attached, rear-loading garages, flat roofs, roof top terraces and urban style architecture, located on the south-side of the parcel
- Garage: 3-story parking garage located on the northern side of the parcel
- Open space areas: central green, tot lot and outdoor seating

PART VII- CLOSE OF MEETING

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:38 pm.

_______________________

Richard Newlon, Chair

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

cc: Larry Butler
Acting Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison
Anthony Champ
Reston Association Legal Counsel
July 31, 2018

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, July 24, 2018

PRESENT: Ken Knueven, Richard Newlon
RA Staff: Lisa Heath, John Son

ABSENT: Nick Georgas

At its meeting of July 24, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Ken Knueven called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, moved to approve the July 24, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, moved to approve the June 26, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

Design Review Board Vice 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. None of the applicants opted to reschedule the review of their application.

PART III - ALTERATIONS AND ADDITIONS

1. 11950 Sentinel Point

Maureen Daley

The homeowner was present.
DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved landscape plan to include the following:

- Rockwall (4- approx. 8'H, 13'H, 14'H, 18'H, Hickory Rockwall, natural stone, color: earth-tone)
- Walkway (approx. 24 steps- 3'W x 4”H x 40'L, approx. 20” tread, 4” riser, Colonial Rock Slab, no shims, stone base, color: gray)
- Streambed (2- approx. 40'L, dry, granite gravel, color: gray mix)
- Boulders (approx. 20, weathered granite, color: earth-tone)
- Removal of vegetation (4- arborvitae, 4-nandina)
- Vegetation in quantities and species listed in submitted plan in front and right-side locations as indicated on submitted site plan with the following stipulations:
  
a. that the walkway be securely constructed, flat and level and set into the natural contours of the ground;
  
b. that the walkway has no built-in features other than steps;
  
c. that all landscape material be natural in color, and red mulch or white stones are not used;
  
d. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;
  
e. that all vegetation be installed and maintained as proposed;
  
f. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
  
g. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

2. 2010 Golf Course Drive
James T. and Elizabeth Driggers

The homeowners were present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved removal of stoop walls (2- brick, color: white) and installation of railing (2- approx. 12'L, metal, color: “Oxford Brown”) in front entry location as indicated in submitted photos with the following stipulations:

a. that there be no change to the existing footprint;
b. that any solid walls be finished with brick/masonry to exactly match the house brick/masonry, and all remaining elements and trim be painted/stained to match the house trim; and

c. that any change in drainage patterns may not be detrimental to neighboring properties or existing vegetation.

The Design Review Board encourages the cluster board to consider whether it wishes to add removal of front porch brick walls and replacement installation of railings such as the above to the Golf Course Square Cluster standard for railings, and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

3. Harbor Point Condominium
c/o Pam Ward, Property Manager (397 Herndon Pkwy, #100, Herndon, VA 20170)

The condo board representatives were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved addition and revision to cluster standards for exterior color palette and color schedule for siding in Harbor Point Condominium on all elevations and garage buildings in locations as indicated in submitted site plans and photos to include the following:

Additions:

• Sherwin Williams Duration, color: “Jefferson Tan” (Phase 1)
• Sherwin Williams Duration, color: “Taupe” (Phase 2, Building 1)
• Sherwin Williams Duration, color: “Beachwood” (Phase 2, Building 2)
• Sherwin Williams Duration, color: “Beige Grey” (Phase 2, Building 3)
• Sherwin Williams Duration, color: “Monterey Gray” (Phase 2, Building 4)
• Sherwin Williams Duration, color: “Beachwood” (garage buildings)
• Sherwin Williams Duration, color: “Navajo White” (trim, front pedestrian doors)

Revisions:

• Replacement to color palette and color schedule (Sherwin Williams Duration, color: “Jefferson Tan” replaces Olympic Solid Hide Stains, color: “Chamois”)
• Removal from color palette and color schedule (Olympic Solid Hide Stains, color: “Cedar”)

as proposed.

The motion passed unanimously.
4. Westcove Cluster
c/o John Schaller, President (2010 Turtle Pond Drive, Reston, VA 20191)

The cluster board representative was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved addition and revision to cluster standards for elevated and ground-level decks in Westcove Cluster, located in front and rear elevations, as indicated in submitted site plans and photos to include the following:

Additions:

- Composite wood product (Trex or similar, color: natural wood tones)

Revisions:

- Removal from exterior color palette for decks (Trex, color: “Weathered Gray”)
- Stains (sealer, color: clear or natural wood tones)

as proposed.

The motion passed unanimously.

5. 1301 Stamford Way
Ray and Kathleen Lundquist

The homeowners were present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

a. Approved replacement roofing (GAF, Timberline HD, architectural shingles, color: “Slate Gray”) with the stipulation that the entire roof be replaced at the same time with the approved material.

b. Approved solar panels (approx. 21- maximum dimension approx. 62.5” x 41.5”, Solar City, Tesla, sleek mounted, color: black frame) on front roof location to include inverter box (approx. 19.5” x 15.8” x 8.5”, Delta Solivia 5.2 TL 5200W, 240V, aluminum casing, color: silver) adjacent to the fixed window on right-side elevation as indicated in submitted plans and photos with the following stipulations:

1. that the inverter box be wall-mounted adjacent to the fixed window and utility box located on the right-side elevation of the property at a maximum height of 6’;
2. that the inverter box conduit be firmly attached in a straight vertical line and be painted to match the surface to which it is attached in conformance with the Design Guidelines for cables and wires;

3. that existing vegetation be maintained to conceal the invertor box; and

4. that the solar panels, hardware and invertor box be completely removed when no longer in use and the roof and siding be seamlessly repaired.

The motion passed unanimously.

6. 12705 Roark Court
Paul Cohen and Romney Wright

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved privacy fence (approx. 6’ H, board-on-board, pressure-treated wood, color: left to weather) and gates (3, board-on-board, flush with fence, color: left to weather) in side and rear locations as shown on submitted site plan and photo with the following stipulations:

a. that the fence be set back three feet (3’) on both sides of front elevation of the house;

b. that evergreen/shrubbery be installed and maintained on both sides of the front elevation sections of the fence to soften its appearance and integrate the fence into its setting;

c. that the fence be constructed with the finished side facing outward;

d. that the fence be constructed with the sections flat and level, and stepped to accommodate any change in grade (the bottom of the fence may follow the grade or be stepped; the steps should not exceed 12” at top or bottom);

e. that the fence maintains an average height of 6’ (it may vary from 5’6” to 6’6” to allow for stepping on sloped conditions);

h. that the gates exactly match the materials and design of the fence at the same height as the fence;

i. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

j. that all landscape material be natural in color, and red mulch or white stones are not used; and

f. that no trees be removed with prior Design Review Board approval.

Fences should be located so as to preserve existing trees and vegetation. Removal of live trees requires the prior approval of the Design Review Board.
Fences must be installed within the applicant’s own property, and neither the fence, nor any construction activity, may encroach upon Reston Association (RA) property. If the applicant wishes to maintain a mowed strip behind the fence, the fence must be set in to accommodate this since mowing RA property is not allowed. As a reminder, dumping on RA property including throwing grass clippings, tree limbs, leaves, etc. over the fence is not allowed.

The motion passed unanimously.

7. Hampton Meadow Cluster
c/o Jay Monroe, President (P.O. Box 8245, Reston, VA 20195)

The cluster board representative was present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

a. Approved addition and revision to cluster standards for exterior color palette for pedestrian doors in Hampton Meadow Cluster to include the following:

**Door Paints (Satin Enamel, Semi-Gloss Enamel):**

- Behr, color: “Bitter Chocolate” (7908-7)
- Behr, color: “White” (52), Olympic, color: “Delicate White” (OL107) or Sherwin-Williams, color: “Pure White” (7005)
- Behr, color: “Writer's Parchment” (N280-2)
- Behr, color: “Polo Tan” (N260-3)
- Behr, color: “Perfect Taupe” (PPU18-13)
- Behr, color: “Juniper Berries” (PPUB-02)
- Behr, color: “Fading Fog” (PR-W7)
- Behr, color: “Canvas Luggage” (N300-2)
- Behr, color: “Deco Red” (S140-7)
- Behr, color: “Rainy Season” (MQ5-27)
- Behr, color: “Chic Taupe” (N230-4)
- Behr, color: “Forever Denim” (PPU14-05)
- Behr, color: “Silver Bullet” (N520-2)
- Behr, color: “Anonymous” (780F-5)
- Behr, color: “Astronomical” (N450-7)
- Behr, color: “Haute Couture” (MQL1209)
- Behr, color: “Brooklyn” (N440-6)
- Behr, color: “Express Blue” (M500-6)

b. Approved addition and revision to cluster standards for siding in Hampton Meadow Cluster to include the following:

**Exterior Siding Colors:**

**Siding Stain (Manufacturers/Finish):**

- Behr, Solid Color House and Fence Wood Stain
• Behr, Solid Color Deck Plus Waterproofing Wood Stain
• Cabot, Solid Color Acrylic Siding Stain
• Olympic, Solid Color Stain

Siding Stain Colors:

• Olympic, color: “Navajo White” (OLYSTAIN262) or Cabot, color: “Navajo White”
• Olympic, color: “Cape Cod Gray” or Cabot, color: “Driftwood Gray”
• Cabot, color: “Dune Gray”
• Cabot, color: “Pepperwood” or Behr, color: “Boot Hill Grey” (SC-159)
• Cabot, color: “New Cedar” or Cabot, color: “Red Cedar”/Behr, color: “Cedar” (SC-146) or Behr, color: “Red Cedar” (SC-152)
• Cabot, color: “Colonial Yellow” or Behr, color: “Colonial Yellow” (SC-139)
• Cabot, color: “Smoke Blue” or Cabot, color: “Bluestone”/Behr, color: “Stonehenge” (SC-125) or Behr, color: “Gettysburg” (SC-113)
• Cabot, color: “Beachgrass” or Behr, color: “Sandal” (SC-121)

Siding Paint Colors (Flat, Satin Enamel):

• Behr, color: “Nightingale Gray” (N200-3)
• Behr, color: “Autumn Air” (PPU3-11)
• Behr, color: “Frosting Cream” (M250-1)
• Behr, color: “Race Track” (N180-3)
• Behr, color: “Moth Gray” (N200-1)
• Behr, color: “Moleskin” (N180-4)
• Behr, color: “Natural Almond” (PPU4-12)
• Behr, color: “Sydney Harbour” (S480-3)
• Behr, color: “Silent Film” (MQS-30)
• Behr, color: “Linen White” (70)
• Behr, color: “Antique White” (23)
• Behr, color: “Spanish Sand” (OR-W7)
• Behr, color: “Heath Gray” (N380-2)
• Behr, color: “Simply Sage” (PPU10-16)
• Behr, color: “Cathedral Gray” (PPU18-14)
• Behr, color: “Pencil Sketch” (NS00-4)
• Behr, color: “Ovation” (MQS-59)
• Behr, color: “South Pacific” (MQS-60)
• Behr, color: “Charcoal Blue” (N490-S)
• Behr, color: “Hemisphere” (MS00-4)

Exterior Siding Materials:

• Wood (exact profile as on existing house, painted or stained)
• Vinyl (Provia, Alside, Board & Batten, Alsco or comparable manufacturer, Horizontal Lap, Dutch Lap, Standard Vertical, vinyl-coated “wood grain” aluminum)
• Fiber Cement (HardiePlank Horizontal Lap, HardiePanel Vertical, or comparable composite manufacturer, wood-grained or smooth)
• Oriented Strand Board/engineered wood (LP Smartside or comparable strand manufacturer, horizontal lap, vertical panel, wood-grained or smooth) with the following stipulations:

1. that vinyl existing horizontal and vertical trim profile to remain;
2. that trim details and panels exactly match those of the existing house;
3. that vinyl “wood-grain” aluminum be installed horizontally; and
4. that all siding be replaced at the same time with DRB-approved siding.

c. Approved addition and revision to cluster standards for trim in Hampton Meadow Cluster to include the following:

**Exterior Trim Colors**

**Trim Paint Colors (Satin Enamel, Semi-Gloss Enamel):**

- Behr, color: “Coco Malt” (OR-W8)
- Behr, color: “Ultra Pure White”
- Behr, color: “Swiss Coffee” (12)
- Behr, color: “Off White” (73)
- Behr, color: “Antique White” (23)
- Behr color: “Stone Brown” (250F-4)
- Removal from color palette and color scheme (Olympic, color: “Oxford Brown”) with the exception of existing trim of the same color in conformance with the DRB-approved color scheme “Grandfather Clause”

**Exterior Trim Materials**

- Wood (exact profile as on existing house)
- Vinyl (Provia, Alside, Board & Batten, Alsco or comparable manufacturer)
- Fiber Cement (HardiePlank Horizontal Lap, HardiePanel Vertical or comparable composite manufacturer)
- Oriented Strand Board/engineered wood (LP Smartside, or comparable strand manufacturer)

with the following stipulations:

1. that existing horizontal and vertical trim profile to remain;
2. that style, design and dimensions remain the same;
3. that trim details and panels exactly match those of the existing house; and
4. that all trim be replaced at the same time with DRB-approved trim.

d. Approved addition and revision to cluster standards for roofing in Hampton Meadow Cluster to include the following:
Roofing Shingles Type:

- Architectural
- 3-Tab

Roofing Shingles Manufacturer/Color:

- Certainteed, color: “Moire Black”
- Certainteed, color: “Weathered Wood”
- Certainteed, color: “Gray Frost”
- GAF, color: “Charcoal”
- GAF, color: “Weathered Wood”
- Certainteed, color: “Silver Lining”
- Certainteed, color: “Georgetown Gray”
- Certainteed, color: “Nickel Gray”
- GAF, color: “Fox Hollow Gray”
- GAF, color: “Slate”
- GAF, color: “Pewter Gray”

e. Approved cluster standard “Grandfather Clause” for color scheme in Hampton Meadow Cluster to include the following:

All current Hampton Meadow Cluster homeowners/residents may retain, repair or replace their exact existing house color scheme indefinitely. However, any change in the color scheme of the house must be in conformance with the current cluster standards and DRB-approved color palette for Hampton Meadow Cluster.

The Design Review Board notes that all homeowners may keep existing color schemes or select from the revised color palette of Hampton Meadow Cluster Association.

The motion was passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Ken Knueven, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:03 pm.

“If I do not hear from you within five days, I shall notify those concerned.”

_______________________
Ken Knueven, Vice Chair
# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee

cc: Larry Butler
    Chief Executive Officer (Acting)
    Reston Association

Director Julie Bitzer
Reston Association Board Liaison
TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, August 7, 2018

PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman
RA Staff: Margo Collins, John Son

ABSENT: None

At its meeting of August 7, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Neal Roseberry called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, moved to approve the August 7, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the June 5, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

C 1. The Wharf Cluster Association
c/o Mark Becket & Gale Garziglia (11113 Timberhead Court, Reston, VA 20191)

The cluster representatives were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

August 9, 2018
Deferred decision on retaining walls ("TERRASTOP", architectural modular blocks, approx. 96' length, maximum height 8', color: reddish) to include fence (Trex, simple vertical picket, composite, installed on top of retaining wall, color: "Saddle") and removal of old retaining wall (pressure treated wood timbers) and tree removal (6) in locations as indicated on site plan, to give the applicant the opportunity to restudy and resubmit an application with a retaining wall material that is more varied in size and unit color, more similar in appearance to natural stone, using earth-tones in the tan and brown range to better blend with the landscape. The Board noted that the submitted materials' uniformity of size and color do not meet current Design Guidelines.

The Design Review Board (DRB) encourages the applicant to work with Staff to determine a more suitable retaining wall material that meets the requirements of the Design Guidelines for retaining walls, oval.

The Board further moved that upon submittal of a design employing materials that meet the requirements of the Design Guidelines as noted above, Staff may approve the revised application.

The motion passed unanimously.

2. 2516 Pinoak Lane
Douglas & Angelique Errett

The homeowners were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Approved addition (approx. 17’ W x 12’ D, raised second-story) and screened porch (approx. 13’ W x 12’ D) to include elevated deck with stairs (approx. 6’ W x 12’ D, Trex, deck boards and fascia color: “Winchester Grey”) as indicated on the submitted site plan, elevation drawings and photos, to include the following:

- Siding (CertainTeed, Mainstreet, woodgrain, 5’, clapboard lap, color: “Sandstone Beige” to match existing siding)
- Windows (4, approx. 24’-3/16” W x 22”-9/16” H, Jeld Wen, BLVSH3050, double hung, no grids, vinyl, color: white)
- Screened porch door (1, approx. 35” W x 80” H, Screen Tight, vinyl, lower grilles, color: white) deck access
- Railings (Trex, Signature, flat rail cap, square aluminum balusters, railing color: “Bronze”) for screened porch, deck and stairs
- Addition doors (1, Jeld Wen, 65 - 7/16” W x 79 - 3/8” H, 6068, slider, no grids, vinyl, color: white) screened porch access
- Roofing (GAF, Timberline HD, architectural shingles, asphalt, color: “Mission Brown”, to match existing roof)
- Gutters and Downspout (Amerimax Home Products, 5”, vinyl, color: white)
- Security light (Defiant, DF-5416BK/A, dual head, LED, color: black)

with the following stipulations:
1. that the roof slope, trim details and shingles be the same as those of the house;
2. that the screened porch detail match that of the house (gutters and downspouts, trim, fascia, etc.);
3. that the deck be constructed in such a way that knee braces are not required for support;
4. that all railings, including the stair railing, be the same straight simple aluminum vertical picket design at the minimum height required by Fairfax County code;
5. that any change in grading may not detrimentally impact existing trees or adjacent property;
6. that no trees be removed without Design Review Board approval;
7. that the new windows match the existing in the color, width, and profile of the frames; and
8. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.

b. Approved patio (approx. 52.3’ W x 13.25’ D, concrete, brush finish, color: “Sharkskin” Behr) and retaining wall (cement block, overlain with face bricks to match existing brick exterior, one side) in rear location as indicated on submitted site plan with the following stipulations:

1. that the patio be installed flat and level following the contours of the ground;
2. that the patio may be a maximum of 6” above grade;
3. that the wall be securely constructed;
4. that it be stepped to accommodate any change in grade; and
5. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant's own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.
To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40" tall, secured in an upright position during the entire construction period, and placed around all trees within 25' of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1' from the trunk from every 1" of tree trunk diameter when measured 4' from the ground. For example, a tree with a 10" diameter trunk should have tree protection fencing installed in a circle 10' from the trunk. In the alternative, the fence can be placed in a circle 1' outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

The motion passed unanimously.

3. Arbor Wood Cluster Association  
c/o Jim Norcutt, President (1520 Deer Point Way, Reston, VA 20194)

The cluster representative was not present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved addition to cluster standards for roof replacement (CertainTeed, Landmark Premium, architectural shingles, color: “Heather Blend”) as a close match to the Design Review Board-approved color palette for roofs in Arbor Wood Cluster with the stipulation that the entire roof be replaced at the same time with the approved material.

The motion passed unanimously.

4. Fairbrook Cluster Association  
c/o Greg Pursifull, President (11600 Springhouse Place, Reston, VA 20194)

The cluster representative was present.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

The cluster representative was present.
Approved revision to cluster standards for exterior lighting (decorative) as a close match in finish and style to the discontinued Design Review Board-approved exterior lights for Fairbrook Cluster to include the following:

- Hammerworks, Model #W104, colonial style, wall lantern, approx. 23” H x 7” W, finish: copper
- Hammerworks, Model #WM112, colonial style, wall lantern, approx. 19” H x 12” W, finish: copper
- Hammerworks, Model #P112, colonial style, post lantern, approx. 23” H x 12” W, finish: copper
- Hammerworks, Model #W113, colonial style, wall lantern, approx. 18” H x 11” W x 8” D, finish: copper
- Hammerworks, Model #OL8, Cape Cod style, Onion wall lantern, approx. 20” H x 10” W x 11” D, finish: copper
- Hammerworks, Model #OL6, Onion wall lantern, approx. 15” H x 8” W x 10” D, finish: copper

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected.

The Design Review Board recommends that the cluster evaluate whether an additional decorative light replacement is needed for the soffit light locations and if so, submit an application to Staff for approval to be included in decorative light standard for Fairbrook Cluster.

The motion passed unanimously.

5. Southgate Condominium
c/o James Teklinski, President (2004 Colts Neck Road #G, Reston, VA 20191)

The cluster representative was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved window replacements (35, Vinyl Lite, sliders, vinyl, no grids, color: “Bronze”) on the front location of building #2000 Colts Neck Road and front, side, and rear locations of building #2002 Colts Neck Road with the following stipulation that the new windows exactly match the existing in overall dimensions, configuration, style, color, width, and profile of the frames and trim and have no muntins and mullions (no grids) to match the existing brown windows, in conformance with the Design Guidelines for windows.

b. Approved addition to the condominium standards for window replacements as a close match in color and style to the existing Design Review Board-approved windows in Southgate Condominiums with the following stipulations:

1. that that no trim capping be installed;
2. that the new windows exactly match the existing in overall dimensions, configuration, and style;

3. that the new windows match the existing in the color, width, and profile of the frames; and

4. that the new windows have no muntins and mullions (grids) to match the existing, in conformance with the Design Review Board-approved standards for window replacements in Southgate Condominium.

The motion passed unanimously.

6. 2517 Farrier Lane
Terry and Lisa Freeman

The homeowners were present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved privacy fence replacement and modification (6', board-on-board, pressure treated wood, existing rear location) and gates (2, flat-top, front locations) to include fence removal (6'. Privacy, board-on-board, adjacent 2521 Farrier Lane) as indicated on submitted site plan and photos with the following stipulations:

a. that it be set approx. 3' from the property line shared with Reston Association;

b. that it be constructed with the finished side facing outward;

c. that the fence maintains an average height of 6' (it may vary from 5' - 6” to 6’ – 6” to allow for stepping on sloped conditions);

d. that the gate(s) exactly match the materials and design of the fence at the same height as the fence;

e. that it be constructed with the sections flat and level and stepped to accommodate any change in grade (the bottom of the fence may follow the grade or be stepped; the steps should not exceed 12" at top or bottom); and

f. that the fence be left to weather naturally or treated with a clear colorless sealant.

Fences must be installed within the applicant’s own property, and neither the fence, nor any construction activity, may encroach upon Reston Association (RA) property. If the applicant wishes to maintain a mowed strip behind the fence, the fence must be set in to accommodate this since mowing RA property is not allowed. As a reminder, dumping on RA property including throwing grass clippings, tree limbs, leaves, etc. over the fence is not allowed.

The motion passed unanimously.

7. 2521 Farrier Lane
Colin and Thyra Parcell
The homeowners were present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved privacy fence and modification (6’, board-on-board, pressure treated wood, rear property line) and partial fence removal (5’ privacy, board-on-board, parallel and opposite approved fence to be built by 2517 Farrier Lane) to include fence extensions (2, approx. 4’ in length, to align and connect with the front and rear corners of the approved fence at 2517 Farrier Lane) as indicated on submitted site plan and photos with the following stipulations:

a. that the rear right side extension be set approx. 3’ from property line shared with Reston Association;

b. that it be constructed with the finished side facing outward;

c. that the fence maintains the current height;

d. that it be constructed with the sections flat and level and stepped to accommodate any change in grade (the bottom of the fence may follow the grade or be stepped; the steps should not exceed 12” at top or bottom); and

e. that the fence be left to weather naturally or treated with a clear colorless sealant.

Fences must be installed within the applicant’s own property, and neither the fence, nor any construction activity, may encroach upon Reston Association (RA) property. If the applicant wishes to maintain a mowed strip behind the fence, the fence must be set in to accommodate this since mowing RA property is not allowed. As a reminder, dumping on RA property including throwing grass clippings, tree limbs, leaves, etc. over the fence is not allowed.

The motion passed unanimously.

8. Moorings Cluster Association
c/o Sequoia Management (13998 Parkeast Circle, Chantilly, VA 20151)

The cluster representative was present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved dock replacement and site modifications at shoreline locations as indicated on submitted site plan and photos to include the following:

• Dock replacement (approx. 46’-2” L x 5’-7” W, pressure treated wood, no change to footprint) to include piling replacement (pressure treated wood, stainless steel fasteners)

• Dock extension (approx. 23’ L x 3’ W, pressure treated wood, step down from existing dock by 8”)

• Access step replacement and extension (approx. 23’ L x 3’ W, pressure treated timbers, to extend from pathway to approved dock extension)
• Rock (approx. 24’ L x 1’-6” x 4’ W, Class A, riprap, color: natural)
• Canoe/Kayak rack (approx. 30’ L x 8’ W x 2’-6” H, pressure treated wood)

with the following stipulations:

a. that the wood be left to weather naturally or treated with a clear colorless sealant; and

b. that no trees be removed.

The Design Review Board (DRB) encourages the cluster to consider opportunities to delineate the step-down portion of the dock from the full height dock extension from the existing dock as a safety precaution.

The DRB acknowledges that the applicant has verified that the property immediately abuts the RA owned lake parcel, that the shoreline is contiguous with, or within, the applicant’s property line, that all construction will be on the applicant’s property and that the applicant’s deed and the cluster deed specifically permit and do not prohibit the construction of the dock.

Please note: CCA pressure-treated wood, paints, stains, sealants and other wood treatments are extremely toxic to aquatic organisms and their use is strongly discouraged. RA recommends the use of non-toxic materials for waterfront construction.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:06 pm.

_______________________
Neal Roseberry, Vice Chair

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

cc: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
August 21, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, August 14, 2018

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo, Jason Beske (non-voting)
RA Staff: Lisa Heath, John Son

ABSENT: None

At its meeting of August 14, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the August 14, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the July 10, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None.

PART III - ALTERATIONS AND ADDITIONS

1. Belcastle Court Cluster
c/o Mary Ciciarelli, Vice President (1424 Belcastle Court, Reston, VA 20194)

The cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved addition to cluster standards for entryway railings in Belcastle Court Cluster in front locations to include the following:
• Option 1: metal, straight simple vertical pickets, color: bronze-rubbed or black
• Option 2: wood or PVC, straight simple vertical pickets, color: to match DRB-approved trim color

with the stipulation that all railings be the same straight simple wood or metal vertical picket design at the minimum height required by Fairfax County code.

b. Approved addition to cluster standards for deck stains in Belcastle Court Cluster for walking surfaces only (color: left to weather naturally or any manufacturer as long as the color and finish match the standard) to include the following:

**Clear Stain**

**Transparent Stain:**
- Behr, “Cedar Natural Tone” 501/401
- Behr, “Golden Honey” T170
- Behr, “Antique Oak” T171
- Sherwin Williams, “Natural” SW3555
- Sherwin Williams, “Cedar Tone Natural” SW3556
- Sherwin Williams, “Canyon Brown” SW3559

**Semi-Transparent Stain:**
- Behr, “Cedar” ST-146
- Behr, “Cedar Tone Natural” ST-5333
- Behr, “Wood Chip” ST-111
- Sherwin Williams, “Cedar” SW3561
- Sherwin Williams, “Weathered Gray” SW3568
- Sherwin Williams, “Banyan Brown” SW3522

**Semi-solid or Solid Stain:**
- Behr, “Cedar” SC-146
- Behr, “Cedar Natural Tone” SC-533
- Behr, “Wood Chip” SC-111
- Behr, “Chocolate” SC-129
- Sherwin Williams, “Cedar Bark” SW 3511SS
- Sherwin Williams, “Hawthorne” SW3518SS

as proposed.

The motion passed unanimously.

3. 2434 Southgate Square
Douglass Banerjee

The cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:
a. Approved existing exterior colors in multiple locations as indicated in submitted photos to include the following:

- Siding: Behr exterior flat, “Gobi Desert” 710C-3
- Trim: Behr exterior semi-gloss, “Parchment Paper”
- Pedestrian door: Behr exterior semi-gloss, “Parchment Paper”, front location
- Balcony: Behr waterproof, “Mahogany” 213-F-6, floor surface

as proposed.

b. Disapproved replacement roofing (CertainTeed, architectural shingle, color: “Colonial Slate”) as indicated in submitted photos, as not in conformance with the Design Review Board-approved color palette for roofing in Southgate Square Cluster which requires the roofing be CertainTeed Landmark Series, 3-tab shingle, color: “Burnt Sienna”.

The Design Review Board requires that the roof be replaced with the cluster standard roof for Southgate Square Cluster, with the stipulation that the entire roof be replaced at the same time, within sixty (60) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the typical six months/eighteen-month timeline.

The motion passed unanimously.

4. Dockside Condominium
c/o Billy Omohundro, Property Manager (TWC Management, 397 Herndon Pkwy, #100, Herndon, VA 20170)

The condo board representatives and affected party were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Deferred decision on landscape plan (removal of invasive species and installation of submitted vegetation) for sixty (60) days to allow Dockside Condominium, Reston Association Watershed Management and affected parties an opportunity to work together towards the goal of finding alternate planting locations that will not impact the healthy and mature stand of hardwood trees between the condominium buildings and Lake Audubon, and to restudy the landscape plan in consideration of the following:

- Appropriate number of plants suited to survive in understory and other locations
- Suitable location of vegetation to maintain growth
- Watering methods to ensure survival of vegetation
- Erosion prevention methods

The Design Review Board (DRB) further recommends that the applicant resubmit a revised landscape plan and return to the same DRB meeting panel (Green) at the end of the sixty (60) day restudy period.

Restudy and resubmit.

The motion passed unanimously.
5. 1549 Poplar Grove Drive
Marcelo Borda

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved existing retaining wall (modular block, color: brown) in front location as indicated in submitted photograph due to its low profile, as proposed.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved existing shed (approx. 8’ x 8’, wood, dog door, air-conditioning unit, color: white) in rear location as indicated in submitted photos with the following stipulations:

a. that horizontal wooden siding be installed on all sides of the shed, to include the door, in conformance with the cluster standard for sheds in Birchfield Cluster;

b. that the horizontal wooden siding be either painted Benjamin Moore, color: “Brilliant White” or stained Pittsburg Paints solid stain, color: “White” in conformance with the cluster standard for sheds in Birchfield Cluster; and

c. that the shed be completely removed when no longer in use as a doghouse.

The Design Review Board requires that the shed be brought into conformance with the cluster standard for sheds for Birchfield Cluster and the above stipulations be met within sixty (60) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the typical six months/eighteen-month timeline.

The motion passed unanimously.

6. 12705 Roark Court
Paul Cohen and Romney Wright

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved existing exterior color (redwood stain on deck) in rear location as indicated in submitted photos as compatible with other existing exterior colors and materials on the house and in the neighborhood.

The motion passed unanimously.
6. Devonshire Cluster  
c/o Kathy Chaale, President (1415 Park Garden Lane, Reston, VA 20194)

The cluster representatives were present.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, made the following motion:

Approved revision to cluster standards for metal roofing in Devonshire Cluster to include the following:

Option 1: Replacement of Metal Roof:

- Manufacturer: Berger Building Products (BBP)
- Material: roofing (aluminum), trim coil (approx. 24”, aluminum, smooth)
- Color: ADB-24 “Dark Bronze”
- Style: to match the original metal roofing style

Option 2: Painting of Metal Roof:

Bonding Primer:
- Sherwin Williams, DTM Bonding Primer, color: B66A00050 “Off White”

Color:
- Paint: Sherwin Williams, SHER-CRYL HPA (High Performance Acrylic)
- Sheen: Sherwin Williams, Semi-gloss, Ultradeep Base, color: B66T00354
- Tint: Sherwin Williams, color: SW7675 “Sealskin” (tint SHER-CRYL HPA with “Sealskin”)

with the following stipulations:

a. that all metal roofing areas on house must be either replaced or painted at the same time;

b. that all metal roofing areas on house must be either replaced or painted the same DRB-approved color, material and style; and

c. that all metal roofing throughout Devonshire Cluster be of the same DRB-approved color, material and style.

The motion passed unanimously.

7. 2177 Pond View Court  
Catherine Vivona Trust

The homeowner’s representative was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Deferred decision on existing roof replacement (CertainTeed, asphalt 3-tab shingles, color: “Nickel Gray”) as indicated in submitted photos for ninety (90) days to allow the Colonial
Greene Cluster Board the opportunity to attend the October 9, 2018 DRB Panel meeting with the intent to apply for additions to cluster standard for roofing in Colonial Greene Cluster.

The Design Review Board notes that once the October 9, 2018 Colonial Greene Cluster decision has been rendered, the applicant will be contacted regarding applicant’s conformance to cluster standards for roofing in Colonial Greene Cluster.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:08 pm.

_______________________
Nick Georgas, Vice Chair

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

c: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
August 28, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, August 21, 2018

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Bruce Ramo, Charlie Hoffman, Jason Beske, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer (ex-officio and non-voting)
RA Staff: Anna Varone, Margo Collins, Lisa Heath

ABSENT: Ken Knueven

At its meeting of August 21, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:05 pm and established that a quorum of the DRB was present.

DRB member Bruce Ramo, seconded by DRB member Neal Roseberry moved to approve the August 21, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Nick Georgas, moved to approve the July 17, 2018 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

Richard Newlon, DRB Chair, introduced the Reston Association’s newly appointed DRB member Jason Beske and welcomed him to the board.

Richard Newlon expressed his concerns about the newly painted traffic and bike lanes on South Lakes Drive and cautioned the membership to be aware of sudden shifts in the lanes from block to block.
PART II - ALTERATIONS AND ADDITIONS

# 1. 12054 North Shore Drive
Tall Oaks Development Co. LLC/Stanley Martin Companies, LLC
c/o Carla Pezullo, President, Northern Virginia Division (14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151)

The representatives were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved site plan/construction extension (Tall Oaks Development/Stanley Martin Companies, contract purchaser) to be completed within 60 months (August 28, 2023) as proposed to include the following:

a. Site Plan: Approved May 17, 2016
b. General Architecture Designs & Site Plan: August 15, 2017

The Design Review Board (DRB) notes that any changes to the previously approved plans must be submitted to the DRB for approval.

The DRB further notes that additional approvals will be needed for colors & materials and mechanical equipment prior to construction.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Charlie Hoffman, Jason Beske
NAY: Bruce Ramo

2. 10900 Hunt Club Road
Tony and Prema Nirmal

The homeowner was present.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

Approved addition (two car garage, approx. 32'-2 ½” L x 21'-10” W) and bump out extension (approx. 26'-8” L x 3’-5” W) in front locations as indicated on submitted site plan and elevation drawings to include the following:

- Siding: (Georgia Pacific, Vision Pro, 531656, lap siding, color: “Blue/Azui”) to match existing house siding
- Windows (4, Home Depot, AC12 series, Energy Star, manufacturer, double-hung, grids, color: white to match the existing)
- Doors/pedestrian (Thermu-Tru Benchmark, SSCDE4E28, raised panel, color: painted white to match existing doors and windows)
- Door/garage (Clopay, Classic Collection, HDP20, color: white)
- Roofing (Landmark, asphalt, color: “Black Moire” to match existing roof shingles)
- Lights (4, Hampton Bay, Transitional Collection, dark finish, beveled glass) adjacent garage and pedestrian doors

with the following stipulations:

a. that the new windows match the existing in the color, width, and profile of the frames;

b. that any change in grading may not detrimentally impact existing trees or adjacent property;

c. that no trees be removed without Design Review Board approval; and

d. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.

The Design Review Board (DRB) reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

Any changes to your approved construction plan or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.
If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Bruce Ramo, Jason Beske
NAY: Charlie Hoffman

# 3. Parc Reston Condominium
Mary Gikas, President (1713 Ascot Way, Reston, VA 20190)

The representatives and the affected parties were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved utility box (electric charging station, EVConnect, BTCPower, Dual Port 30A, EVP-2002-30-1, LED display, concrete mount pad, color: grey) adjacent 1713 Ascot Way between spaces 395 & 394 as indicated on submitted site plan with the following stipulations:

1. that the wiring be buried, and the area of disturbance restored to its natural condition;
2. that all wiring and conduit be installed below grade; and
3. that the charging station be completely removed when no longer needed.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:

b. Deferred decision on tree removal (8 trees) in general locations as indicated on site plan to give the applicant the opportunity to restudy and resubmit an application with a plat, indicating the exact locations of the proposed tree removals to include the existing tree inventory, clear photos and an arborist statement keyed to site plan.
The Design Review Board notes that the applicant should resubmit their application with the above information and return to a Panel review meeting.

Please restudy and resubmit.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

c. Approved decorative light replacements (422, WAC Lighting, Latitude, WS-W526, approx. 10” L x 6” W, wall mounted, LED, finish: dark bronze, white glass) in existing locations as indicated on submitted site plan as proposed.

The Design Review Board (DRB) reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

d. Approved site plan modifications (Phase I: volleyball court removal, gazebo/pavilion grilling area, patios) and (Phase II: fire pit, ADA sidewalk) in “Concept-Only”, in locations indicated on submitted site plan.

The Design Review Board (DRB) recommends that the applicant further redesign the site plan with the consideration for the following:

- Revise the pavilion structure with less decorative features, posts that are simple (preferably without decorative cornices) and less “Victorian” in style
- Redesign the grilling area and concrete pad to integrate with surrounding landscape and reduce the overall size of the concrete pad
- Provide additional landscaping around the perimeter of the grilling area/pavilion to soften the appearance and integrate the proposed features in the natural surroundings

For final plan approval, please submit the following:

Provide a cohesive site plan reflecting both Phase I and future Phase II, to include details and dimensions of all proposed elements, drawn to scale.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Grace Peters, made the following motion:

e. Approved monument sign relocation (3 projects, PARC RESTON, from existing locations to nearer the street) and plantings (vegetation and quantities as provided) to
include relocation of existing rock (stone boulders, project location 1 & 3, adjacent curb) in entry-way locations as indicated on submitted site plan with the following stipulations:

1. that the two Junipers not be installed at project location 1, and two Schip Laurels be installed in their place;

2. that all vegetation and landscape material be natural in color, and red mulch or white stones are not used;

3. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

4. that all vegetation be installed and maintained as proposed;

5. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and

6. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

f. Approved decorative lights (3 locations, Solid State Lighting, ProLED, MR16 lamp, 4.5 watts, landscape up-lights, light color: “Soft White” to “Yellow” spectrum) to include transformer (3 locations, 150 watt) in front of the approved monument sign locations as indicated on submitted site plan with the following stipulations:

1. that the number of lights be limited to no more than two per location;

2. that the LED lights be a natural warm color, and no more that 2700 – 3000 kelvins, preferably 2700 kelvins; and

3. that the lights be low wattage and illumination, that they be provided with deep shields, and that they be directed toward the signs so that no glare is visible from neighboring properties, in conformance with the Design Guidelines for decorative lights.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected or the intensity lowered.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:
Deferred decision on security devices (Camera Network System) to give the applicant an opportunity to restudy and resubmit an application showing the exact installation locations of the proposed equipment and any proposed exterior conduits to be installed, to include the following:

- 3 License plate cameras
- 9 High speed/high security wireless camera network
- 7 Exterior high definition cameras with night vision
- 1 Hybrid HD video recorder (internal)

The Design Review Board notes that the Design Guidelines for Security Devices require that the cameras be wired through the wall or that any exposed wiring be firmly attached in straight vertical and/or horizontal lines and painted the color of the element to which they are attached and that cameras be directed at the applicant’s property only.

Please restudy and resubmit.

The motion passed unanimously.

PART III - APPEALS

4. The Wharf Cluster Association
Mark Beckett, President (11113 Timberhead Court, Reston, VA 20191)

The cluster representatives were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

In consideration of the new information regarding the material and color available for the retaining wall, the Design Review Board, upon appeal, amended the Design Review Board Decision of August 7, 2018, specifically:

Approved retaining wall replacements (Rapid Building Systems, Terrastop, Ashlar, structural wall, approx. 96’ length, maximum height 8’, variable architectural surfaces and patterns, color: “Tan Blend”) to include fence (Trex, simple vertical picket, composite, installed on top of retaining wall, color: “Saddle”) and tree removal (8- Leyland Cypress, 1-White Pine) in locations as indicated on submitted site plan and photos due to its varied size and unit color, similar in appearance to natural stones and 1’ – 8’ varied heights with the following stipulations:

a. that the wall be securely constructed;

b. that it be stepped to accommodate any change in grade;

c. that the tree stumps, be completely removed;
d. that appropriate vegetation be installed around the perimeter of the wall where possible and maintained to soften the appearance of the wall and integrate it into its surroundings; and

e. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.

The Design Review Board reminds the applicant that all debris must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris may not be stored on cluster common property, and neatly stacked firewood may only be stored on cluster common property if the applicant has written permission from the cluster board allowing this storage.

If your tree work requires access to the site via an RA pathway, permission must be obtained from the Pathways Manager (703-435-6557) prior to beginning the work.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Nick Georgas, Bruce Ramo, Jason Beske
ABSTAIN: Neal Roseberry, Grace Peters, Charlie Hoffman

PART IV - DISCUSSION

DRB Cluster Standard Meeting Procedure

The DRB and RA staff discussed the proposed special Cluster Standard Meeting and opportunities for the DRB Consultation groups of two, to meet at 4:00 pm on a Tuesday prior to the scheduled Panel meeting. It was generally agreed, that these meetings, if implemented, would not start prior to January 1, 2019.

PART V - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Neal Roseberry moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:50 pm.

_______________________
Richard Newlon, Chair

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

cc: Larry Butler
Acting Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Anthony Champ
Reston Association Legal Counsel
September 18, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, September 11, 2018

PRESENT: Richard Newlon, Nick Georgas, Bruce Ramo
RA Staff: Margo Collins, John Son

ABSENT: None

At its meeting of September 11, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the September 11, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the August 14, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

# 1. Chestnut Grove Condominium
c/o David Crone, Property Manager (11252 Chestnut Grove Sq. Reston, VA 20190)

The cluster representatives were not present; affected party was present.
DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved tree removal (23, deciduous) in locations as indicated on submitted site plan and photos due to the potential endangerment of people or property to include the following:

- Location #2 (right side of entrance): 2, White Pines, 1-21” DBH and 1-15” DBH, grind stumps; replacement 1, Crape Myrtle
- Location #3 (left side of building 11216): 1, Chestnut Oak, 1-22” DBH, grind stump, no replacement
- Location #4 (rear of building 11208): 2, Chestnut Oaks, 1-16” DBH, 1-24” DBH, grind stumps; replacement 1, Pin Oak
- Location #5 (rear right corner of building 11204): 1, White Oak, 20” DBH, grind stump, no replacement
- Location #6 (rear right of building 11228 in courtyard): 1, Chestnut Oak, 20” DBH, grind stump, no replacement
- Location #8 (left side of building 11220): 1, Chestnut Oak, 14” DBH, grind stump; replacement 1, Pin Oak
- Location #9 (right side of building 11224): 1, Red Oak, 30” DBH, grind stump; replacement 1, Willow Oak
- Location #10 (front of building 11228): 2, White Pines, 1-13” DBH, 1-16” DBH, grind stumps; replacement 2, Crape Myrtles
- Location #11 (right side of building 11220): 1, Hickory Tree, 10” DBH, grind stump, no replacement
- Location #13 (front right corner of building 11220): 1, Red Oak, 24” DBH, grind stump; replacement 1, Red Oak
- Location #14 (rear left of building 11256): 2, Hickory Trees, 1-13” DBH, 1-13” DBH, grind stump, no replacement
- Location #15 (rear of building 11260): 1, Red Oak, 30” DBH, grind stump; replacement 1, Red Oak
- Location #16 (rear left corner of building 11260): 1, White Pine, 18” DBH, grind stump; replacement 2, Crape Myrtles
- Location #18 (left side of building 11260): 1, Chestnut Oak, 22” DBH, grind stump; replacement 1, Willow Oak
- Location #19 (front of building 11252): 1, Chestnut Oak, 30’ DBH, grind stump; replacement 1, Pin Oak
- Location #20 (front of building 11248): 3, Chestnut Oaks, 1-24” DBH, 1-23” DBH, and 1-32” DBH, grind stump; replacement 2, Pin Oaks
- Location #21 (left side of building 11252): 1, Hickory, 14” DBH, grind stump, no replacement

with the stipulation that the Pin Oak replacement trees be a minimum caliper of 2” DBH and that the Crape Myrtle replacement trees be a minimum height of 8’.

The Design Review Board reminds the applicant that all debris must be removed.

If your tree work requires access to the site via an RA pathway, permission must be obtained from the Pathways Manager (703-435-6557) prior to beginning the work.

The motion passed unanimously.
2. 11468 Orchard Lane
Clifton W. Sink

The homeowner and affected party were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Approved existing ground level deck (approx. 10’ x 8’, Trex, composite deck boards, color: “Tree House”) in rear location as indicated in submitted photos as harmonious (in configuration, detail, color, and material) with the architecture of the house and similar installations on other properties in the cluster.

The Design Review Board notes that Waterview Cluster will be submitting a new application to revise the current Cluster Standard for deck colors and materials to include Trex, color: “Tree House” in the near future.

The motion passed unanimously.

3. 12394 Copenhagen Court
Morgan and Paul Cobuzzi

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:

Approved replacement ground level deck (approx. 17’ W x 10.9’ D) and stairs (4 risers) to include a screened porch (approx. 13’ W x 13’ D, pressure treated wood, gable roof) in rear location indicated on submitted site to include the following:

- Material: (Trex, floor boards, stairs treads, fascia, color: “Pebble Gray”)
- Railing: (6” x 6” support posts, 2” x 2” vertical picket railing)
- Lighting: (recessed round riser lights, low voltage)
- Steps: (4, 4’ W, C-Select wood treads)
- Porch: (C-Select wood, Sikkens DEK stain for floor boards, color: “Cedar”)
- Screens: (fiberglass, color: black or grey)
- Doors: (1, Anderson, 3000 Series, aluminum, storm door, no-grids, color: “Sandtone”)
- Roofing: (GAF, 2-tab, asphalt, color to match existing house shingle color)
- Gutters and downspouts (5”, aluminum, color to match the existing house gutters)

with the following stipulations:

a. that all railings, including stair railings, be the same straight simple wood vertical picket design at the minimum height required by Fairfax County code;

b. that a solid trim board be incorporated to conceal the joists and the cut ends of the decking in conformance with the Design Guidelines for decks;
c. that a maximum of one light per riser installed in a center location on every other riser, that all wiring is not visible, and that the lights be low wattage and illumination;

d. that the roof shingles match those of the existing house; and

e. that the screened porch detail (gutters, downspouts, trim, etc.) match the color of the house trim.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The motion passed unanimously.

4. Old Brookville Cluster
c/o Eileen Kastava (11602 Old Brookville Ct. Reston, VA 20194)

The cluster representatives were present.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved addition to cluster standards to the color palette for decks (semi-transparent/ST and solid stains/SC) in Old Brookville Cluster to include the following:

- Benjamin Moore, “Sea Gull Gray” #72 (existing)
- Left to weather naturally, or clear colorless sealant with white rails optional (existing)
- Behr, “Cedar Natural Tone” SC-533 or ST-533
- Behr, “Boot Hill Grey” SC-159 or ST-159
- Behr, “Gray Seas” SC-144 or ST-144
- Behr, “Pewter” SC-131 or ST-131
- Behr, “Drift Grey” SC-137 or ST-137
- Behr, “Light Lead” SC-149 or ST-149

The Design Review Board notes that homeowners should bring their decks into conformance with the new color palette when they need to be re-stained. The cluster standard does not apply to any homeowner who has previously received a Design Review Board approved variance.

b. Approved addition to cluster standards for front stoops/steps/walkways (natural stone/brick/paver materials) in Old Brookville Cluster to include the following:

- Brick or pavers
- Concrete, naturally colored (uncolored, neutral or off-white)
- Flagstone
- Pennsylvania Blue Stone
- Slate (color: grey/black variations)
with the following stipulations:

1. that there be no change to the existing footprint;

2. that the walkway be securely constructed, flat and level, and set into the natural contours of the ground;

3. that the entire stoop/step/walkway be resurfaced with the same approved materials; and

4. that any change in drainage patterns may not be detrimental to neighboring properties or existing vegetation.

The Design Review Board notes that homeowners may retain their existing stoop/step/walkway materials until which time they need to be replaced. The cluster standard does not apply to any homeowner who has previously received a Design Review Board approved variance.

The motion passed unanimously.

* 5. 11414 Waterview Cluster
Helen and William Hauser

The homeowners were present.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, made the following motion:

a. Approved existing deck color (Cabot, Australian Timber Oil, color: “Jarrah Brown” for side and rear decks) in rear and side locations as indicated in submitted photos with the stipulation that both decks be brought into conformance with the Design Review Board-approved color palette for decks in Waterview Cluster when they need to be re-stained.

The Design Review Board notes that Waterview Cluster will be submitting a new application to revise the current Cluster Standard for deck colors and materials in the near the future.

b. Approved existing arbor (wrought iron) and trellis (wrought iron) in front location, indicated in submitted photos, as architecturally compatible with the house as proposed.

c. Approved existing trellises (3, wood, left to weather naturally) on right side elevation, indicated in submitted photos, as architecturally compatible with the house as proposed.

The motion passed unanimously.

#* 6. 11473 Waterview Cluster
Patricia Guzman
The homeowner's representative and affected party were present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:

Approved existing exterior color (Behr, semi-transparent stain, color: “Chocolate” ST-129 for rear deck) as indicated in submitted photos due to its rear, unobtrusive location and as a close match to other deck colors in the cluster.

The Design Review Board notes that Waterview Cluster will be submitting a new application to revise the current Cluster Standard for deck colors and materials to include Behr, semi-transparent stain, color: “Chocolate” ST-129 in the near future.

The motion passed unanimously.

* 7. 11713 Decade Court
John F. Mitchell

The homeowners were not present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

Deferred decision on existing deck color (color: brown) to give the applicant (new owner) the opportunity to submit an application for the existing deck color.

The Design Review Board notes that Generation Cluster has multiple Design Review Board-approved color/stain options, and these can be applied without an application.

Please restudy and resubmit.

The motion passed unanimously.

* 8. 11303 South Shore Road
Christina and Randy Sands

The homeowners were present.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, made the following motion:

Approved existing retaining wall (brick, color: tan) in front location, adjacent to the Design Review Board-approved retaining wall (tumbled concrete style) as indicated in submitted photos due to the distinct front and side orientation of the retaining wall materials with the stipulation that when either retaining wall is replaced, that both be replaced with the same material in conformance with the Design Guidelines for retaining walls.

The motion passed unanimously.
PART IV - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:24 pm.

_______________________
nick Georgas, Vice Chair

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

cc: Larry Butler
    Chief Executive Officer (Acting)
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison

    Director Catherine Baum
    Reston Association Board Liaison
September 25, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, September 18, 2018

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Grace Peters, Charlie Hoffman, Jason Beske, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer, Cathy Baum (ex-officio and non-voting)
RA Staff: Anna Varone, Margo Collins, Lisa Heath

ABSENT: Ken Knueven, Bruce Ramo

At its meeting of September 18, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:02 pm and established that a quorum of the DRB was present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman moved to approve the September 18, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Nick Georgas, moved to approve the August 21, 2018 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

None

PART II - ALTERATIONS AND ADDITIONS

# 1. 2007 Swans Neck Way
Ann and Kenneth Hoffman
The homeowner and affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Jason Beske, made the following motion:

Approved dock (approx. 4’ W x 12’ L, maximum of 24” height above the water, pressure treated wood) and pathway/landing (approx. 3” W x 10’ L, flag stone, natural rock) to include shoreline stabilization (approx. 6’ W x 6’ L, rip rap, under dock along shoreline) on RA-owned property as indicated on submitted site plan with the following stipulations:

a. that the dock be installed as far to the left of the property, when facing the lake, as reasonably possible and be parallel with the adjacent dock located at 2005 Swans Neck Way;

b. that the dock extends no further than 7’ over the water;

c. that the approved dock be used strictly for launching hand-carried boats (kayaks, canoes, paddle boards, etc.) and neither permanent or temporary larger boat mooring be allowed; and

d. that while allowing installation of the new dock, the existing vegetation be retained as much as possible and any damage to the shoreline, due to construction, be restored and approved by the RA Watershed Manager in conformance with the Design Guidelines for Docks.

The motion passed unanimously.

# 2. 2009 Swans Neck Way
Janine Zaki Elgamal & Matthew Eldren Ellis

The homeowner and affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Jason Beske, made the following motion:

Approved dock (approx. 4’ W x 12’ L, maximum of 24” height above the water, pressure treated wood) and pathway (approx. 2’-6” W x 100’ L, stepping stone, natural rock) to include shoreline stabilization (approx. 6’ W x 6’ L, rip rap, under dock along shoreline) located on applicants property and RA-owned property as indicated on submitted site plan with the following stipulations:

a. that the applicant obtains a signed RA Dock Licensing/Maintenance Agreement for the dock prior to construction;

b. that the dock be installed as far to the right of the property, when facing the lake, as reasonably possible, adjacent the mooring post at 2011 Swans Neck Way;

c. that the dock extends no further than 7’ over the water;
d. that the approved dock be used strictly for launching hand-carried boats (kayaks, canoes, paddle boards, etc.) and neither permanent or temporary larger boat mooring be allowed; and

e. that while allowing installation of the new dock, the existing vegetation be retained as much as possible and any damage to the shoreline, due to construction, be restored and approved by the RA Watershed Manager in conformance with the Design Guidelines for Docks.

The motion passed unanimously.

# 3. Lake Anne Fellowship Square
c/o Lynn J. Strobel (Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd, Suite 1300, Arlington, VA 22201)

The representatives and the affected parties were present.

DRB member Neal Roseberry, seconded by DRB member Richard Newlon, made the following motion:

Approved site plan and general massing (Land Unit E at Lake Anne, Phase I, multi-family building and Phase II, single family attached townhouse buildings) to include modifications as indicated in the submitted site plan and illustrations to include the following:

• Open space (community park, two pocket park areas, pet exercise park, pergolas, benches, picnic tables, lending libraries, exercise courts, play equipment, trash receptacles, group mailboxes)

• Multi-family building (Phase I, 8-story, 240 affordable units, underground parking with bike storage, ADA surface parking, entry terrace overlooking North Shore Drive, behind building loading dock, stepped back Southeast corner)

• Single-family buildings (Phase II, 36 units, 3-3.5 story, attached dwellings with front loading garage, roof top HVAC)

• Landscaping (deciduous, evergreen, under story plantings, added berm and plantings adjacent North Shore Drive for phase I & II, concrete or similar tiered retaining walls)

• General architectural elevations (Phase I Multi-family building, Phase II Single-family buildings) further study required

• Phasing and construction schedule (7 years, both Phase I and Phase II with Phase I completed approx. December 2021)

The Design Review Board (DRB) recommends that the applicant further redesign the architectural elevations and materials/colors with consideration of the following:

Multi-Family Building/Phase I
• Provide detail drawings on the garage screening reflecting mounting options that will further obscure the openings by increasing the size of the panels and decreasing the projection
• Consider additional architectural detail with emphasis on the building, specifically the top and bottom, by using additional finishing elements (cornices, projections, window crowns and cohesive brick colors)
• Consider changes to the colors & materials that are not “orange/salmon/yellow” in tone that would more closely interact with and match those brick materials and general color palette at Lake Anne and Heron House
• Further define the entranceway canopy by providing a more sophisticated design and return with detailed, front and side elevation drawings, instead of renderings
• Consider options to articulate the fixed stair tower and revise the style and configuration of the small windows on either side
• Consider options to revise the first-floor window locations that would better align with the windows on the floors above

Single-Family Units/Phase II
• Consider the strong architectural design elements of the rear elevation of the townhomes and incorporate into the front and side elevations where possible
• Revise the materials and colors to further blend and interact with the contemporary multifamily building and return with sample board of actual materials

For final plan approval, please submit the following:

1. Architectural Elevation Drawings (Phase I and Phase II) with modifications as requested, in addition to illustrative renderings.
2. Materials and Colors (Phase I and Phase II) with modifications as requested
3. Comprehensive Lighting Plan (Phase I and Phase II, site and building mounted)
4. Comprehensive Sign Package (Phase I and Phase II)
5. Mechanical Equipment Detail (Phase I and Phase II)

The motion passed unanimously.

PART III- CLOSE OF MEETING

DRB member Neal Roseberry, seconded by DRB member Nick Georgas moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:07 pm.

_______________________
Richard Newlon, Chair
cc: Larry Butler
    Acting Chief Executive Officer
    Reston Association

Jared Wilcox
    Chair
    Reston Planning and Zoning Committee

Director Julie Bitzer
    Reston Association Board Liaison

Director Catherine Baum
    Reston Association Board Liaison

Anthony Champ
    Reston Association Legal Counsel
October 2, 2018

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, September 25, 2018

PRESENT: Ken Knueven, Jason Beske, Richard Newlon (sub)
RA Staff: Lisa Heath, John Son

ABSENT: None

At its meeting of September 25, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Ken Knueven called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, moved to approve the September 25, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Jason Beske, seconded by DRB member Richard Newlon, moved to approve the July 24, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None.

PART III - ALTERATIONS AND ADDITIONS

# 1. 1461 Park Garden Lane
Scotto Bell

The homeowner and affected party were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved existing underdeck weather guard and gutter and downspout system (2 gutters and downspouts, channel system, weather guard, vinyl, color: to match cluster standards for
gutters) in rear yard location as indicated in submitted photos with the stipulation that the underdeck weather guard surface including all visible points and channel, gutter and downspout system be painted in conformance with the cluster standards for gutters and downspouts in Devonshire Cluster, which require that gutters and downspouts match trim color, Duron “Coast Pointe” 8202W.

The Design Review Board requires that the underdeck weather guard and gutter and downspout system be painted with the DRB-approved cluster standard for trim and gutters, Duron “Coast Pointe” 8202W, within sixty (60) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the typical six months/eighteen-month timeline.

The motion passed unanimously.

2. 11109 Ring Road
Don and Kathy Boileau

The homeowners were present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved solar panels (approx. 21- maximum dimension approx. 61.3” x 41.2”, SunPower X-21 350 Watt AC panels, integrated microinverters, Invisimount rail-based mounting system, color: “Signature Black”) on right-side, front roof location to include conduit to existing electric meter, if necessary, in rear location as indicated in submitted plans and photos with the following stipulations:

a. that the electric meter conduit be firmly attached in a straight vertical line and be painted to match the surface to which it is attached in conformance with the Design Guidelines for cables and wires;

b. that existing vegetation be maintained to conceal the meter; and

c. that the solar panels, hardware and conduit be completely removed when no longer in use and the roof and siding be seamlessly repaired.

The motion passed unanimously.

#* 3. 11422 Waterview Cluster
Yen Hoang

The homeowner and affected party were present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Disapproved existing decorative light fixtures (3, lantern style, round, color: white) in front, side and rear locations as indicated in submitted photos as not in conformance with the DRB-approved cluster standard for decorative lighting fixtures in Waterview Cluster which require that fixtures shall be Progress Model #P5511-16.
The Design Review Board requires that the decorative lighting fixtures be replaced with the cluster standard lighting fixture Progress Model #P5511-16 within sixty (60) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the typical six months/eighteen-month timeline.

b. Disapproved existing address number plaque (rectangular, tiled, top and bottom scrollwork, metal, color: white tiles, black scrollwork and numbers) in front entry location as indicated in submitted photos as not in conformance with the DRB-approved cluster standard for address plaques in Waterview Cluster which require that address plaques be the same round shape with white numbers and a blue background as the original builder-installed plaques.

The Design Review Board requires that the address plaque be replaced with the cluster standard plaque (round, with blue background and white letters) within sixty (60) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the typical six months/eighteen-month timeline.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

c. Approved existing exterior color (color: brown) on deck in rear location as indicated in submitted photos as harmonious with existing siding and underdeck structures with the stipulation that when the deck is re-stained it be brought into conformance with the new cluster standards for exterior colors for decks in Waterview Cluster.

d. Approved existing underdeck shed (wood, color: brown) to include lattice screening (wood, color: brown) in side location as indicated in submitted photos as being situated in an unobtrusive location for an extensive duration of time.

e. Approved existing small structure (kayak rack, wood, left to weather naturally) in side yard location as indicated in submitted photos in conformance with DRB-approved cluster standards for small structures in Waterview Cluster.

f. Approved existing landscape lights (9, clear globes, color: gray) in rear deck and front yard locations as indicated in submitted photos as harmonious with existing architecture and landscaping.

g. Approved existing vegetation (species: ivy) in rear location as indicated in submitted photos with the stipulation that the applicant identify the species of ivy and submit the information to Reston Association staff for approval.

The Design Review Board requires that if the ivy is found to be an invasive species it is to be completely removed within sixty (60) days as no invasive plant species be present in accordance with the Virginia Department of Conservation and Recreation invasive plant list. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston's Protective Covenants exist. This deadline supersedes the typical six months/eighteen-month timeline.
The motion passed unanimously.

4. 2079 Amberjack Court
Victoria and Stephen White

The homeowners were present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved gutter and downspout design (Thompson Creek gutter system, color: “Musket Brown”) on front and rear elevations as indicated in submitted photos with the following stipulations:

a. that a gutter diverter system, with appropriate downspouts, be installed to ensure downspouts are located at or around the end corners of the rear of the house;

b. that storm water runoff be directed so that there is no detrimental impact on adjoining properties;

c. that the downspouts be installed flush to the house; and

d. that all gutters and downspouts be replaced with the approved material in conformance with the Design Guidelines.

The Design Guidelines require that all downspout extensions be buried or concealed by vegetation.

The motion passed unanimously.

5. Bayfield Station Cluster Association
c/o Sarah Helander, Property Manager (TWC Association Management, 397 Herndon Pkwy., #100, Herndon, VA 20170)

The cluster representatives were present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved addition and revision to cluster standards for exterior color palette for fence and deck stains in Bayfield Station Cluster as indicated in submitted material and photos to include the following:

Revisions to Exterior Fence Stain:

• Replacement to color palette (Ready Seal Semi-Transparent Stain, color: “Natural Cedar” replaces ABR X-100 Natural Seal Transparent Stain, color: “Cedar Tone Gold”)

Additions to Interior Fence Stain:

• Ready Seal Semi-Transparent Stain, color: “Natural Cedar” OS-012
• Behr Solid Stain, color: “Cedar Natural Tone” SC-533

Addition to Deck Stain:

• Ready Seal Semi-Transparent Stain, color: “Natural Cedar” OS-012

as proposed.

The motion passed unanimously.

6. 1614 Waters Edge Lane
Fionnula Quinn and Donald Bean

The homeowners were present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

a. Approved removal of spiral staircase and upper-level balcony, and installation of elevated deck (approx. 16.5’ L x 11’ W) in rear location as indicated on submitted site plan due to the unique, recessed and discreet location of this property only to include the following:

- Material: (Trex, deck boards, color: “Havana Gold”)
- Railings: (approx. 16.5’ L x 11’ W x 42” H, Stainless Cable & Railing, aluminum posts, color: black, cable, color: gray)

with the stipulation that the horizontal cable railing be the minimum height required by Fairfax County Code.

The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/joist.

b. Approved enclosure (HardiPlank, Sierra 8, fiber cement, color: “Pewter”) to include roof (Philip Carey, asphalt, color: “Cedar Brown”) between existing front pedestrian door and garage elevation in front entry location as indicated in submitted photos with the following stipulations:

1. that all siding and roofing be installed at the same time with the approved material;
2. that the siding, trim and roofing match the DRB-approved materials and colors of the remainder of the house; and
3. that there be no alteration of the design, dimensions and profile of any additional trim from the existing trim.

c. Approved garage door replacement (Clopay, Modern Steel Collection, 4-horizontal panel, flush, steel, color: “Pewter”) in front location as indicated in submitted photos, as proposed.
The motion passed unanimously.

7. 11402 Orchard Lane
Lisa Climo

The affected party was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Disapproved existing address number plaque (rectangular, engraved, color: gray background, light numbers) in front entry location as indicated in submitted photos as not in conformance with the DRB-approved cluster standard for address plaques in Waterview Cluster which require that address plaques be the same round shape with white numbers and a blue background as the original builder-installed plaques.

The Design Review Board requires that the address plaque be replaced with the cluster standard plaque (round, with blue background and white letters) within sixty (60) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the typical six months/eighteen-month timeline.

The motion passed unanimously.

8. 1536 Poplar Grove Drive
Deborah Rudd

The homeowner was not present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved existing elevated deck (pressure treated wood, octagonal, picket rails, 2- sunburst panel, color: light brown) in rear location as indicated in submitted photos with the stipulation that when the deck is next replaced, it be brought into conformance with the DRB-approved cluster standard for decks and the DRB-approved cluster standard color palette for decks in Birchfield Woods Cluster, which require the following:

- that decks may not extend more than 12’ from the house
- that they must be set in 2’ from adjoining property lines, except on end units, where they may be flush with the open end of the house
- that they may not have stairs, except in DRB-approved cases of end units
- that they must have specific railings, not to include sunburst panels
- that they be either left to weather or stained with the DRB-approved Behr transparent stains

The motion passed unanimously.

9. 11408 Orchard Lane
Stephen and Judith Over
The homeowner and affected party were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

a. Approved existing ground-level deck (approx. 10’ x 8’, Trex Brasilla floor boards, color: “Burnished Amber”, border, color: “Espresso”) in front entry location as indicated in submitted photos, as proposed.

b. Approved existing elevated deck (approx. 29’ x 15’, Trex Brasilla floor boards, color: “Burnished Amber”, border, rail caps and fascia board, color: “Espresso”, Trex rail system, metal pickets, color: black, post lights, LED, shielded, color: black) to include stairs (2 sets- Trex Brasilla treads, color: “Burnished Amber” and risers, color: “Espresso”, LED stair lights, shielded, color: black) and lattice (cedar, underdeck, color: stained to match Trex Brasilla, “Espresso”) in rear location as indicated in submitted photos, as proposed.

c. Approved utility screen (approx. 82” H x 28” W x 10” D, cedar lattice, color: “Capri Beige”) in front entry location as indicated in submitted photos, as proposed.

The motion passed unanimously.

10. 1512 Inlet Court
Armin Khanzadeh

The homeowner and contractor were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved addition (approx. 24’ L x 24’ H, two-story, garage) in right front and side locations as indicated on submitted site plan and elevation drawings to include the following:

- Siding (T1-11, second-story, color: to match existing house siding, lower level, cinderblock, color: white, purged to simulate stucco)
- Windows (4, Andersen, 400 Series, approx. 40” x 40”, casement, wood, no grids, finish: white) on side and rear elevations
- Doors (2, approx. 96” x 80”, Andersen, 400 Series, Frenchwood, 2-panel slider, wood, no grids, color: white) in rear elevation
- Garage door (approx. 18’ L x 7’ H, Clopay Classic Collection, steel, 24-panel, 8 top-quarter glass panes, color: white) on front elevation
- Roofing (GAF, architectural single, color: black)
- Security lights (3, 0W, Dual-Head Dusk to Dawn LED Outdoor Security Light, photocell, Exterior Lamp, 120W, Halogen Equiv, 5000K Daylight, 1600Lm, finish: bronze) in under eave location on side and rear elevations
- Driveway (concrete) front location
- Tree removal (3- Oak, 6” DBH, Maple, 14” DBH, Oak, 20” DBH) front location

with the following stipulations:

a. that applicant submits to Reston Association staff a new cut sheet (to include manufacturer, item number, color photograph, size and color) of decorative light fixtures with a contemporary design for approval prior to installation;
b. that the front roof slope of the addition be increased to match the slope of the existing front roof slope on the left side of the house, and the plane of the rear roof of the addition be extended to intersect with the front roof of the addition;

c. that the trim details and shingles be the same as those of the existing house;

d. that the new windows and doors exactly match the existing in overall dimensions, configuration, and style;

e. that the new windows match the existing in the color, width, and profile of the frames;

f. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines;

g. that any change in grading may not detrimentally impact existing trees or adjacent property;

h. that the driveway be securely constructed;

i. that the driveway installation causes no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation in conformance with the Design Guidelines; and

j. that all tree stumps be completely removed.

The Design Review Board (DRB) reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The Design Review Board reminds the applicant that all debris from tree removal must be removed from the property or cut into fireplace-sized logs and neatly stacked. Debris or firewood may not be stored on Reston Association property.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant's own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The
fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion was passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Ken Knueven, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:30 pm.

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Ken Knueven, Vice Chair

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

c: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
October 9, 2018

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, October 2, 2018

PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman
RA Staff: Margo Collins, John Son

ABSENT: None

At its meeting of October 2, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Neal Roseberry, called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the October 2, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the August 7, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

* 1. 12108 Walnut Branch Rd.
Ilona Kirzhner

The homeowners were present.
DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved existing play equipment modification (elevated treehouse, turret, approx. 15’ L x 16’ W x 31’ H, pressure treated wood) in rear location, encompassing a large tree, as shown in submitted site plan due to its similar footprint to the previously approved plan and mid lot location which is at least 50’ back from all property lines for this to include the following:

- Siding and trim (Wavy/Live Edge Cedar, beveled, color: natural cedar)
- Roof (Timberline, asphalt shingles, color: “Oyster Gray”)
- Porch (Trex floor, 36” wide, color: Trex “Havana Gold”)
- Railings (Trex top rail, cedar pickets)
- Stairs (spiral, steel)
- Windows (9, Andersen 2630, Series 100, casements, grids, color: dark brown)
- Door (1, Homestead Interiors Doors, 30”, 2 panel half lite, no grids, wood finish, color: dark brown)
- Gutters and downspouts (aluminum, color: dark brown)
- Turret (approx. 4’ W x 7’ H)

with the following stipulations:

a. that the railings be modified (vertical pickets/top rail/bottom rail) to match the dimensions, materials, and configuration of the existing adjacent deck railings on the house;

b. that the knee braces and cross-braces be reengineered and removed, the DRB notes that the 11’ dimension eliminates the need for knee braces per Fairfax County code;

c. that the gutters and downspouts be painted dark brown to match the approved windows;

d. that the fascia in the front elevation be trimmed out to closely match the fascia in the rear elevation of the tree house;

e. that the flood light not be installed in the proposed location and a more appropriate location be determined, on the front elevation, underneath the eave, above the stairs; and

f. that the homeowners resubmit an application for the new modifications to staff for approval.

The Design Review Board notes that the approval for the play equipment (tree house) is only for the current homeowners and further stipulates that when the property is sold the entire structure must be removed or the new homeowners must submit an application for additional approval.

The motion passed unanimously.

2. Winterport Cluster Association
c/o Michelle Hamilton, (11160 CT South Lakes Drive #184, Reston, VA 20190)
The cluster representatives were present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved revision to cluster standards for the color palette and materials for siding and trim (Hardie Plank, Cedermill, fiber cement, horizontal lap, Hardie soffit and Hardie trim) in Winterport Cluster to include the following:

- Cobblestone
- Timber Bark
- Country Lane Red
- Monterey Taupe
- Gray Slate (Addition)
- Aged Pewter (Addition)
- Pearl Gray (Addition)
- Khaki Brown (Addition)
- Chestnut Brown (Addition)
- Light Mist (Remove)
- Tuscan Gold (Remove)

with the following stipulations:

1. that any replacement siding must maintain the existing 6.5” exposure of the horizontal lap siding and new siding should align with the adjoining homes with the original as built-exposure.

2. that any replacement trim must be the same size as the original;

3. that the color of the siding and trim must match;

4. that when replacing cedar siding and trim with Hardie siding and trim, all cedar siding and trim on all elevations must be replaced at the same time;

5. that the chimney box that extends above the roof, may be replaced with Hardie siding and trim without replacing the siding and trim on the remainder of the townhouse but must match the color of the cedar siding and trim on the remainder of the house; and

6. that adjoining properties not have the same color.

b. Approved revision to cluster standards for roofing (3-tab or architectural shingles) to include the following:

**South section:** even house numbers 1940 - 1990 and odd house numbers 1931 – 1955
- CertainTeed, XT-25, 3-tab, asphalt shingles, color: “Heather Blend”
- CertainTeed, Landmark, architectural shingles, color: “Heather Blend”

**North section:** even house numbers 1886 – 1938 and odd house numbers 1901 – 1925
- CertainTeed, XT-25 3-tab, asphalt shingles, color: “Tile Red Blend”
- CertainTeed, Landmark, architectural singles, color: “Cottage Red”
c. Approved revision to cluster standards for exterior color palette for in Winterport Cluster to include the following:

**Front entry doors/door trim/side lite window trim**

- Benjamin Moore Impervex High Gloss, color: “Hunter Green”
- Benjamin Moore Impervex High Gloss, color: “Adirondack Green”
- Benjamin Moore Impervex High Gloss, color: “Mountain Laurel”
- Benjamin Moore Impervex High Gloss, color: “Newburyport Blue”
- Benjamin Moore Impervex High Gloss, color: “Denim Wash”
- Benjamin Moore Impervex High Gloss, color: “Roasted Sesame Seed”
- Benjamin Moore Impervex High Gloss, color: “Bradstreet Beige”
- Benjamin Moore Impervex High Gloss, color: “Classic Burgundy” (Addition)
- Duron Gloss Enamel, color: “Schooner”
- Duron Gloss Enamel, color: “Safety Blue”
- Duron Gloss Enamel, color: “Imperial Blue”
- Duron Gloss Enamel, color: “Woodland Green”
- Duron Gloss Enamel, color: “Vista Green”
- Duron Gloss Enamel, color: “Tile Red”
- Duron Gloss Enamel, color: “Chinese (Safety) Red”
- Duron Gloss Enamel, color: “International Orange”
- Duron Gloss Enamel, color: “Accent Yellow”
- Duron Gloss Enamel, color: “Leighton Ivory”

**Gutters/Downspouts**

- Painted to match existing gutters and downspouts
- Painted the color of the surface to which they are attached
- Painted to match the existing house color
- Painted brown (Addition)

as proposed.

The motion passed unanimously.

*# 3. 11542 Hickory Cluster
Ali Mansouri

The homeowners and affected party were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Disapproved existing window replacement (casement, fixed, color: white) on front left elevation as indicated in submitted photos as not in conformance with the Design Review Board-approved standards for windows in Hickory Cluster which require window replacements match the original design, configuration and frame profile of the entire window and be consistent with other windows in the group and on the house.
b. Disapproved existing transom panel (wood, color: white) on front elevation, above the front entry door, as indicated in submitted photos as not in conformance with the Design Review Board-approved standards for transom panels in Hickory Cluster which require the panels be flat, flush, without ornamental trim.

The Design Review Board requires that the window and transom panel be replaced with Hickory Cluster approved window and transom panel in conformance with the above stipulations within thirty (30) days, November 12, 2018. After this date, enforcement action will continue if the window and transom are not in compliance. This deadline supersedes the six months/eighteen-month timeline listed below. Please note: any fees remain the responsibility of the owner and have not been waived.

The motion passed unanimously.

4. Old Salem Cluster
c/o Beth Hitchings (11703 Old Bayberry Lane Reston, VA 20194)

The cluster representative was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Approved revision to cluster standards for color palette in Old Salem Cluster to include the following:

**Decks**
- Olympic semi-transparent and semi-solid stain, color: “Teak”
- Olympic semi-transparent and semi-solid stain, color: “Redwood Naturaltone”
- Olympic semi-transparent and semi-solid stain, color: “Oxford Brown”
- Olympic semi-transparent, semi-solid, and solid stain, color: “Cape Cod Gray”
- Painted to match the house trim (to exclude all blue)
- Left to weather naturally

The Design Review Board discourages the use of red stains for decks and therefor removed the proposed Olympic semi-transparent and semi-solid stain, color: “Rosewood” from the approved color palette.

**Siding**
- McCormick Special Mix (see Cape Cod Gray for color sample)
- Olympic, solid stain, color: #Navajo Red”
- Sherwin Williams, solid stain, color: “Opaline” #6189 to replace discontinued Duron, color: “Opal”
- Sherwin Williams, solid stain, color: “Chelsea Gray” #2850 to replace discontinued Duron, color: “Sterling Coin”
- Benjamin Moore, solid stain, color: “Parish White” CW-15 to replace discontinued Martin Senour, “Outside White”
- Sherwin Williams, solid stain, color: “Belvedere Tan” #3002
- Olympic, semi-transparent and solid stain, color: “Beige Gray” #919
- Olympic, solid stain, color: “Wedgewood”
- Olympic, solid stain, color: “Monterey Gray”
- Olympic, solid stain, color: “Cape Cod Gray”
- Potomac Paint, semi-transparent stain, color: “Special Transparent Blue” #77-417

with the following stipulations:

1. that the adjacent houses must be a different color;
2. that when changing colors, homeowners must use a solid stain.; and
3. that all elevations be painted/stained with the approved material and color at the same time.

**Trim**
- McCormick, “Amber White” #101
- McCormick, “Wheat” #108
- Benjamin Moore, color: “Azurite” CW-670
- Benjamin Moore, color: “Parish White” CW-15
- Sherwin Williams, color: “Juniper Blue” #3014

**Doors**
- Benjamin Moore, color: “Azurite” CW-670
- Sherwin Williams, color: “Juniper Blue” #3014
- Sherwin Williams, color: “Cheyenne Red” #3043
- Benjamin Moore, color: “Nicolson Red” CW-270
- Benjamin Moore, color: “Waller Green” CW-510
- McCormick, color: “Georgetown Green” #220
- Sherwin Williams, color: “Pineneedle” #3009
- Sherwin Williams, color: “Downing Straw” #2813
- Benjamin Moore, color: “Wythe Gold” #420
- McCormick, color: “Foxhall Green” #202
- McCormick, color: “Old Colonial Red” #225
- McCormick, color: “Farmhouse Red” #217

**Mailboxes** (wood post mounted, left to weather)
- Benjamin Moore, color: “Dixon Brown” CW-100

b. Approved addition to cluster standards for gutters and downspouts (up to 6”, gutter caps) in Old Salem Cluster with the stipulation that the gutter caps be painted to match the trim. If the gutter caps cannot be matched to the trim, then they must be painted to match the color of the gutters or siding.

c. Approved addition to cluster standards for decorative lighting for front and rear locations in Old Salem Cluster to include the following:

**Lamp Post Lights**
- Norwell, Lexington, #2234 (approx. 17” H x 9” W), and #2235 (approx. 24.5” H x 13” W), 60-watt, post-mounted colonial lantern style, clear glass, finishes: antique copper, brass, or black
• Bellacor, Boston Verdi Gris, #223567 (approx. 26” W x 26” H x 12” D), 75-watt, post-mounted tapered style, clear glass, finishes: antique copper, brass, or black

Wall Mounted Lights
• Norwell, Lexington, #2233 (approx. 18” H x 9” W), 60-watt, colonial lantern style, clear glass, finishes: antique copper, brass, or black
• Bellacor, #223414 (approx. 18” H x 6” W x 6.75” Ext.), 75-watt, hanging culvert top and H-bar wall mounted style, finishes: antique copper, brass, or black
• Designer Foundation, 1761-RT, (approx. 17” H x 11” W x 11.5” D), hanging onion lantern style, clear seedy glass, finishes: antique copper, brass, or black
• Sea Gull Lighting, New Castle Collection, #8592-71, (approx. 8.25” H x 4/25” W), non-tapered style, finishes: antique copper, brass, or black

with the stipulation that if any approved products are discontinued, another fixture of the same style, dimensions, and approved finishes (antique copper, brass, or black) may be used.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.

d. Approved addition to the cluster standards for siding material and color palette for Old Salem Cluster to include the following:

• Hardie Plank Cedarmill, color: “Countrylane Red” as an alternative to “Navajo Red”
• Hardie Plank Cedarmill, color: “Boothbay Blue” as an alternative to “Juniper Blue”
• Hardie Plank Cedarmill, color: “Artic White” as an alternative to “Parish White” or “Opaline”
• Hardie Plank Cedarmill, color: “Pearl Gray” as an alternative to “Chelsea Gray” or “Cape Cod Gray”
• Hardie Plank Cedarmill, color: “Cobblestone” or “Sandstone Beige” as an alternative to “Beige Gray” or “Belvedere Tan”
• Hardie Plank Cedarmill, color: “Evening Blue” as an alternative to “Smoke Blue” or “Special Transparent Blue”

with the following stipulations:

1. that the adjacent houses must be a different color; and

2. that all elevations be painted/stained with the approved material at the same time.

The Design Review Board recommends that the cluster restudy and resubmit a new application for synthetic trim options to the cluster standards.
The motion passed unanimously.

*# 5. 2017 Lakewinds Drive
Vanessa Rose

The homeowners and affected party were present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Deferred decision for existing elevated deck (11’ x 22’, pressure-treated lumber, color: Olympic solid color stain “Butternut”) and staircase (19’ x 4’, inset in deck, pressure treated lumber, right-side location, color: Olympic solid color stain “Butternut”) to include lights (Moonrays Outdoor Black, low voltage, shielded) in rear location as indicated in submitted photos due to the complexity of the existing deck and its impact on the adjacent neighbors.

This application has been scheduled to the next meeting of the full DRB on November 13, 2018. You must contact your Covenants Advisor upon receipt of this decision to confirm your availability to attend. If you do not confirm or request that your application be rescheduled at least one week prior to the meeting date, your application will be reviewed at this meeting whether or not you are in attendance.

6. 11628 Sourwood Lane
Curtis and Sarah Mejeur

The homeowners were present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved addition/alterations (2-story addition, porch, pergola, driveway extension) “In-Concept Only” in locations as indicated on submitted site plan and elevation drawings to include the following:

- Roofing (Certi-Split, cedar shake, red cedar, color: to match existing roof)
- Siding & trim (T1-11, wood, reverse board & batten, Duron, siding color: “Barn Red”, trim color: white, to match the house colors)
- Doors (approx. 36” W x 80” H, Rogue Valley Door, wood, raised panel, 9 lites, color: white)
- Windows (5, Infinity, fiberglass, no grids, color: “Stone White”)
- Skylights (2, low profile, color to match roof)
- Pergola: (approx. 12’ W x 22’ L, pressure treated wood, stain, color: “Natural Beige” and “TimberSoy”)
- Porch (approx. 14’ x 24’, cover porch, in front location of the addition)
- Patio (2, 1-approx. 16’ W x 36’ L, 1- approx. 8’ W x 24’ L, natural flagstone, seat wall, color: gray tones, rear locations)
- Walkway (approx. 28’ x 8’, natural flagstone, front existing location, dry-set, color: gray tones, front location)
• Deck: Elevated/Carport: (approx. 16’ L x 12’ D x 8’ H, 4” x 4” posts, 2” x 2” vertical picket rails, 6” cap boards, pressure treated wood, stain, color: “Natural Beige” and “TimberSoy”, left-side location)
• Lights (to match existing)
• Tree Removal: (10, deciduous)
• Driveway Extension (approx.15’ W x 20’ L, asphalt, left side of existing driveway)
• Window replacement (14, conversion from grids to no grids, Infinity, fiberglass, double hung, no grids, color: “Stone White”, on front and side elevations of existing house)

For final approval, please submit the following:

• Landscape plan, clearly identifying size and species of trees to be removed and replacements, keyed to site plan
• Details on the protection lines for limits of disturbance and temporary construction access locations
• Accurate elevation diagrams that include the existing house to show heights and scale of the addition, relative to the existing house
• Redesign the driveway extension to minimize the imperious surface by reducing the length of the extension while maintaining the 15’ width extension needed to access the carport
• Supplemental landscaping plan to screen the proposed driveway extension with vegetation to soften the appearance and integrate into the natural surroundings

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed unanimously.

*P 7. 1262 Wedgewood Manor Way
Robert Morrow

The homeowner was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Approved existing retaining wall (rounded wood timbers) in rear yard location as indicated in submitted photos as architecturally compatible with the house and other houses in Wedgewood Manor Cluster with the stipulation that the retaining wall be brought into conformance with the Design Guidelines which require the timbers be square, not rounded, when they are replaced.

b. Approved existing deck color (solid stain, color: medium brown) in rear location as a close match to other deck colors in the cluster.

The motion passed unanimously.

8. 11968 Grey Squirrel Lane
James and Leslie Jeans
The homeowner was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved landscaping plan in rear yard location as proposed in submitted site plan to include the following:

- Patio replacement (approx. 42’ W x 49’ D, EP Henry Paver, Bristol Stone, irregular random pattern, color: “Pewter Blend 16”) to include steps (approx. 6’ W, concrete constructions, stone face)
- Firepit (approx. 4’ D, concrete construction, stone face, color: “Maryland Blend”) to include seat wall (approx. 18” H x 16’ L, concrete construction, stone face, flagstone capping, color: “Maryland Blend”)
- Grill station (approx. 3’ H x 3’ W x 5’ L x 11’ L, L-shaped, concrete construction, stone face, flagstone capping, color: “Maryland Blend”)
- Railing (approx. 13’ L, aluminum, color: black) adjacent rear walk-up stair well
- Pavilion (approx. 14’ W x 12’ L, open style, simple columns, 4-sided hip roof, pressure treated wood, PVC fascia, color: white)
- Roof (shingles to match existing home)
- Gutters and downspouts (aluminum, to match existing home)

with the following stipulations:

a. that the patio be securely constructed, flat and level and set into the natural contours of the ground;

b. that the patio may be a maximum of 6” above grade;

c. that all landscape material be natural in color, and red mulch or white stones are not used;

d. that storm water runoff be directed so that there is no detrimental impact on adjoining properties;

e. that the downspouts be installed flush to the pavilion; and

f. that no trees be removed without prior DRB approval.

The Design Review Board notes that all downspout extensions be buried or concealed by vegetation.

The motion passed unanimously.

9. 2089 Cobblestone Lane
Walter and Ingrid Constantine

The homeowners were present.
DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

Approved solar panels (Solar Solutions for All, Peimar, 27 solar modules, 300W, sleek mounted on Cedar Shake shingles, frame color: black) and to include solar disconnect switch mounted on front and rear center roof locations with the stipulation that the panels and disconnect switch be completely removed when no longer in use and the roof and rear siding be seamlessly repaired.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:30 PM.
October 16, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, October 9, 2018

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: Lisa Heath, John Son

ABSENT: None

At its meeting of October 9, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the October 9, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the September 11, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 2429 Silver Fox Lane
Ignacio and Ana Perez

The homeowners were present.
DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved exterior colors to include the following:
   - Benjamin Moore, color: “Briarwood”, for brick and horizontal siding on all elevations
   - Behr, color: “Premium Plus Ultra-Pure White Satin Enamel” for trim on all elevations
   - Optional choice between DRB-approved Behr, “Premium Plus Ultra-Pure White Satin Enamel” and gray for both garage doors and front entry door as indicated in the submitted photos with the stipulation that all elements be painted at the same time with the approved color, and that if gray is proposed for the garage doors and front entry door in place of the DRB-approved Behr, “Premium Plus Ultra-Pure White Satin Enamel”, then the applicant provide samples of that color to staff for approval prior to painting.

b. Approved shutter removal (6, louvered, color: black) on front elevation as indicated in submitted photos, with the stipulations that all shutters be removed from the front elevation at the same time and that the siding be seamlessly restored.

The motion passed unanimously.

# 2. 2121 Salt Kettle Way
Ali Guleria

The affected party and cluster president were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Disapproved re-grading site plan to include the following:

- Pop-up drain and small river stone out-flow
- Proposed vegetation
- 4” PVC pipe
- 2’ Catch Basin
- Resodding

in rear location adjacent 2119 Salt Kettle Way as indicated in submitted plan as not in conformance with the Design Guidelines, which state that re-grading, which alters the existing flow of water, must not detrimentally affect neighboring properties.

The motion passed unanimously.

3. Colonial Greene Cluster
c/o Alan Nathanson (Colonial Greene HOA, P.O. Box 2441, Reston, VA 20195)

The cluster representatives were present.
DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved revision to cluster standards for roof replacement in Colonial Greene Cluster to include the following:

- Replacement of CertainTeed, 3-tab asphalt shingles, color: “Black Blend” with CertainTeed XT25, 3-tab asphalt shingle, color: “Moire Black”
- Replacement of CertainTeed, 3-tab asphalt shingles, color: “Cedar Brown” with CertainTeed XT25, 3-tab asphalt shingle, color: “Weathered Wood”
- Replacement of CertainTeed, 3-tab asphalt shingles, color: “Walnut Blend” with CertainTeed XT25, 3-tab asphalt shingle, color: “Burnt Sienna”
- Addition of CertainTeed XT25, 3-tab asphalt shingle, color: “Nickle Gray”
- Addition of CertainTeed, Landmark Pro, architectural shingles, color to match the DRB-approved cluster standard color palette for replacement roofing

b. Approved revision to cluster standards to the color palette for decks in Colonial Green Cluster to include the following:

- Left to weather naturally
- Clear Sealant
- Behr Premium Transparent Waterproofing Exterior Wood Finish, color: “Chocolate” T-129
- Behr Pre-Mixed Transparent Waterproofing Wood Finish, color: “Cedar Naturaltone” 501-401
- Behr Semi-Transparent Waterproofing Exterior Wood Stain and Sealer, color: “Chocolate” ST 129
- Behr Solid Color Waterproofing Wood Stain, color: “Cappuccino” SC 142

c. Approved revision to cluster standards for storm doors in Colonial Green Cluster to include the following:

- Style: full-view or self-storing with the stipulation that the storm door be either the color of the door it encloses or the color of the house trim and that the colors must match the DRB-approved color palette for Colonial Greene Cluster
- Glass: can be either clear, or have etching or caming, with the stipulation that any storm doors with etching or caming must be submitted to Reston Association staff for approval.

The motion passed unanimously.

4. Hampton Pointe Condominium
c/o Barrett Tucker (1531 Church Hill Place, Reston, VA 20194)

The cluster representatives were not present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:
Approved revision to cluster standards for rear decorative lighting (square, small top filial, color: dark bronze) in Hampton Pointe Condominium to include the following:

- Manufacturer: Hampton Bay
- Style: Exterior Wall Lantern
- Dimensions: 4.5” W x 8.5” H x 6” D
- Color: black

The motion passed unanimously.

5. 1985 Lakeport Way
Lani Seeley and Erin Cloney

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved window replacements (18, Pella Designer, aluminum-clad wood, no grids, color: “Poplar White”) on all elevations and window additions (20, Pella Designer, aluminum-clad wood, fixed, no grids, color: “Poplar White”) as indicated on submitted site plans on rear and side elevations with the following stipulations:

1. that the top of the window additions aligns horizontally with adjacent windows where indicated;
2. that the window additions match the DRB-approved replacement windows in the color, width, style and profile of the frames;
3. that the new windows have no muntins and mullions (grids) to match the existing, in conformance with the Design Review Board-approved standards for window replacements in Lakeport Cluster; and
4. that any solid walls be finished with siding to exactly match the house siding, and all remaining elements and trim be painted/stained to match the house trim.

b. Approved patio door replacement (3, 1– approx. 33” W x 80.5” H, single panel, 2 - approx. 68” W x 83” H, double French, one active panel, 3 - approx. 68” W x 82” H, double French, one active panel, Pella Designers Series, aluminum-clad wood, no grids, color: “Poplar White”) on rear elevation as indicated in submitted photos with the following stipulations:

1. that the new patio door have no muntins and mullions (no grids) to match the existing windows; and
2. that the new door exactly matches the existing in overall dimensions, frame size, and profile in conformance with the Design Review Board-approved standards for patio doors in Lakeport Cluster.
c. Approved siding replacement (HardiPlank, Select Cedar Mill, lap siding, 6” exposure, color: “Monterey Taupe”) and trim (Harditrim, color: “Sail Cloth”) on all elevations as indicated in submitted elevation drawings with the following stipulations:

1. that the siding and trim replacement follow all stipulations of the current cluster standard for replacement siding and trim in Lakeport Cluster, with the understanding that should the cluster standard for siding and trim be revised, the applicant must adhere to the new revised standards; and

2. that all siding and the trim be replaced at the same time with the approved material.

d. Approved removal of existing chimney chase (cedar chase, cap, pipes, color: “Beachwood”) on rear elevation as indicated in submitted elevation drawings and photos with the following stipulations:

1. that any solid walls, trim, or any other affected element be finished with the DRB-approved materials and colors in this decision to include siding and trim to exactly match the house siding trim as well as shingles, gutters, etc. to match those the existing house;

2. that the new portion of the roof, soffit, gutter and rake trim seamlessly integrate with the existing elements;

3. that the stone patio be infilled with the same materials as the current patio;

4. that the deck be seamlessly repaired after the removal of the chimney chase; and

5. that the work be performed in conformance with Fairfax County building codes.

e. Approved elevated deck extension (approx. 28’ L x 8’ W, wood, color: to match cluster standards for decks) to include the removal of the existing faux railing wall and railing replacement (metal pipe, color: to match existing railing) in rear mid-level location as indicated in elevation drawings, with the following stipulations:

1. that the edge of the deck adjacent to 1987 Lakeport Way align vertically with the left side frame of the adjacent window above;

2. that all the elements of the deck, including the outermost edge of the railing, etc., be set back two feet from the shared property line(s); and

3. that all railings exactly match the cluster standard deck railing in design, details, dimensions, and materials.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.
Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant's own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

6. 1648 York Mills Lane
Sean and Jill O'Rourke

The homeowners were present.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved screened porch (approx. 11’ H x 16.4’ W x 15.6’ L, pressure treated wood, color: either left to weather naturally or painted white) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Doors (screen, wood, ½ lower grids, color: white)
- Roofing (shingles to match existing)
- Gutters and Downspouts (approx. 6”, ¾ downspouts, color: to match existing)
- Screens (charcoal or similar, fiberglass mesh)
with the following stipulations:

1. that the roof shingles match those of the existing house; and

2. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.).

b. Approved front porch (approx. 11’ H x 19’ L x 6’ W) in front location as indicated on submitted site plan and elevation drawings to include the following:

- Material (porch boards, wood, color: Behr, semi-transparent stain “Harbor Gray”)
- Door (approx. 3’ W x 7’ H, Simpson 7504 Thermal Sash, pedestrian, hinged, wood, ¾ view, glass, grids, color: Behr DeckPlus “Cedar Natural-tone”)
- Steps (approx. 3, 6’ W, wood, color: Behr, semi-transparent stain “Harbor Gray”)
- Gutters and Downspouts (approx. 6”, ¼ downspouts, color: to match existing)
- Lights (3 total, 2, Urban Barn, #13F69, hook style, round shade, color: black, 1- approx. 19” H x 7.5” W, Hinkley Porter, #21N19, rectangular pendant, color: “Aged Zinc”) located on either side of front porch and in porch ceiling center with the following stipulations:

1. that the gutter be installed across the front of the fascia board;

2. that the roof shingles match those of the existing house;

3. that the porch detail match that of the house (trim, gutters and downspouts, etc.);

4. that all gutters and downspouts be replaced with the approved material in conformance with the Design Guidelines;

5. that storm water runoff be directed so that there is no detrimental impact on adjoining properties; and

6. that the stair railing be the same straight simple vertical picket railing at the maximum height required by Fairfax County code.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.
The Design Guidelines require that all downspout extensions be buried or concealed by vegetation.

c. Approved replacement siding (HardiPlank, ColorPlus Smooth Lap, 6” exposure, color: “Night Gray”) to include trim (HardiTrim, color: “Artic White”) on all elevations as indicated in submitted photos with the stipulation that all siding and the trim be replaced at the same time with the approved material and that there be no alteration of the design, dimensions and profile of the existing trim.

d. Approved replacement windows (approx. 26, James Hardie, Beechworth, double-hung, fiberglass, upper-half grids, color: “Onyx Black”) on all elevations and window additions (approx. 2 sets 3-paned, James Hardie, Beechworth, triple-paned, double-hung, fiberglass, upper-half grids, color: “Onyx Black”) on south elevation as indicated in submitted site plans with the following stipulations:

1. that the top of the window replacements aligns horizontally with the top of the adjacent windows on the lower level, rear south side elevation; and

2. that the new windows exactly match the DRB-approved replacement windows in configuration and style, and in the color, width and profile of the frames and trim in conformance with the Design Guidelines.

e. Approved shutter removal (20, louvered, color: black) on front and side elevations as indicated in submitted photos, with the stipulations that all shutters be removed from the front and side elevations at the same time and that the siding be seamlessly restored.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.
If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:13 pm.

_______________________
Nick Georgas, Vice Chair

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

cc: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
PART V - CLOSE OF MEETING

DRB member Ken Knueven, seconded by DRB member Richard Newlon moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:35 pm.

Richard Newlon, Chair

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

cc: Larry Butler
Acting Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison

Anthony Champ
Reston Association Legal Counsel
October 23, 2018

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, October 16, 2018

PRESENT: Richard Newlon, Nick Georgas, Grace Peters, Ken Knueven, Charlie Hoffman, Jason Beske, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer, Cathy Baum (ex-officio and non-voting)
RA Staff: Anna Varone, Margo Collins, John Son

ABSENT: Neal Roseberry, Bruce Ramo

At its meeting of October 16, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:00 pm. A quorum of the DRB was present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the October 16, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Ken Knueven, moved to approve the September 18, 2018 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

Larry Butler, RA Acting CEO, made a request to the Design Review Board (DRB), on behalf the applicants for the Reston Town Center North project for an on-site Work Session and site walk. The DRB agreed and will coordinate the best time and date for this meeting with Staff.
Julie Bitzer, RA Board Liaison, read a letter from Steve McElroy, a resident at Lake Anne Fellowship House, thanking the DRB for their hard work, dedication and perseverance with the Lake Anne Fellowship House project in developing the plans for the new multifamily building which will serve many residents in the years to come.

PART II - ALTERATIONS AND ADDITIONS

1. 11810 Sunrise Valley Drive (Sheraton)
c/o Daniel Dovehill (Reston Hotel, LLC, 4200 City Avenue, Philadelphia, PA 19131) and
c/o Brian Winterhalter (Cooley LLPO, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190

The representatives were present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved façade modifications (exterior colors, screens, trellis, signs) “In-Concept” only as indicated on submitted elevations and renderings to include the following:

**Exterior Materials & Colors:**
- Screen/MTL-1: PTAC grilles, approx. 5’ x 13’-8”, low profile, Chemetal, brass accent, PT-1 color: “Statuary” #352
- Screen/WD-1: (Knotwood, screenprinted aluminum, color: “Spotted Gum”)
- Storefront and Window Frames/MTL-2: (existing, color: “Dark Bronze”)
- Gastropub/Addition/Entrance MTL-2: color: “Dark Bronze”
- Façade/Stucco PT-1: Sherwin Williams, main façade color: “Sensible Hue” SW #6189) and (PT-2: Sherwin Williams, expressed structural color: “Link Gray” SW #6200) and (PT-3: Sherwin Williams, roof and accent color: “Roycroft Pewter” SW #2848) to include metal elements with lighting accents
- Porte Cochere and Trellis: (simulated wood aluminum slats, main entrance locations, north elevation) to include the removal of the archway in the drop-off area
- Tiles TL-: Neolith, exterior large format tile color, “Iron Moss”)

**Signs**
- Sign: (“Sheraton”, WD-1, approx. 6’ H x 45’ W, screen printed metal with integral recessed signage, south elevation)
- Sign Removal: (“Sheraton Logo”, east elevation)
- Sign Removal: (“Sheraton Reston with logos”, existing porte cochere, north elevation)

For final approval, please submit the following:

- Comprehensive signage plan
- Comprehensive lighting plan
- Landscape plan to include the living wall on the north elevation
- Elevations, and closer detail for the trellis and storefront elements
The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed unanimously.

Dockside Condominium
c/o Billy Omohundro (TWC Association Management, 397 Herndon Pkwy., Ste 100, Herndon, VA 20170)

The representatives and affected parties were present.

DRB member Nick Georgas, seconded by DRB member Grace Peters, made the following motion:

Approved landscape plan (existing tree and understory removal) and supplemental plantings (42, 35-quart size native perennials, 7-gallon size viburnum shrubs, in quantities and species as listed) to include existing saplings (14 canopy tree saplings, 28 understory tree saplings) in the Resource Protection Area between units 11136 – 11166 and Lake Audubon, adjacent the walking path as indicated on submitted site plan with the following stipulations:

a. that the new plantings be installed immediately;

b. that the new shrubs be a minimum size of 18”;

c. that the new plantings be maintained with consistent maintenance schedule; and

d. that the entire area be allowed to regenerate and that no additional trees or understory vegetation be removed.

The motion passed unanimously.

Waterford Square Condominium
c/o Edward Donohue (Donahue & Sterns, PLC, 117 Oronoco Street, Alexandria, VA 22314)

The representatives and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Disapproved antennas (telecommunications equipment, (8) panel antennas, (4) remote radio units) and radio cabinet and platform (approx. 8’ L x 4’ W x 7’ H to include screening, (4-enclosures, approx. 10’-5” L x 10’-5” W x 12’ H, fiberglass w/condensed foam by Stealth, to match existing brick, color: brownish) on rooftop corner locations of Waterford Square Condominiums as indicated on submitted elevations and site plan as not compatible in appearance with the simple clean architecture of the building and as not in conformance with the Design Guidelines which require satellite dishes/antennas to be located as discreetly as possible, in consideration of neighbors’ views and the general appearance of the streetscape.
The Design Review Board notes that the slight changes made to the height and locations of the antennas and surrounding screening were not significant enough to successfully integrate into the original architecture and design of this 6-story building.

The motion passed unanimously.

PART III- DESIGN REVIEW BOARD

DRB 2019 Calendar

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the motion to approve the Design Review Board 2019 calendar as proposed.

The motion passed unanimously.

Resolution 8/ Design Review Application

DRB member Richard Newlon, seconded by DRB member Grace Peters, made the motion to amend the resolution to delete the Design Review Application from the Design Review & Covenants Administration Resolution 8; Design Review Application Procedures as proposed.

The motion passed unanimously.

PART IV- DISCUSSION

Guidelines for Development: Reston Transit Stations Areas

The representatives from Fairfax County Office of Community Revitalization presented an informational presentation on the Draft Guidelines for Development on Reston Transit Station Areas (TSAs) which have been developed for future growth around the three new transit stations (Wiehle-Reston East, Reston Town Center, and Herndon) in Reston. The proposed guidelines build upon the urban design vision of the Comprehensive Plan for Reston including:

- Establishing a sense of place for the TSAs while respecting surrounding neighborhoods
- Improving connectivity and fostering walkability
- Designing sustainable environments

The Guidelines have been broken down into six chapters and are available online: www.fcrevite.org/programs/Reston_Guidelines.html

Neighbor Notification

DRB member Charlie Hoffman, requested counsel to review the requirement for adjacent neighbor notification for the purpose of adding a requirement for all adjacent neighbors to be notified when submitting a Design Review Application, instead of the one adjacent lot owner as currently required by the Deed. Counsel will follow up with the Board at the next full DRB meeting.
PART V - CLOSE OF MEETING

DRB member Ken Knueven, seconded by DRB member Richard Newlon moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:35 pm.

_______________________
Richard Newlon, Chair

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

cc: Larry Butler
Acting Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison

Anthony Champ
Reston Association Legal Counsel
October 30, 2018

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, October 23, 2018

PRESENT: Ken Knueven, Jason Beske, Richard Newlon (Sub)
RA Staff: Lisa Heath, John Son

ABSENT: None

At its meeting of October 23, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Ken Knueven called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, moved to approve the October 23, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Jason Beske, moved to approve the September 25, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

C# 1. 2363 Emerald Heights Court
Ruben and Martha Duran

The homeowners and affected party were not present.
DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved replacement siding (Mainstreet, vinyl, horizontal, color: “Natural Clay”) on property as indicated in submitted photos as a close match to other approved replacement vinyl siding in Pinecrest Cluster with the stipulation that all siding be replaced at the same time with the approved material.

The motion passed unanimously.

Belcastle Court Cluster Association
c/o Stephanie Kay, President (1407 Belcastle Court, Reston, VA 20191)

The cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved tree removal (16) and replacement (12) in Belcastle Court Cluster to include the following:

Removals:
- #1 Leyland Cypress (DBH 6”)
- #2 Leyland Cypress (DBH 3”)
- #3 Leyland Cypress (DBH 5”)
- #4 Leyland Cypress (DBH 4”)
- #5 Leyland Cypress (DBH 5.5”)
- #6 Leyland Cypress (DBH 3”)
- #7 Leyland Cypress (DBH 6”)
- #8 Leyland Cypress (DBH 5”)
- #9 Leyland Cypress (DBH 6”)
- #10 Leyland Cypress (DBH 6”)
- #11 Leyland Cypress (DBH 6”)
- #12 Leyland Cypress (DBH 6”)
- #13 Leyland Cypress (DBH 6”)
- #14 Leyland Cypress (DBH 5”)
- #15 Leyland Cypress (DBH 3”)
- #16 Leyland Cypress (DBH 4”)

Replacements:
- American Holly (12, 6’ – 8’ H)

in locations fronting the right side of Waterford Road as indicated on submitted site plan and photos due to disease and decline with the stipulation that the stumps be ground/cut flush with the ground.

If your tree work requires access to the site via an RA pathway, permission must be obtained from the Pathways Manager (703-435-6557) prior to beginning the work.
The Design Review Board reminds the applicant that all debris must be removed from the property.

The motion passed unanimously.

C. 3. Waterview Cluster Association  
c/o Tiffany Lockhart, Vice President (P.O. Box 2093, Reston, VA 20191)

The cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

a. Approved revision to cluster standard for decks in Waterview Cluster to include the following:

- First floor/ground floor decks are those that shall be accessible from a first floor room or ground floor room that do not have a habitable room below it
- Decks may be added to the side or rear of the house
- All elements of the first floor/ground floor decking, railing and stairs shall match in color and material unless stated otherwise in these standards
- Maximum dimension from the rear of the house shall be 14 feet
- All elements of the deck, including the outermost edge of the railing, shall be set back a minimum of two feet from the shared property line(s). (Applies to new and deck structure replacements)
- A solid trim board shall be incorporated on any open side of the deck, to conceal the joists and cut ends of the decking
- All deck corners shall be mitered
- Any benches be simple, backless benches or located behind and no higher than the railing and shall not alter the outward design and appearance of the railing
- Any planters or flower boxes are visually integrated into the design of the deck
- Deck shall be constructed in such as way to not require knee braces for support

**Railings:**

- If railings are required, they shall be wood, composite or metal railings to match the cluster standard
- If the first floor/ground floor deck faces the waterfront, the railings shall be wood or composite railings
- Wood railings shall have simple vertical pickets and be similar in design to the cluster standard metal railings
- First floor/ground floor wood deck and railings may be left to weather, stained or painted cluster approved colors for decking
- Metal railings shall be painted black or match the approved house trim color
- Composite deck railing shall have square pickets, flat rail caps, and no post caps to replicate cluster wood railing or metal railings
Stairs:

- For decks 18 inches or less from grade, stairs may be wood or composite to match deck or alternate materials from the patio material palette.
- For decks 18 inches or more above grade, stairs shall be wood or composite to match deck.
- If space is restricted, spiral metal stairs to match cluster standard, painted black or matching approved house trim color, are an alternative.

First floor/Ground Level Deck Color Palette and Materials:

Stains:

- Behr, “Light Lead” ST149/SC149 or alternate: Cabot, “Seacoast Gray”
- Behr, “Harbor Gray” ST143/SC143 or alternate: Cabot, “Driftwood Gray” and Valspar, “Cottage Gray”
- Behr, “Cedar” ST146/SC146 or alternate: Cabot, “New Cedar”
- Behr, “Chocolate” ST129/SC129 or alternate: Cabot, “Jarrah Brown”, “Chestnut Brown” and Valspar, “Pinebark” (these stains are not approved for lakefront properties)

Composite:

- Trex, “Rope Swing” or alternate: Azek, “Brownstone”
- Trex, “Tiki Torch” or alternate: Trex, “Treehouse”
- Trex, “Pebble Grey” or alternate: Veranda, “Nantucket Gray”
- Trex, “Gravel Path” or alternate: Azek, “Stone Ash”

Decking Revision to Patio Cluster Standard:

- For wood and composite decking for patios, refer to first floor/ground floor decks for approved color palette.

Decking Revision to Dock Cluster Standard:

- Docks shall match first floor/ground level deck in color and material where applicable on the same property.

b. Approved addition of new cluster standard for underdeck screening in Waterview Cluster to include the following:

- Underdeck screening shall be installed for all first floor/ground level decks being utilized for outdoor storage.
- Underdeck screening shall be compatible with the architecture of the house and deck.
- Screening must be recessed with all cut edges framed.
- For decks higher than 5 feet above grade, screening should be limited to small areas, to lessen visual impact.
- Deck screening shall match deck in color.
- Lattice screening shall be installed orthogonal.
• Board screening shall be 1’ x 6’ with ¾” air gap and installed horizontally
• Solid walls or panels shall not be used as underdeck screening
• Landscape screening shall be exempt from these standards

The motion passed unanimously.

C 4. Whitney Park Center Cluster Association
c/o Dan Gordon (Capitol Property Mgmt., 3914 Centreville Rd. #300, Chantilly, VA 20151)

The cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved addition to cluster standards for roofing in Whitney Park Cluster to include the following:

• CertainTeed Landmark, architectural shingles, to match the existing roof of the house
• CertainTeed Landmark, architectural shingles, color: “Burnt Sienna” for brown roofs
• CertainTeed Landmark, architectural shingles, color: “Heather Blend” for brown roofs
• CertainTeed Landmark, architectural shingles, color: “Georgetown Gray” for black roofs
• CertainTeed Landmark, architectural shingles, color: “Charcoal Black” for black roofs

with the stipulation that the entire roof be replaced at the same time with the approved material.

The motion passed unanimously.

C# 5. 11753 Indian Ridge Road
James and Cheryl Wrzeski

The homeowners and affected party were present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved landscape plan (patios, walkway, retaining walls, vegetation) to include the following:

• Patios (2, approx. 7.5’ x 14’ and 14’ x 16’, flagstone, mosaic pattern, color: gray)
• Walkway (approx. 73” W, flagstone, mosaic pattern, color: gray)
• Steps (approx. 8, flagstone, mosaic pattern, color: gray)
• Retaining walls (4, 2- approx. 7.5’ W, 2- approx. 14’ W, stacked stone, color: neutral gray/brown)
• Vegetation (species and placement location information to be submitted to Reston Association staff)

in front location as indicated in submitted photos with the following stipulations:
a. that there be no change to the existing footprint of the patios;

b. that the walkway be securely constructed, flat and level, and set into the natural contours of the ground;

c. that the walkway be stepped to accommodate any change in grade;

d. that the patios and walkway be a maximum of 6” above grade;

e. that the patios and walkway have no built-in features other than steps;

f. that the entire patio, walkway and steps be resurfaced with the approved materials;

g. that the retaining walls be securely constructed;

h. that applicant submit vegetation installation plan, clearly labeled on site plan to include species and placement location, to Reston Association staff for their records;

i. that all landscape material be natural in color, and red mulch or white stones are not used;

j. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;

k. that all vegetation be installed and maintained in conformance with the Design Guidelines;

l. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and

m. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

C* 6. 1376 Park Garden Lane
Vanessa Chapin

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved existing replacement roof (CertainTeed Landmark TL Luxury, [architectural] shingles, color: “Burnt Sienna”) on property as indicated in submitted photos as a close match in color and materials to other approved roofs in Windsor Park Cluster, as proposed.

The motion passed unanimously.

C# 7. 2016 Swans Neck Way
Ravichandra R. Aithal and Shubha M. Aithal
The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

a. Approved removal of old deck and deck material and installation of replacement ground level deck (approx. 19.5’ x 12’, pressure treated wood) to include stairs (approx. 4, pressure treated wood) and replacement elevated deck (approx. 19.5’ x 12’ and 6.5’ x 10, pressure treated wood) in rear location as indicated on submitted site plan with the following stipulations:

1. that the two extended corners of the elevated replacement deck (on the right side, exiting the rear of the house) be cut back to a 45-degree angle (maximum of 24” from each corner);

2. that all the elements of the ground level and elevated decks, including the outermost edge of the railing, etc., be set in at least 2’ from the shared property lines and fence;

3. that all railings, including stair railings, exactly match the cluster standard deck railing in design, details, dimensions, and materials and that any stairs/steps also be built to grade as required by county code;

4. that a solid trim board be incorporated to conceal the joists and the cut ends of the ground level decking in conformance with the Design Guidelines for decks; and

5. that the decks be left to weather naturally or painted/stained in conformance with the Design Review Board-approved color palette for Walden Cluster.

The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/Joist.

b. Approved fence (2, approx. maximum 5’ H x 12’ L, board on board, pressure treated wood) in rear location as shown on submitted site plan with the following stipulations:

1. that they be constructed with the finished side facing outward;

2. that they be constructed with the sections flat and level, and stepped to accommodate any change in grade (the bottom of the fence may follow the grade or be stepped; the steps should not exceed 12” at top or bottom); and

3. that they be left to weather naturally or treated with a clear colorless sealant in conformance with the Design Review Board-approved color palette for Walden Cluster.

Fences should be located so as to preserve existing trees and vegetation. Removal of live trees requires the prior approval of the Design Review Board.
Fences must be installed within the applicant’s own property, and neither the fence, nor any construction access or activity, may encroach upon Reston Association property or cluster common area.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Jason Beske, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:55 pm.

_______________________
Ken Knueven, Vice Chair

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

cc: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
November 13, 2018

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, November 6, 2018

PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman
RA Staff: Lisa Heath, John Son

ABSENT: None

At its meeting of November 6, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Neal Roseberry called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the November 6, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the October 2, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 11678 Stockbridge Lane
   John Holloway

   The homeowner and contractor were present.
Approved addition (approx. 25’ L x 23’ W) on right side elevation as indicated on submitted site plan and elevation drawings to include the following:

- **Foundation:** (Pier footing, concrete) above ground
- **Siding:** (HardiePlank, 7” beaded cedarmill, horizontal lap, fiber cement, color: “Evening Blue”)
- **Trim:** (HardieTrim, HardiSill Nosing, color: white)
- **Windows:** (8, Reeb, Mi-1555, 1-louvered vent, 4- double-hung, 1- triple-fixed transom, 2- casement, vinyl, grids, color: white)
- **Doors:** (approx. 60” W x 80” H, Reeb, Smooth Star, fiberglass, French double door, grids, color: white)
- **Roofing:** (Architectural shingles, color: to match existing house)
- **Gutters and downspouts:** (Aluminum, color: to match existing house)
- **Lighting:** (Rab, STL3FFLED18YW, LED, 18W, flood light, motion sensor, color: white)
- **Lattice** (orthogonal, framed, color: white) located around perimeter of addition

with the following stipulations:

a. that the new windows have six over six muntins (grids) to match existing window grids;

b. that the new windows match the existing in the color and width of the frames;

c. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines;

d. that the lattice be properly framed with either trim boards or wood lattice channel pieces and finished to match house trim color (white) to conceal the raised piers;

e. that the lattice be orthogonal (horizontal and vertical) not diagonal;

f. that supplemental vegetation (shrubs) be installed and maintained in front of the latticed areas to soften and conceal the structure and around the perimeter of the approved addition;

g. that the motion-sensor lighting be installed directly under eaves on front elevation positioned towards garage;

h. that color photos and description of the proposed decorative lighting on the rear elevation adjacent the French double door be submitted to staff before installation;

i. that any change in grading may not detrimentally impact existing trees or adjacent property; and

j. that no trees be removed without Design Review Board approval.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary
mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

2. 11704 Putting Green Court
Leonard & Teresa Anderson

The homeowners were present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved patio door replacement (Andersen, 100-Series, slider, grids, color: “Sandtone”) on rear, lower-level elevation with the following stipulations:

a. that the new patio door exactly match the existing in overall dimensions, configuration, and style; and
b. that the new windows have muntins and mullions (grids) to match the existing, in conformance with the Design Review Board-approved standards for window replacements in Lakes Pond Cluster.

The Design Review Board encourages the cluster board to revise the color palette standards for rear, ground-level patio door replacements in Links Pond Cluster due to the existence of multiple properties with ground-level patio doors painted with unapproved exterior colors within the cluster.

The motion passed unanimously.

# 3. 1983 Lakeport Way
James Pan

The homeowner and affected party were not present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Deferred decision on replacement siding (HardiePlank, composite, color: “Monterey Taupe”) and trim (HardieTrim, composite, color: “Poplar White”) in order that the Lakeport Cluster application for revision of cluster standards for siding be rescheduled to January 15, 2019 for the Full Design Review Board Meeting. The DRB requests the Full Board to review the proposed revisions to cluster standards for siding due to the complexity of the shared party wall and chimney stipulations contained within the approved cluster standard revision dated April 17, 2018.

This application has been scheduled to the next meeting of the Full DRB on January 15, 2019. Please contact your Covenants Advisor for additional meeting details.

The motion passed unanimously.

4. 2276 Quartermaster Lane
Michelle Burke & Todd Bayliss

The homeowner was present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved fence (split rail) and gates (2, semi-solid, round top) in rear and side locations as shown on submitted site plan to include the following:

- Material: (Pressure treated wood, black wire mesh)
- Stain color: (Left to weather)

with the following stipulations:

a. that the fence be installed parallel to the property lines;
b. that the minimum setback from Lot 10 property line be 6' (six feet);
c. that the minimum setback from Lot 12 property line be 2' (two feet) while not running parallel to the existing wrought iron fence, and be 6’ (six feet) while running parallel to the existing wrought iron fence;
d. that the fence be positioned at a 2’ (two foot) setback at the top of the hill running from the right-side yard to Quartermaster lane;
e. that it be a maximum of three rails and 48” in height;
f. that, if wire mesh is used, it be black, dark green or heavy gauge galvanized metal (not chicken wire or chain link), mounted on the inside of the fence, and not extend above the top rail; and
g. that it be installed with all vertical elements straight and plumb, and horizontal elements sloped to follow grade.

Fences should be located so as to preserve existing trees and vegetation. Removal of live trees requires the prior approval of the Design Review Board.

Fences must be installed within the applicant’s own property, and neither the fence, nor any construction activity, may encroach upon Reston Association (RA) property. If the applicant wishes to maintain a mowed strip behind the fence, the fence must be set in to accommodate this since mowing RA property is not allowed. As a reminder, dumping on RA property including throwing grass clippings, tree limbs, leaves, etc. over the fence is not allowed.

The motion passed unanimously.

5. 2010 Turtle Pond Drive
John & Zoya Schaller

The homeowner was present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved deck extension (approx. 9’ D x 21’ L x 11’ H) and railing replacement (approx. 82” L x 48” W and 66” L x 18” W) in rear location indicated on submitted site plan to include the following:

- Material: (Pressure treated wood, color: to match existing deck boards)
- Railings: (Feeny rail system, approx. 3’ H, approx. 4” metal posts, horizontal cable wire, finish: stainless steel, post and rail, color: “Cardinal Red”)
- Support posts: (Metal, color: “Cardinal Red”)
- Stairs: (Existing spiral staircase, pressure treated wood, metal frame, color: “Cardinal Red”)

with the following stipulations:
that all the elements of the deck, including the outermost edge of the railing, etc., be set back from the shared property lines in conformance with Westcove Cluster standards;

b. that all metal components of the spiral stair must be painted “Cardinal Red” and the wood elements left to weather naturally or treated with a clear colorless sealant;

c. that the deck be left to weather naturally, treated with a clear, colorless sealant, or stained to match house trim color in conformance with the Design Review Board-approved color palette for Westcove Cluster; and

d. that all railings be installed in conformance with Fairfax Country codes.

The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/ joist.

The Design Review Board strongly encourages the cluster board to consider whether it wishes to add horizontal wire railing to the Westcove Cluster standards for decks and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

6. 12840 Tournament Drive
   Mawabib & Omer Elnour

   The homeowners were present.

   DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

   Approved sunroom (approx. 8’ D x 16’ W x 10’ H) in rear location as indicated on submitted site plan and elevation drawings to include the following:

   • Siding: (approx. 3’, quarter knee wall, aluminum, super foam, color: white)
   • Windows: (approx. 12, Patio Enclosures, fixed wing, slider, tempered glass, no grids, color: white)
   • Screens: (approx. 6, sliding panels, color: black)
   • Doors: (approx. 6.5’ H, Patio Enclosures, tempered glass, screen, slider, no grids, color: white)
   • Roofing: (Single slope, super foam, shingles and color to match existing house)
   • Skylights/windows: (2, approx. 3’ x 3’, Patio Enclosures, tempered glass, flush with roof, color: white)
   • Lattice: (orthogonal, framed, channel pieces, color: white) located in front of cross braces
   • Deck support (2 bays, cross brace, pressure treated wood, color: dark or black)

   with the following stipulations:
a. that the cross braces be positioned 2’ from the ground, or according to Fairfax County Code;

b. that the cross braces be painted black or a dark color to conceal it from view;

c. that the lattice be properly framed with either trim boards or wood lattice channel pieces and white finish to conceal the cross braces;

d. that the lattice be orthogonal (horizontal and vertical) not diagonal and painted white;

e. that vegetation be installed and maintained in front of the lattice and cross braces to soften and conceal the structure; and

f. that any solid walls be finished with siding to exactly match the house siding, and all remaining elements and trim be painted/stained white to match the house trim.

The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/ joist.

The motion passed unanimously.

7. Golf Course Island Cluster  
c/o Jesse Pruitt (P.O. Box 2271 Reston, VA 20195)

The cluster representatives were not present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Deferred decision on monument sign (approx. 96” W x 28.25” H, header “Golf Course Island”, letter color: white, background color: green, composite posts, color: white) as indicated in submitted documentation and photos to allow the applicant the opportunity to provide the following information:

- Exact location of the two signs clearly labeled on a site plan
- Color samples of the sign including manufacturer and name of color
- Lettering details to include font, size, and color
- Sign and support column details including exact materials and dimensions of both

Restudy and resubmit.

The motion passed unanimously.

8. The Pavilions Cluster  
c/o Susannah Peters, President (1320 Pavilion Club Way Reston, VA 20194)

The cluster representative was present.
DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved sign modification (approx. 26” H x 110” W, header: “The Pavilions”, existing lettering, letter color: McCormick “Georgetown Green” #220, background color: McCormick “Amber White” #101) to include pier caps (2, bluestone) in front entry location as indicated on submitted site plan with the following stipulations

1. that the removed bricks be seamlessly repaired to match existing pier stones;
2. that the color of the pier caps match the stone base of the piers;
3. that the pier caps have a minimum of 1” overhang;
4. that the pier caps be a minimum 3.5” - 4” inches thick; and
5. that existing landscaping be maintained to soften the appearance of the sign and visually integrate the sign into its surroundings.

The applicant is reminded that external lighting will require the specific review and approval of the Design Review Board.

b. Approved landscape plan to include the following:

- Swale extension: (approx. 45’ L x 5’ W, river jack gravel, approx. 3” to 5”, color: natural) located in rear of 1322 Pavilion Club Way extending to the property line of 1320 Pavilion Club Way in locations indicated on submitted site plan with the following stipulations:

1. that the swale be constructed in a workmanlike manner and responsibly maintained;
2. that all landscape materials be natural in color, and red mulch or white stones are not used;
3. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
4. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

9. Southgate Square
c/o Maria Larkins, President (2381 Southgate Sq. Reston, VA 20191)

The cluster representative was not present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved revision to the cluster standards in Southgate Cluster to include the following:
• Siding materials and exterior color
• Trim material and exterior colors
• Door exterior colors
• Stucco exterior colors
• Front entrance handrail exterior colors

to allow the homeowners the opportunity to bring their properties into conformance no later than April 30, 2019 with the current cluster standards for exterior color palette and siding/trim materials for Southgate Square Cluster. Specifically, the addresses listed below:

2393 Southgate Square
2446 Southgate Square
2420 Southgate Square
2332 Southgate Square
2328 Southgate Square
2306 Southgate Square
2241 Southgate Square
2253 Southgate Square
2397 Southgate Square
2438 Southgate Square
2336 Southgate Square
2360 Southgate Square
2374 Southgate Square
2235 Southgate Square
2233 Southgate Square

as proposed.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:10 pm.

_______________________
Neal Roseberry, Vice Chair

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee
November 20, 2018

TO:        All Members, Design Review Board
FROM:      Richard Newlon, Chair
SUBJECT:   Full DRB Meeting, November 13, 2018
PRESENT:   Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Bruce Ramo, Charlie Hoffman, Jason Beske, Reston Association Legal Counsel Anthony Champ (non-voting)
           Reston Association Board Liaisons: Julie Bitzer, Cathy Baum (ex-officio and non-voting)
           RA Staff: Anna Varone, Margo Collins, John Son
ABSENT:    Grace Peters

At its meeting of November 13, 2018, the Full Design Review Board (FDRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Richard Newlon called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the November 13, 2018 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Charlie Hoffman, moved to approve the October 16, 2018 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

None
PART II - APPEALS

#  1. 2007 Swans Neck Way
Ann and Kenneth Hoffman

The homeowner and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Upon consideration of the request for appeal and finding no new and/or additional information or evidence of misapplication of the Design Guidelines, the Design Review Board declined to hear the appeal and the DRB upheld its original decision dated September 18, 2018, as follows:

Approved dock (approx. 4' W x 12' L, maximum of 24” height above the water, pressure treated wood) and pathway/landing (approx. 3’ W x 10’ L, flagstone, natural rock) to include shoreline stabilization (approx. 6’ W x 6’ L, rip rap, under dock along shoreline) on RA-owned property as indicated on submitted site plan with the following stipulations:

a. that the applicant obtains a signed RA Dock Licensing/Maintenance Agreement for the dock prior to construction;

b. that the dock be installed as far to the left of the property, when facing the lake, as reasonably possible and be parallel with the adjacent dock located at 2005 Swans Neck Way;

c. that the dock extends no further than 7’ over the water;

d. that the approved dock be used strictly for launching hand-carried boats (kayaks, canoes, paddle boards, etc.) and neither permanent or temporary larger boat mooring be allowed; and

e. that while allowing installation of the new dock, the existing vegetation be retained as much as possible and any damage to the shoreline, due to construction, be restored and approved by the RA Watershed Manager in conformance with the Design Guidelines for Docks.

The motion passed unanimously.

PART III - ALTERATIONS AND ADDITIONS

#* 2. 2017 Lakewinds Drive
Vanessa Rose

The homeowner and affected parties were present.
DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved existing elevated deck modification (approx. 12’ D x 22’ W, sweep space railings, pressure-treated lumber, color: Olympic solid color stain “Butternut”) and staircase (approx. 19’ x 4’, inset in deck, pressure treated lumber, color: Olympic solid color stain color: “Butternut”) to include lights (Moonrays Outdoor Black, low voltage, shielded, centered one per riser) in the rear location and as indicated on submitted site plan and photos with the following stipulations:

a. that the staircase be modified so that the outer most edge of the stair railing be approx. 6” inside the shared party wall adjacent to 2009 Lakewinds Drive; and

b. that the deck, all but the walking surface, be painted/stained in conformance with the Design Review Board-approved color palette for Lakewinds Cluster.

The Design Review Board requires that the deck be modified in conformance with the above stipulations within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Nick Georgas, Ken Knueven, Bruce Ramo, Charlie Hoffman, Jason Beske
NAY: Neal Roseberry
ABSTAIN: None

3. RA Sections 68 & 70 Stream Restoration (Snakeden at Lake Audubon)
c/o Larry Butler, Acting CEO (Reston Association, 12001 Sunrise Valley Drive, Reston, VA 20191

The representatives were present.

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:

Approved landscaping plan (stream restoration, between Cedar Cove Cluster and Wakerobin Lane) for Snakeden at Lake Audubon location indicated on submitted site plans as proposed and to include the following:

- Removal of 140 trees
- Site re-grading
- Channel realignment to opposite side of the sanitary sewer lines
- Construction of access routes (2-Access Routes, Cedar Cove Court) including required easements
- Addition of reinforced stream bed and rock structures
- Replanting plan (100 overstory trees per acre, 200 understory trees per acre and 1089 shrubs per acre)
with the following stipulations:

a. that any change in grading may not be detrimental to adjacent property or existing vegetation; and

b. that the vegetation be installed and maintained as proposed.

The Design Review Board (DRB) encouraged the applicant to consider lessons learned from previous Stream Restoration projects to minimize the loss of trees and maximize the use of proven native plant species for the restoration process.

The motion passed unanimously.

# 4. Lake Anne Fellowship Square
c/o Lynn J. Strobel (Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd, Suite 1300, Arlington, VA 22201)

DRB member Neal Roseberry, seconded by DRB member Ken Knueven made the following motion:

Approved architectural designs (Land Unit E at Lake Anne, Phase I multi-family building, Phase II single family attached townhouse buildings) as indicated in elevations and renderings to include the following:

**Multi-family Building** (Phase I, 7-story, 240 affordable units, Bronze Sunshades Option, terrace level garage)
- Brick (Glen-Gary, Athena, color: “Grey S75” and “Modular Blend S77”, or similar)
- Panel (fiber cement, color: “Navajo Beige”, or similar)
- Trim (cementitious, color #1: “Sail Cloth” and color #2: “Khaki Brown” or similar)
- Reveal (cementitious, color to match panel, or similar)
- Railings (metal, bronze finish)
- Sunshades (cantilevered, bronze finish to match windows and railings, above seventh floor windows)
- Windows (frame color: bronze)
- Balcony (Juliet, bronze finish, upper story units)
- Canopy (entry-way, raised center with lower sections on either side)
- Screens (Option 1, decorative facing material, perforated, prefinished bronze material, terrace level garage locations on north, east and west elevations)

**Single-family Buildings** (Phase II, 36 units, 3-3.5 story, some with loft, 5 rows, 6 color schemes to coordinate with multi-family building, attached dwellings with front loading garages, roof-top HVAC) as indicated in elevations and renderings as follows:

**Scheme #1**
- Brick (Meridian, “Cordoba” or similar)
- Panel (“Khaki Brown” or similar)
- Siding (“Khaki Brown” or similar)
• Trim (smooth, color to match the siding)
• Windows (no grids, frame color: bronze)
• Garage door (flat panel, 4 lite on top row, “Terratone” or similar)
• Front entry door (full view, Roycroft color: “Bronze Green” #SW2846, or similar)
• Awning (bronze finish, above front entry and third story window on elevation #1 and 
  #3)

Scheme #2
• Brick (Meridian, “LaCava” or similar)
• Panel (“Navajo Beige” or similar)
• Siding (“Navajo Beige” or similar)
• Trim (smooth, color to match the siding)
• Windows (no grids, frame color: bronze)
• Garage door (flat panel, 4 lite on top row, color: “Beige” or similar)
• Front entry door (full view, color: Rookwood Shutter Green” #SW2809, or similar)
• Awning (bronze finish, above front entry)

Scheme #3
• Brick (Meridian, “Catawba Ridge” or similar)
• Panel (“Autumn Tan” or similar)
• Siding (“Autumn Tan” or similar)
• Trim (smooth, color to match the siding)
• Windows (no grids, frame color: bronze)
• Garage door (flat panel, 4 lite on top row, color: “Terratone”, or similar)
• Front entry door (full view, color: “Naval” #SW6244, or similar)
• Awning (bronze finish, above front entry)

Scheme #4 (same as 1 except door color)
• Brick (Meridian, “LaCava” or similar)
• Panel (“Sandstone Beige” or similar)
• Siding (“Sandstone Beige” or similar)
• Trim (smooth, color to match the siding)
• Windows (no grids, frame color: bronze)
• Garage door (flat panel, 4 lite on top row, color: “Terratone”, or similar)
• Front entry door (full view, color: “Peppercorn” #SW6989, or similar)
• Awning (bronze finish, above front entry)

Scheme #5
• Brick (Meridian, “Cordoba” or similar)
• Panel (“Khaki Brown” or similar)
• Siding (“Khaki Brown” or similar)
• Trim (smooth, color to match the siding)
• Windows (no grids, frame color: bronze)
• Garage door (flat panel, 4 lite on top row, “Terratone” or similar)
• Front entry door (full view, color: Rookwood Shutter Green” #SW2809, or similar)
Awning (bronze finish, above front entry)

Scheme #6 (same as scheme 3)
- Brick (Meridian, “Catawba Ridge” or similar)
- Panel (“Autumn Tan” or similar)
- Siding (“Autumn Tan” or similar)
- Trim (smooth, color to match the siding)
- Windows (no grids, frame color: bronze)
- Garage door (flat panel, 4 lite on top row, color: “Terratone”, or similar)
- Front entry door (full view, color: “Naval” #SW6244, or similar)
- Awning (bronze finish, above front entry)

with the following stipulations:

a. that the screens on the terrace-level garage be option 1 (left rendering as presented);

b. that all railings on the multi-family building and in the terrace areas be vertical, bronze finish, to match the building's balcony railings;

c. that the brick be revised on the side elevations of the single-family buildings so that the brick on the front and the back end at one-story and rise to two-stories at the Juliet balcony on the front elevation; and

d. that the box bay windows be re-aligned and centered on elevation three of the single-family units.

The Design Review Board notes that the phasing and construction schedule will include 7 years total for both Phase I and Phase II, with Phase I to be completed approx. December 2021.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all
trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing, or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

PART IV- CLOSE OF MEETING

DRB member Ken Knueven, seconded by DRB member Jason Beske moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:42 pm.

_______________________
Richard Newlon, Chair

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

cc: Larry Butler
Acting Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee
Director Julie Bitzer  
Reston Association Board Liaison  

Director Catherine Baum  
Reston Association Board Liaison  

Anthony Champ  
Reston Association Legal Counsel
MEMORANDUM

December 7, 2018

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, December 4, 2018

PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman, Michael Wood (non-voting)
RA Staff: Margo Collins, John Son

ABSENT: None

At its meeting of December 4, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Neal Roseberry called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the December 4, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the November 6, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 2524 Pinoak Lane
   Laura & Mingda Hang

   The homeowners were present.
DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

a. Approved garage addition (approx. 36'-8" D x 24' W x 12'-10") on left side elevation as indicated on submitted site plan and elevation drawings to include the following:

- Siding
  - Brick (color and materials to match existing home)
  - Fiber cement (HardiePlank, 3” exposure, color: black)
  - Panels (wood, vertical grooves, smooth finish, color: black)
- Garage door (Clopay, Modern Steel, grooved, color: black)
- Door (Upstate Door, custom, wood, color: black)
- Walkway (approx. 4’ W x 47’ L, bluestone pavers) on left side of garage
- Roofing (flat roof)
- Lighting (13, approx. 4”, Nicor, DLR4, exterior recessed lights, LED, 10-watts, 600 lumens, 90+ CRI, color: black) located under the roof eave on front, side, and rear elevation of the garage

with the following stipulations:

1. that all siding and the trim be replaced at the same time with the approved material;
2. that the walkway be installed flat and level following the contours of the ground;
3. that the walkway may be a maximum of 6" above grade;
4. that the walkway has no built-in features other than steps;
5. that no trees be removed without Design Review Board approval;
6. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be compatible with the existing house in conformance with the Design Guidelines; and
7. that any change in grading may not detrimentally impact existing trees or adjacent property.

The Design Review Board (DRB) reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.
Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

b. Approved entry way modification in front location as indicated in submitted site plans and elevation drawings to include the following:

- Door (Upstate Door, custom, vertical groove, 2 side lites, wood, color: “Plain Sawn Walnut”)
- Overhang extension (approx. 4’-4 ½”)
- Porch extension (approx. 1’-1”, flagstone, color: bluestone)
- Steps (approx. 1’-6” W x 8’ L, flagstone, color: bluestone)
- Landing (approx. 8’ D x 3’ W, flagstone, color: bluestone)
- Privacy screen (approx. 3’ W x 8’ H, vertical wood, color: natural)

with the following stipulations:

1. that the landing be installed flat and level following the contours of the ground;
2. that the landing may be a maximum of 6” above grade;
3. that the landing be no built-in features other than steps;
4. that the entire stoop and steps be resurfaced with the approved materials;

5. that any change in grading may not detrimentally impact adjacent property;

6. that no trees be removed without Design Review Board approval; and

7. that the design elements, color and material be compatible with the architecture of the house or contiguous structure in conformance with the Design Guidelines.

c. Approved screened porch (approx. 14' D x 15'-5” W x 10’ H, pressure treated wood, color: black) in right side location on existing elevated deck as shown on submitted site plan and diagrams to include the following:

- Door (custom, aluminum, slider, no grids, color: black)
- Stairs (approx. 21 linear feet x 3’-4” W, pressure treated wood)
- Railing (metal posts and horizontal cable wire, railing color: black, cable wire finish: stainless steel)
- Lighting (9, approx. 4”, Nicor, DLR4, exterior recessed lights, LED, 10-watts, 600 lumens, 90+ CRI, color: black)
- Screens (fiberglass, color: black)
- Roofing (flat roof)

with the following stipulations:

1. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.); and

2. that all railings, including the stair railing, be at the minimum height required by Fairfax County code and that any stairs/steps also be built to grade as required by the county code.

d. Approved window and patio door replacements on property to include the following:

- Patio door (Weather Shield, Contemporary Collection, aluminum, slider, no grids, color: black) and railing (approx. 9’-4” W x 3’-4” D x 3’-6” H, metal posts, glass panel, color: black) on upper level location
- Windows (14, Weather Shield, aluminum, casement, no grids, color: black)
- Window conversion (1, conversion from double hung to 3, casement windows, Weather Shield, aluminum, approx. 1’-11 ½’ H x 2’-3 ½’ W) on left side elevation

as indicated in submitted elevations and as shown on submitted diagrams with the following stipulations:

1. that any solid walls be finished with siding to match the house siding, and all remaining elements and trim be painted/stained to match the house trim; and

2. that the new windows are compatible with existing windows’ color, width and profile of the frames and trim in conformance with the Design Guidelines.
e. Approved roof replacement (Sentriclad, mansard to metal, color: “Matte Black”) to include gutters and downspouts (custom, approx. 4½” gutters, 3” downspouts, aluminum, color: black) and soffits (HardieSoffit, PVC fascia, color: black) on upper level, front, side, rear elevations with the following stipulations:

1. that the entire roof be replaced at the same time with the approved material:
2. that storm water runoff be directed so that there is no detrimental impact on adjoining properties;
3. that the downspouts be installed flush to the house; and
4. that all gutters and downspouts be replaced with the approved material in conformance with the Design Guidelines.

The Design Guidelines require that all downspout extensions be buried or concealed by vegetation.

f. Approved tree removal (1-#4 Black Oak, 23” DBH, 2- #8 White Oak, 17” DBH) in rear yard locations as indicated on submitted site plan and photos due to the potential endangerment of people or property with the stipulation that the stumps be completely removed or cut flush with the ground and that replacement trees, of a minimum caliper of 2” be installed on the property at the owners discretion.

The motion passed unanimously.

#* 2. 11450 Water View Cluster
Michael Coplen & Carolyn Penharlow

The homeowners were not present, affected party was present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Disapproved existing address number plaque (rectangular, metal, plaque color: black, numbers color: brass) in front entry location as indicated in submitted photos as not in conformance with the DRB-approved cluster standard for address plaques in Waterview Cluster which require that address plaques be the same round shape with white numbers and a blue background as the original builder-installed plaques as currently installed.

The Design Review Board requires that the metal number plaque be removed and the siding be seamlessly repaired within thirty (30) days. After this date, RA staff will inspect the property to check for compliance and determine if any other violations of Reston’s Protective Covenants exist. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

#* 3. 11464 Orchard Lane
Michael Schaefer
The homeowners were not present, affected party was present.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Deferred decision on existing landscaping plan as indicated in submitted photos and diagrams to include the following:

- Patio (approx. 21’ D x 28’ W, Pennsylvania flagstone, color: blue/lilac) in rear yard location
- Landing (approx. 6’ D x 14’ W, Pennsylvania flagstone, color: blue/lilac) in left side location
- Seating wall (approx. 16 linear feet x 18” H, flagstone, color: bluestone) on left rear corner of patio
- Walkway (fieldstones, approx. 30” W x 42” L x 6” H, color: natural) on left side location

to give the homeowners an opportunity to be present at the Panel meeting due to the extensive nature and complexity of the existing improvements and allow the cluster to obtain a property line survey and return to the same Panel meeting for further review.

This application has been scheduled to the next meeting of the DRB panel meeting on February 5, 2019. You must contact your Covenants Advisor upon receipt of this decision to confirm your availability to attend. If you do not confirm or request that your application be rescheduled at least one week prior to the meeting date, your application will be reviewed at this meeting whether or not you are in attendance.

The motion passed unanimously.

* 4. The Shores Cluster Association
c/o Joy Onozuka, President (2054 Lake Audubon Court Reston, VA)

The cluster representatives were present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved existing kayak and canoe launch platform (floating dock, approx. 5’ x 10’, pressure treated wood, closed cell foam modules, 6’ spud-type anchors) with the following modifications:

- the anchor pipes’ exposed height should be less than or equal to the buried height of the mooring posts
- the two mooring posts be as close to the shoreline as possible
- the two mooring posts be 3” in diameter
- a biolog (approx. 10’ x 20’) be installed between shoreline and dock

on the lake shore location shown on submitted site plan and photos with the following stipulations:
a. that the approved dock be used strictly for launching hand-carried boats (kayaks, canoes, paddle boards, etc.) and neither permanent or temporary larger boat mooring be allowed; and

b. that while approving the existing floating dock, the existing vegetation be retained as much as possible and any damage to the shoreline, due to construction, be restored and approved by the RA Watershed Manager in conformance with the Design Guidelines for Docks.

The Board acknowledges that the applicant has verified that the property immediately abuts the RA owned lake parcel, that the shoreline is contiguous with, or within, the applicant’s property line, that all construction will be on the applicant’s property and that the applicant’s deed and the cluster deed specifically permit and do not prohibit the construction of the dock.

Please note: CCA pressure-treated wood, paints, stains, sealants and other wood treatments are extremely toxic to aquatic organisms and their use is strongly discouraged. RA recommends the use of non-toxic materials for waterfront construction.

The motion passed unanimously.

5. 11628 Sourwood Lane
Curtis & Sarah Mejeur

The homeowners were present.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved addition/alterations (2-story addition, porch, pergola, driveway extension) in locations as indicated on submitted site plan and elevation drawings to include the following:

- Roofing (Certi-Split, cedar shake, red cedar, color: to match existing roof)
- Siding & trim (T1-11, wood, reverse board & batten, siding color: Duron “Barn Red”, trim color: white)
- Door (approx. 36” W x 80” H, Rogue Valley, wood, raised panel, 9 lites, color: white)
- Windows (5, Infinity, fiberglass, no grids, color: “Stone White”)
- Skylights (2, low profile, color to match roof)
- Pergola: (approx. 12’ W x 22’ L, pressure treated wood, stain, color: “Natural Beige” and “Timber Soy”)
- Patio cover (approx. 14’ x 24’, pressure treated wood, color: to match existing home) in front entryway of addition
- Lighting (3, LED, exterior recessed lights) located under patio cover in front entryway
- Patio (2, 1-approx. 16’ W x 36’ L, 1- approx. 8’ W x 24’ L, natural flagstone, seat wall, color: gray tones) in rear yard locations
- Walkway (approx. 28’ x 8’, natural flagstone, front existing location, dry-set, color: gray tones) front of existing house
• Deck (elevated/carport, approx. 16’ L x 12’ D x 8’ H, 4” x 4” posts, 2” x 2” vertical picket rails, 6” cap boards, pressure treated wood, stain, color: “Natural Beige” and “Timber Soy”) in left-side location
• Driveway extension (approx.15’ W x 20’ L, asphalt) left-side of existing driveway
• Window replacements (14, conversion from grids to no grids, Infinity, fiberglass, double hung, no grids, color: “Stone White”) on all elevations of existing house

with the following stipulations:

1. that the entire roof be replaced at the same time with the approved material;
2. that the new windows exactly match the existing in overall dimensions, configuration, and style;
3. that skylights have a low profile (preferably flat), be mounted parallel and perpendicular to the roof ridge, and the frames match the color of the roof;
4. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines;
5. that the walkway/patio may be a maximum of 6” above grade;
6. that the walkway/patio have no built-in features other than steps;
7. that all deck railings, including the stair railing, be the same straight simple wood vertical picket design at the minimum height required by Fairfax County code and that any stairs/steps also be built to grade as required by the county code;
8. that all landscape material be natural in color, and red mulch or white stones are not used;
9. that any change in grading may not detrimentally impact existing trees or adjacent property;
10. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;
11. that all vegetation be installed and maintained as proposed;
12. that the paving material for the driveway extension be the same as that of the existing driveway, including its color;
13. that the driveway extension be securely constructed; and
14. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation.
The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/ joist.

The Design Review Board (DRB) reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

b. Approved tree removals (6, deciduous) and replacements (6, deciduous, ornamental) to include plantings (vegetation in quantities and species listed in submitted plan) in rear
and front yard locations as indicated on submitted site plan and photo to include the
following:

Removals:

• #1 Oak (23” DBH)
• #2 Oak (21” DBH)
• #3 Oak (25” DBH)
• #4 Oak (24” DBH)
• #5 Dogwood (8” DBH)
• #6 Poplar (41” DBH)

Replacements:

• 2, Red Maple (2.5” caliper)
• 3, Dogwood (2.5” caliper)
• 1, White Fringe (2.5” caliper)

with the following stipulations:

1. that the stumps be completely removed;

2. that all vegetation be installed and maintained as proposed;

3. that a replacement tree of an appropriate species and a minimum caliper of
   2.5” be installed and maintained in its place;

4. that all landscape material be natural in color, and red mulch or white stones
   are not used;

5. that any change in grading may not detrimentally impact existing trees or
   adjacent property;

6. that no invasive plant species be installed in accordance with the Virginia
   Department of Conservation and Recreation invasive plant list; and

7. that there be no alteration to drainage patterns that might detrimentally impact
   adjacent property or existing vegetation.

The Design Review Board reminds the applicant that all debris must be removed from
the property or cut into fireplace-sized logs and neatly stacked. Debris or firewood
may not be stored on Reston Association property.

The motion passed unanimously.

6. Nature House (Reston Association)
c/o Larry Butler (12001 Sunrise Valley Dr., Reston, VA)

The representatives were present.
DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved site plan to include the following:

- Parking lot modification (curb blocks, new pavement striping, replace gravel with asphalt)
- Walkway 1 (ADA accessible path, approx. 100 linear feet x 6’ W, asphalt) located on right side location connecting the building to the WNEC nature trail
- Walkway 2 (ADA accessible path, approx. 35 linear feet x 6’ W, asphalt) located on front entry location connecting to Glade Drive
- Information sign (handicap sign, metal, approx. 12” W x 24” H, “DMV PERMIT REQUIRE PENALTY, $100-500 FINE, TOW- AWAY ZONE” and approx. 12” W x 7” H, “VAN ACCESSIBLE”, lettering color: white, background color: blue) both mounted on 4” x 4” pressure treated wood post in parking lot locations as indicated on submitted site plan
- Lighting (2, 15’ H, shoe box style, LTL26038P217, 40 LED, 3000K, 94-watts, color: dark bronze) on front entrance locations adjacent Glade Drive, to include flood light (1, Lithonia Lighting, OLBF, approx. 5” x 4”, LED, 3000K, color: dark bronze) on front entrance sign
- Tree removal (5, T53- Black Oak, 6” DBH, T63- Blackgum, 4” DBH, T64- Holly, 6” DBH, T72- Blackgum, 4” DBH, T88- Blackgum, 6” DBH)
- Bike racks (approved by the DRB August 16, 2016) to include the following:
  - Artwork (3, horseshoe design, approx. 6’ L x 3’ H x 4” W, steel, color: “Rusty Brown”)
  - Artwork (3, duck outline, approx. 30” H x 50” L x 5” W, metal, colors: “Mallard Green”, “Mallard Bill Yellow”, “Wing Patch Blue”)
  - Artwork (3, nature depiction, approx. 3’ H, metal, color: bronze)

in locations indicated on submitted site plan with the following stipulations:

1. that the walkways be securely constructed, flat and level and set into the natural contours of the ground;
2. that the walkways may be a maximum of 6” above grade;
3. that the walkways have no built-in features other than steps;
4. that all landscape material be natural in color, and red mulch or white stones are not used;
5. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation;
6. that the stumps be completely removed or cut flush with the ground; and
7. that the wooded areas not be altered in such a way that impacts their natural character, environmental integrity, or screening effect.

The Design Review Board encourages the applicant to preserve trees where possible and ask to retain T53 if at all possible.
The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the DRB’s opinion, the lighting is too bright, the DRB may require that the wattage be lowered, or shields be installed.

The motion passed unanimously.

7. Soapstone Cluster
c/o Carol Ivory (11513 Hearthstone Court, Reston, Virginia)

The cluster representatives were present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved addition to cluster standard for exterior colors (transparent, semi-transparent, and solid stains) for decks and wood patios in Soapstone Cluster to include the following:

- Behr, “Cordovan Brown” #104 or similar
- Behr, “Padre Brown” #105 or similar
- Behr, “Wood Chip” #111 or similar
- Behr, “Coffee” #103 or similar
- Behr, “Tugboat” #141 or similar
- Benjamin Moore, “Fox Run” or similar
- Left to weather naturally, clear colorless sealant

as proposed.

The motion passed unanimously.

8. 1609 Greenbriar Court
Gunn Prag

The homeowners were present

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved existing elevated deck (pressure treated wood, composite fascia- approx. 1” D x 4” W, composite rail caps- approx. 1” D x 8” W, contiguous planters, color: to match the trim) in rear yard location as shown on submitted diagrams and photos as a close match to Design Review Board-approved deck style and color palette in Lakeside Cluster with the stipulation that the planters be removed and the railings be seamlessly repaired when repairs are needed or no longer in use.

DRB member Neal Roseberry, seconded by DRB member Grace Peters, made the following motion:

Approved existing fence (approx. 6’, board-on-board, horizontal top trim boards, color: gray) in rear yard locations as shown on submitted diagrams and photos due to its workmanlike
construction and similar style and appearance to the Design Review Board-approved cluster standard for fences and color palette in Lakeside Cluster.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved existing privacy screen (approx. 6’ L x 6’ W x 6’-4” H, pressure treated wood, board-on-board, color: gray) in front, right side location as harmonious in configuration, detail, color, and material with the architecture of the house and the character of Lakeside Cluster.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:12 pm.

Neal Roseberry, Vice Chair

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

cc: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
December 18, 2018

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, December 11, 2018

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: Lisa Heath

ABSENT: None

At its meeting of December 11, 2018, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 7:00 pm and established that a quorum of the DRB was present.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the December 11, 2018 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the October 9, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. Wendy’s Restaurant
c/o Tracey Diehl (6487 Hilliard Drive Canal, Winchester, OH 43110)

The representative was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Deferred decision for site alterations (signage, exterior materials, colors and lighting) to give the owner the opportunity to submit a complete application to be scheduled at the next available full Design Review Board meeting to include the following:
• Complete elevation drawings identifying all new materials, dimensions and colors

• Signage plan including all building-mounted and other proposed installations to include design, dimensions, colors, locations, etc.

• Site lighting detail, location and photometric report for any non-mounted and building-mounted lighting, for all proposed lighting

• Photos of all existing conditions to include building, signage, lighting, and parking area

The Design Review Board (DRB) recommends that the applicant further present elements with consideration of the following:

a. Consideration should be given to the adjacent neighboring properties, specifically those closest to the north-facing, left elevation of the Wendy’s building, regarding light pollution and night lighting on the property;

b. Consider the usual commercial limitation of two signs per building;

c. Consider the guidelines contained in the 2013 Reston Comprehensive Master Plan prepared by Fairfax County (2013 Edition) as new development is to relate to the architectural character of the surrounding community;

d. Consideration of elements as stated in the Reston Design Review Board Guidelines: “the design of the project (architecture, massing, scale, colors, materials, lighting, etc.) should be appropriate for the community and compatible with the immediate neighborhood”; and

e. Consider the DRB Guideline for commercial/public property: “The size should be appropriate in scale and massing with existing structures in the neighborhood and the size of the lot”.

You must contact your Covenants Advisor upon receipt of this decision to confirm your availability to attend the February 19, 2019 full Design Review Board meeting.

The DRB notes that in conformance with the Governing Documents of Reston Association, Section III.6. (d)(4)(vi), a member of the Design Review Board (DRB) has the right to request that the full DRB consider the application.

The motion passed unanimously.

2. 2027 Wethersfield Court
Patricia Brandmaier

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved elevated deck extension (approx. maximum 17’ D x 10’ W) in rear location as indicated on submitted site plan to include the following:
• Material (deck boards, TimberTech, composite, color: “Tigerwood”)
• Railings (to match the cluster standard for railings in size, materials, and color)
• Privacy screen (approx. max. 4’ W x 6’ H, TimberTech, board-on-board, composite, color: “Tigerwood”)
• Weatherguard and downspouts (in conformance with the Design Guidelines for underdeck weatherguards)

with the following stipulations:

1. **that the privacy screen be a maximum height of 6’ from the surface on which it is mounted, or 3’ above the deck railing;**

2. that the privacy screen design elements, color and material be compatible with the architecture of the house or contiguous structure in conformance with the Design Guidelines;

3. that the color of the guard panels, gutter and downspout blend with the color of the element to which they are attached;

4. that the gutter and downspout be installed along the house-side of the support structure;

5. that the guard panel be sloped a maximum overall drop of 6” to provide positive drainage;

6. that all edges of the guard panel be seamlessly installed within the frame structure or behind a fascia board to conceal them from view;

7. that the fascia board be seamlessly installed to match existing and painted/stained to match the existing fascia;

8. that all the elements of the deck, including the outermost edge of the railing, etc., be set back two feet from the shared property line(s); and

9. that all railings, including stair railings, exactly match the cluster standard deck railing in design, details, dimensions, and materials and that any stairs/steps also be built to grade as required by county code.

The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/ joist.

b. Approved patio (approx. 296 sq. ft., concrete, tinted, color: dark gray) and equipment relocation (A/C unit, approx. 6’ to the left of current location, towards lower level bedroom window) in rear location as indicated on submitted site plan with the following stipulations:

1. that the patio be installed flat and level following the contours of the ground;

2. that the patio may be a maximum of 6" above grade;

3. that there be no built-in features other than steps;
4. that any change in grading may not detrimentally impact adjacent property; and
5. that no trees be removed without Design Review Board approval.

c. Approved shed modification (approx. 6’ W extension, from approx. 4’ W x 4’ D to 10’ W x 4’D, pressure treated wood, color: to match existing house siding) in rear location as indicated in submitted site plan with the following stipulations:

1. that the shed not extend above the fence;
2. that doors be simple without ornamentation;
3. that no exterior lighting be installed without Design Review Board approval;
4. that the shed be finished (siding, colors, and trim details) to match the house, in conformance with the Design Guidelines for sheds; and
5. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

3. 11633 Quail Ridge Court
   Jonathan and Allison Bridges

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved screened porch (approx. 20’ W x 15’ D) in rear location as indicated on submitted site plan and elevation drawings to include the following:

   • Roofing: (3-sided, hipped, CertainTeed, CT20, asphalt, color: “Moire Black”)
   • Posts and columns: (approx. 6” x 6” and 8” x 8”, PVC, square, color: white)
   • Vent: (Heat & Glow 8000 CLX, flush to siding, metal finish)
   • Skylights: (2, approx. 46.5” x 46.5”, Self-Flashed, QPF, Model 4646, flat profile, color: dark gray)
   • Door: (storm, color: white)
   • Windows: (approx. 7, Sunspace, WeatherMaster, vinyl, grids, color: white)
   • Screens: (Sunspace, WeatherMaster, fiberglass, mesh, color: black or gray)
   • Gutters and downspouts: (approx. 4”, Amerimax, aluminum, color: white)
   • Lights: (approx. 21, Trex, LED, riser, color: “Classic White”)

with the following stipulations:

1. that the roof shingles match those of the existing house;
2. that the skylights have a low profile (preferably flat), be mounted parallel and perpendicular to the roof ridge, and the frames match the color of the roof;
3. that the screened porch detail match that of the house (windows, trim, gutters, and downspouts, etc.); and
4. that all railings, including the stair railing, be the same straight simple vertical picket design at the minimum height required by Fairfax County code and that any stairs/steps also be built to grade as required by the county code.

The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/joist.

b. Approved removal of old deck and deck material and installation of new elevated deck (approx. 9' W x 6' D) and stairs (approx. 13) in rear location as indicated on submitted site plan to include the following:

- Material: (deck boards, Trex Transcend, color: “Spiced Rum”)
- Railings: (posts, color: white, balusters, color: black, top and bottom rail, Trex Transcend, color: “Vintage Lantern”)
- Stairs: (risers, PVC, color: white)

with the following stipulations:

1. that all railings, including the stair railing, be the same straight simple, vertical picket design at the minimum height required by Fairfax County code and that any stairs/steps also be built to grade as required by the county code; and

2. that a maximum of one light per every other riser (or as required by Fairfax County code) be installed in center location, and that all wiring is not visible, and all lights be low wattage and illumination, that they be provided with deep shields, and be directed downward.

The DRB discourages the use of "knee braces". Decks should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/joist.

The Design Review Board reserves the right to review the lights after installation and, if glare is visible from neighboring properties, to require the light be redirected or the illumination be lowered.

The motion passed unanimously.

4. 1818 Post Oak Trail
   Michael and Theresa Gray

The motion passed unanimously.

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved addition (approx. 12’ L x 15’ W, pressure treated wood) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Siding: (HardiPlank, ColorPlus Siding, cedar-milled, 7” exposure, color; “Light Mist”)
• Roofing: (gable, shingles to match existing)
• Gutters and downspouts: (aluminum, color: white)

with the following stipulations:

1. that the roof trim details and shingles be the same as those of the house;
2. that any change in grading may not detrimentally impact existing trees or adjacent property;
3. that no trees be removed without Design Review Board approval; and
4. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.

b. Approved replacement siding (HardiPlank, ColorPlus Siding, cedar-milled, 7” exposure, color: “Light Mist”) to include dormer areas (HardiShingle Straight Edge, cedar shake, color: “Boothbay Blue”) and trim (HardiTrim Planks, color: “Artic White”) on all elevations as indicated in submitted photos with the stipulation that all siding and trim be replaced at the same time with the approved material.

c. Approved replacement windows (approx. 15, Simonton, 5500 Series, double-hung, vinyl pocket, with grids, color: white) on all elevations excluding garage side (single, double-hung) with the following stipulations:

1. that the new windows exactly match the existing in overall dimensions, configuration, and style; and
2. that the new windows match the existing in the color, width, and profile of the frames.

d. Approved replacement doors (5) in front and rear locations as indicated in submitted site plans and photos to include the following:

• Pedestrian door: (approx. 78” x 35”, Provia Signet, fiberglass, 2-panel, ¾ light, color: “Ginger Stain”, Plastpro, glass: “Artesano-Patina”) in front entry location
• Pedestrian door: (approx. 71” x 31”, Provia, metal, with grids, color: “Light Mist Grey”) in rear location
• French patio door: (approx. 77” x 71”, Provia, with grids, interior blinds, color: white) in rear location
• Garage doors: (2, approx. 8’ x 7’, Wayne Dalton, 9100/9650, Classic Steel, True Vertical Divided 4-lite square top, Sonoma/Sonoma Ranch, color: “Ginger Stain”) in front location

with the stipulation that the new doors exactly match the existing in overall dimensions in conformance with the Design Guidelines.

e. Approved replacement decorative lighting (4, 3- approx. 14’ H x 8’ W, 1- approx. 10’ H x 6” W, Leroy, 1-light Outdoor Wall Lantern, color: black) in front and rear locations as indicated in submitted site plans, as proposed.
The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected.

f. Approved shutter removal (approx. 8, open louvered, color: green) and replacement shutters (approx. 8, Atlantic Premium, Standard, board and batten, color: “Ginger Stain”) on front elevation as indicated in submitted photos, with the stipulations that all shutters be removed from the front elevation at the same time and that the siding be seamlessly restored and that the new shutters be installed on all front windows at the same time.

g. Approved gutter and downspout replacements (approx. 6” gutter, approx. 3” x 4” downspouts, aluminum, color: white”) to include gutter covers (Rhino, aluminum mesh, metal-enforced, color: white) with the following stipulations:

1. that storm water runoff be directed so that there is no detrimental impact on adjoining properties;
2. that the downspouts be installed flush to the house; and
3. that all gutters and downspouts be replaced with the approved material in conformance with the Design Guidelines.

The Design Guidelines require that all downspout extensions be buried, or concealed by vegetation.

h. Approved stoop extension and resurface (approx. 9’ W x 6’ L, concrete, Pennsylvania flagstone, color: neutral) and walkway (concrete, Pennsylvania flagstone, color: neutral) in front location as indicated in submitted plans with the following stipulations:

1. that the entire stoop be resurfaced with the approved materials;
2. that the walkway be installed flat and level following the contours of the ground;
3. that the walkway may be a maximum of 6” above grade;
4. that there be no built-in features other than steps;
5. that any change in drainage patterns and grading may not detrimentally impact adjacent property or existing vegetation; and
6. that no trees be removed without Design Review Board approval.

i. Approved chimney resurface (masonry, Pennsylvania flagstone, color: neutral) in roof top location as indicated in submitted photos with the stipulation that all exposed hardware be painted to match the surface behind it or a close match to the stone to minimize its visual impact.

j. Approved entrance pillars (2, approx. 3’ H x 2’ W, masonry, Pennsylvania flagstone, mailbox opening, planter box top, color: neutral) to include decorative lighting (2, approx. 11” H, LampLust, Outdoor Black Solar Candle Lanterns, warm white LED) located at both ends of driveway in front location as indicated in submitted photos, as proposed.

The Design Review Board reserves the right to review the light after installation and, if glare is visible from neighboring properties, to require the light be redirected.
Any changes to your approved construction plans or elements which may not have been shown during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed by the Design Review Board prior to implementation. In addition, the Board generally requires that all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be painted to match the surface to which they are attached.

Please remember to call "Miss Utility" (811) prior to beginning construction to arrange for all utility lines to be located and flagged.

Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.

To preserve and protect trees which have present or future aesthetic value and environmental benefits, the Design Review Board (DRB) strongly recommends the use of tree protection fencing. These fences can prevent serious damage to the root zone caused by stress from compacting, filling, or excavating too close to the tree. Fences should be a minimum of 40” tall, secured in an upright position during the entire construction period, and placed around all trees within 25’ of the construction zone. No excess soil, additional fill, liquids, or construction debris should be placed within the critical root zone of all trees that are to be preserved. (All trees on the lot, except those that the DRB has approved for removal.) The fence should be placed in a circle around the tree with a radius equal to 1’ from the trunk from every 1” of tree trunk diameter when measured 4’ from the ground. For example, a tree with a 10” diameter trunk should have tree protection fencing installed in a circle 10’ from the trunk. In the alternative, the fence can be placed in a circle 1’ outside the drip line of the tree canopy.

If the addition, clearing, or construction activity extends near or into natural area, the Design Review Board will require that silt fencing or other barrier be used to delineate the limits of disturbance. The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris. The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.

Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.

If you have any further questions about Design Review Board requirements or the review process, please call the Covenants Administration office at 703-435-6530.

The motion passed unanimously.

5. 1619 Sierra Woods Drive
Alexander and Fenlene Edrington

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:
a. Approved pedestrian door replacements (2, 1- approx. 73” H, Wincore, fiberglass, 4-panel, ¼ quarter fan light, clear glass, color: “Mesa Red”, 1- approx. 84” H, Wincore, fiberglass, full-view, with grids, 15-lite, clear glass, color: white) in front and rear locations as indicated in submitted drawings and photos as architecturally harmonious with the house and cluster, as proposed.

b. Approved exterior color (Wincore, “Mesa Red”) for pedestrian door in front entry location as indicated in submitted photos as harmonious with existing exterior materials and colors, with the stipulation that the door be painted at the same time with the approved color.

The Design Review Board suggests the cluster board consider whether it wishes to add front and rear pedestrian door options to the Country Walk Cluster standards for pedestrian doors, and additional colors, such as Wincore “Mesa Red” to the County Walk Cluster exterior color palette for front pedestrian doors, and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

6. 1923 Buckthorn Lane
Michael and Lori Walker

The homeowner and contractor were present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved screened porch (approx. 15.5’ W, x 19’ L, approx. 24” above grade, Nova Grounds) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Material (rails, deck boards, Trex, color: “Saddle”)
- Doors: (2, approx. 36” W, screen, pressure treated wood, hinged, quarter panel board, vertical and horizontal, color: left to weather)
- Roofing: (shingles to match existing on house)
- Gutters and downspouts (size and color to match existing on house)
- Steps (4 total, pressure treated wood, color: left to weather) located on right and left side of porch
- Screens (Screen Eze, color: black)
- Lattice (orthogonal, color: left to weather) on sides and front of screened porch on gradient

with the following stipulations:

1. that the roof shingles match those of the existing house;
2. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.); and
3. that all railings, including the stair railing, be the same straight simple vertical picket design at the minimum height required by Fairfax County code and that any stairs/steps also be built to grade as required by the county code.
b. Approved landscape plan to include the following:

- Patio and walkway (approx. 20’ W x 11’ L, approx. 15’ diameter semi-circle, flagstone, irregularly shaped, color: neutral)
- Firepit (approx. 47” diameter, circular, brick, color: neutral)
- Pond (approx. 20” sq. ft, 4’ depth, underwater pump to cascading feature, rock flagstone surround, color: neutral)
- Reservoir (multi-tiered, flagstone, color: neutral)

in rear location as indicated on submitted site plan with the following stipulations:

1. that the walkway and patio be securely constructed, flat and level and set into the natural contours of the ground;
2. that the walkway and patio may be a maximum of 6” above grade;
3. that the pond be constructed of durable materials in a workmanlike manner and responsibly maintained;
4. that when the pond/water feature is no longer in use, it must be completely removed, and the area restored to appropriate condition;
5. that no lighting be installed, including underwater lighting, without Design Review Board approval;
6. that all landscape material be natural in color, and red mulch or white stones are not used;
7. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;
8. that all vegetation be installed and maintained as proposed;
9. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
10. that no trees be removed without Design Review Board approval.

The motion passed unanimously.

7. 11600 Hunter Green Court
Sam and Whitney Simons

The homeowners were present.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, made the following motion:

a. Approved fence (approx. maximum 71-78” H, solid, horizontal boards, max 8’ span between posts, color: Benjamin Moore Arborcoat “Taupe”) and gate (1, solid, horizontal boards, color: Benjamin Moore Arborcoat “Taupe”) in rear location as shown on submitted site plan with the following stipulations:

1. that the rear fence be built between the existing fence height of 71”-73” and the adjacent neighbor’s existing fence height of 78”,
2. that it be constructed with the finished side facing outward;

3. that it be constructed with the sections flat and level, and stepped to accommodate any change in grade (the bottom of the fence may follow the grade or be stepped; the steps should not exceed 12” at top or bottom);

4. that the gate exactly match the cluster standard gate design which is the gate exactly match the materials and design of the fence, be the same height as the fence, and the top be flat (not rounded);

5. that existing setbacks be maintained; and

6. that the fence be painted/stained to match the house siding in conformance with the Design Review Board-approved color palette for Hunters Green Cluster.

Fences should be located so as to preserve existing trees and vegetation. Removal of live trees requires the prior approval of the Design Review Board.

Fences must be installed within the applicant’s own property, and neither the fence, nor any construction access or activity, may encroach upon Reston Association property or cluster common area.

The Design Review Board suggests that Hunters Green Cluster consider revising the cluster standards for fences to raise the height of the fence from its current 5’ H maximum.

b. Approved landscaping plan (limb and shrub pruning and removal) to include the following:

- 8, Ilex, Lauris Nobilis, approx. 5” – 15” DBH

in rear locations as indicated in submitted report and photos with the stipulation that the limbs and shrubs to be removed be located only within the applicant’s property and not the property of Hunters Green Cluster, which so excludes the two (2) trees located on Hunters Green Cluster common property (section 3 area of submitted plat).

The Design Review Board reminds the applicant that all debris must be removed from the property. Debris may not be stored on cluster common property.

The motion passed unanimously.
PART IV - CLOSE OF MEETING

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:01 pm.

_______________________
Nick Georgas, Vice Chair

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

cc: Larry Butler
Chief Executive Officer (Acting)
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison