January 15, 2019

TO: All Members, Design Review Board
FROM: Nick Georgas, Vice Chair
SUBJECT: DRB Meeting, January 8, 2018

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: Margo Collins, John Son

ABSENT: None

At its meeting of January 8, 2019, 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 January 8, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, moved to approve the December 11, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

C#* 1. 11452 Orchard Lane
Eileen Roehler

The homeowners and affected party were present.
DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved existing exterior colors (Trex, color: “Tiki Torch” and “Treehouse” for ground level deck and stairs) in front location as indicated in submitted photos as a close match to the Design Review Board (DRB)-approved color palette and material for ground level decks in Waterview Cluster with the stipulation that when the deck and stairs are replaced, they both be replaced with colors and materials in conformance with the current cluster standard.

The motion passed unanimously.

C# 2. 11463 Waterview Cluster
Michael Laemmle

The homeowners and affected party were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved landscape plan (patios, tree removal, French drain) in multiple locations as indicated in submitted site plan and photos to include the following:

- Tree removal (1, Holly) in front yard location
- Patio 1 (average depth of 14’ D x 25’ L, bluestone, random pattern, color: natural) and seat wall (approx. 20’ L x 16” H, veneer stones, cap stone, random pattern, color: natural) to include drain in front location
- Patio 2 (approx. 16’ W x 11’ D, bluestone, random pattern, color: natural) in side yard location
- Retaining wall (2, terraced, approx. 10’ L x 12” H) in front yard, left of approved patio 1
- Stairs (approx. 4’ W, bluestone landing, stone veneer risers, color: natural) in front yard, left of approved patio 1
- Walkway (2 locations, flagstone steppers, color: natural) adjacent to patio 1 and 2
- French drain (approx. 4” W, rock swale, color: natural) in front yard, right of approved patio 1
- Vegetation in quantities and species as listed

with the following stipulations:

a. that the front right downspout tie into the French drain, at a be a minimum distance of 5 feet from the property line;

b. that the two retaining walls be constructed with substantial material, and constructed in a workmanlike manner (similar to the material used for the seat wall);

c. that the walkway and patio be securely constructed, flat and level and set into the natural contours of the ground;

d. that the walkway and patio may be a maximum of 6” above grade;
e. that the walkway and patio have no built-in features other than steps;
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 all vegetation be installed and maintained as proposed; and
i. 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.

The motion passed unanimously.

3. Fairway Apartments
c/o Sharon Cotton (11659 North Shore Drive, Reston, VA 20190)

The representatives were present.

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

Approved landscape plan (dog park, approx. 24’ W x 45’ L) as indicated in submitted site plan and photos to include the following:

• Dog park (K-9, synthetic turf, color: natural green) and entranceway (approx. 10’ W x 10’ L, synthetic turf, color: natural green)
• Landing (approx. 6’ L x 4’ W, concrete)
• Fence (approx. 4’ H, vinyl-coated chain link, color: black) and gates (2, vinyl-coated chain link, color: black)
• Benches (2, approx. 6’ L, Victor Stanley, EVA model, metal frame, color: black, wood backing and seat, color: natural)
• Trash bins (pet waste station, metal, color: green)
• Tree removal (1, Sycamore, dead) located adjacent rear corner of approved dog park
• Plantings (13 Skip Laurels, adjacent the sidewalk)

in rear building 11597 North Shore Drive as indicated on submitted site plan with the following stipulations:

a. that the landing be securely constructed, flat and level and set into the natural contours of the ground, and a maximum of 6” above grade;
b. that all concrete must be naturally colored;
c. that the fence it be installed with all vertical elements straight, plumb, with horizontal elements sloped to follow grade and that the gate exactly matches the materials and design of the fence at the same height as the fence;

d. that the stump be completely removed or cut flush with the ground;

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

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

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

h. 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.

The motion passed unanimously.

4. 11400 Wild Bramble Way
James & Tammy Edgemond

The homeowners were present.

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

Approved alteration (roof extension, approx. 4'-9" W x 16’ L x 13'-4” H) in rear elevation as indicated in submitted photos and diagrams as harmonious with the architecture of the existing house to include the following:

- Support columns (3, 4” x 4”, PVC wrap, color: white)
- Roof (asphalt shingles, color: to match existing house)
- Gutters and downspout (aluminum, color: to match existing house)

with the following stipulations:

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

b. that all colors, materials, trim, roofing, gutters/downspouts, etc. be the same as those of the existing house in conformance with the Design Guidelines.

The motion passed unanimously.

5. Whisperwood Cluster
The cluster representatives were present.

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

Approved landscaping plan (3-year phased plan, tree removal, site grading, retaining walls, walkways) and construction extension (completion no later than January 15, 2021) to include the following:

**2019**
- Project 5 (Remove 3 pines, install French drains, add Hollies) rear of building 11263 SL
- Project 22 (Remove vines, small trees, and bush. Re-grade area, install river rocks and stepping stones) rear of building 11203 SL
- Project 13 (Hard prune, wood prune, spread chips) on Reston path
- Project 17 (Remove shrubs, install Redbuds) front of building 2160 WGL
- Project 25 (Remove Maple tree, re-grade mound, install seat wall, install London Plane tree and ground cover) rear of building 11281 SL
- Project 7 (Wood prune, remove 5 Pine trees, install Arborvitae) rear of building 11281 SL
- Project 9 (Remove 8 Pine trees, prune large canopy trees) ride side of SL Hill
- Project 18 (Remove 2 Pine trees, install timber/flagstone steps, install Forsythia and Arborvitae) side of building 2122 WGL

**2020**
- Project 1 (Remove 2 Pine trees, install 3 Hollies) rear of building 11205 SL
- Project 6 (Remove 3 Pine trees, install Magnolias and Hollies) side of building 11261 SL
- Project 21 (Remove 3 Pine trees, install Dogwood and Magnolia) rear of building 2053 WGL
- Project 2 (Install understory plantings, stepping stones) front of building 11217 SL
- Project 3 (Install retaining wall, install plantings) side of building 11221 SL
- Project 4 (Remove shrubs, install Crape Myrtles) front of building 11241 SL
- Project 8 (Install retaining wall) side of building 11299 SL

**2021**
- Project 10 (Hard prune, wood prune, spread chips) rear of building 11274 SL
- Project 11 (Hard prune, wood prune, spread chips) rear of building 2157 WW
- Project 16 (Hard prune, wood prune, spread chips) rear of building 2140-2198 WGL
- Project 20 (Hard prune, wood prune, spread chips) rear of building 2060 WGL
- Project 14 (Rebuild and widen swale) side of building 2139 WW
- Project 15 (Divide and replant grass) front of building 2198 WGL
- Project 12 (Replace with block wall with stone, swale repair, install Liriope) rear of building 11260 SL
- Project 19 (Remove shrubs, install understory plantings) rear of 2104 WGL

with the following stipulations:
a. that the stumps be completely removed or cut flush with the ground;
b. that a replacement tree of an appropriate size/species be installed and maintained in its place;
c. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation;
d. that upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched;
e. that the retaining wall (seat wall) be securely constructed and stepped to accommodate any change in grade;
f. that the walkway be securely constructed, flat and level and set into the natural contours of the ground;
g. that the walkway may be a maximum of 6” above grade and that the walkway have no built-in features other than steps;
h. that all landscape material be natural in color, and red mulch or white stones are not used;
i. that no invasive plant species be installed in accordance with the Virginia Department of Conservation and Recreation invasive plant list;
j. that all vegetation be installed and maintained as proposed; and
k. that no trees be removed without Design Review Board approval.

The Design Review Board (DRB) notes that this deadline supersedes the six months/eighteen-month timeline. If the project is not complete by this deadline, Whisperhill Cluster must apply for an additional extension.

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.

6. NTB Tire and Auto
c/o The Pence Group, Inc (11708 Bowman Green Drive, Reston, VA 20190)

The representatives were present.

DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

Approved identification signs (2, building mounted signs) to include the following
• Sign 1 (approx. 157” W x 50-1/2” H, including letter height approx. 30” H, “NTB”, acrylic, LED, internally illuminated, building mounted, face-lite channel letters, lettering color: “Sunflower Yellow”, tagline color: “Bristol Blue”)

• Sign 2 (approx. 78-1/2” W x 25-1/4” H, including letter height approx. 15”, “NTB”, acrylic, LED, internally illuminated, building mounted, face-lite channel letters, lettering color: “Sunflower Yellow”, tagline color: “Bristol Blue”)

on front and right-side locations as indicated on submitted elevation drawing with the stipulation that it be mounted directly on the building face with no visible raceway or transformer.

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.

7. 10711 Oldfield Drive
Neil & Dawn Corey

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved addition (elevated sunroom, approx. 27’ H x 24’ W x 20’ D, pressure treated wood) to include elevated deck (approx. 17’ L x 20’ D, pressure treated wood) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Sunroom (trim, Azek, vinyl wrap, color: white)
- Panels (Eze-Breeze, vinyl glaze panel, horizontal slider, color: white)
- Deck (boards, fascia, support beams, left to weather naturally)
- Railings (sunroom/deck/stairs, pressure treated wood, flat rail cap, either left to weather naturally or Azek, vinyl wrap, color white and simple vertical balusters, black metal)
- Stairs (pressure treated wood)
- Door (Eze-Breeze, vinyl, no grids, color: white)
- Roofing (to match existing)
- Chimney (approx. 4’ W x 18’ H, exterior siding to match existing house siding)
- Gutters and downspouts (aluminum, color: to match existing)

with the following stipulations:

1. that the sunroom detail match that of the house (trim, gutters and downspouts, etc.);

2. 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;
3. that all railings, including the stair railing, be the same style, material, and color 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;

4. that all exterior decorative lights match the existing house lights inn style and finish; and

5. that if deck lights are installed 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 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 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. 20’ W x 40’ L, EP Henry, Bristol Stone Smooth III, pavers, stone, random pattern, color: “Tucson”) to include seating wall (approx. 20’ L x 30” H, EP Henry, Coventry Wall III, stone, random pattern, color: “Dakota Blend”, wall cap, color: gray) and retaining wall (approx. 13’ L x 2’-6” H, EP Henry, Coventry Wall III, stone, random pattern, color: “Dakota 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;

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 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.

The motion passed unanimously.

8. 1466 North Point Village Center  
c/o Kelly Burnette (2000 Tower Oaks Blvd. 8th Fl., Rockville, MD 20852)

The representatives were present.

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

Approved identification sign (approx. 12’ W x 30” H, including letter height 19” H, “Finn Thai”, plexiglass, aluminum, LED strips, internally illuminated, building mounted, lettering color: orange, tagline color: black) on front facade as indicated on submitted elevation drawing with the following stipulations:

a. that the sign horizontally aligns with existing signs on either side;

b. that it be mounted directly on the building face with no visible raceway or transformer; and
that the raceway/transformer be painted the color of the wall surface behind it.

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.

9. 1148 Round Pebble Lane
Padma and Sima Shukla

The homeowners were present.

a. Approved addition (two-story, approx. 29’- 5” H x 33’- 11” W x 41’- 8” L) and deck (approx. 38’ L x 10’ W x 9’ H, Trex, composite, color: “Spiced Rum”) in rear elevation as indicated on submitted site plan and elevation drawings to include the following:

- Siding (HardiePlank, 8.25”, fiber cement, to match existing house siding)
- Windows (20, Andersen, Series 200, vinyl, fixed and double hung, grids, color: white)
- Doors (2, Andersen, full view, grids, color to match the existing house trim)
- Gutters and downspouts (Amerimax Home, approx. 5” gutters, 3” x 4” downspout, aluminum, color: white)
- Lights (4, Lancaster, 10” W, decorative, metal, beveled glass, 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 any change in grading may not detrimentally impact existing trees or adjacent property;
3. that no trees be removed without Design Review Board approval;
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; and
5. that if deck lights are installed 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 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 replacement roofing (Owens Corning, Oakridge Estate, architectural shingle, color: gray) with the stipulation that the entire roof be replaced at the same time with the approved material.
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 7:41 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: Hank Lynch
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
January 22, 2019

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, January 15, 2019

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

ABSENT: Bruce Ramo, Jason Beske

At its meeting of January 15, 2019, 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 January 15, 2019 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Ken Knueven, moved to approve the November 13, 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 Michael Wood and welcomed him to the board.

Anna Donato, Director of Covenants Administration, introduced the Reston Association’s newly hired RA CEO, Hank Lynch to the DRB and welcomed him to the Reston Association.

PART II - ALTERATIONS AND ADDITIONS
The representatives were present.

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

Approved modifications to the architectural elevations (Tall Oaks Development - Residential) to be completed within 60 months (August 28, 2023) as indicated on submitted elevation drawings to include the following:

Two-over-two (front elevation with further recommendations noted below)
- Twin double windows changed to a single and a triple window on fourth floor
- Double first floor window changed to a triple window
- Double second and third floor windows changed to singles and bay window slide to center
- Fourth floor twin double change to four single windows

Two-over-two (rear elevation)
- Furnace room removed
- Door location and deck moved to center of second and third floor location
- Move air-handlers for lower units to rear, ground level. Air-handler for upper units would remain on the roof-top

Two-over-two (side elevation)
- Window added to side of doghouse
- Shallow window removed from fourth floor
- Windows added to third floor
- Bay window eliminated from third floor
- Windows relocated on first floor

Front load townhomes (front elevation)
- Changed the railing to horizontal, metal finish on all units

Front load townhomes (rear elevation)
- Moved air handlers from roof to deck

Front load townhomes (side elevation)
- Removed windows on second and third floor

Rear load townhomes (front elevation)
- Moved air handlers from roof to deck
Rear load townhomes (rear elevation)
• Changed third floor window layout

Rear load townhomes (side elevation)
• Changed window layout on second floor

as proposed.

The Design Review Board (DRB) notes that the two-over-two front elevations are somewhat diminished in design quality from those previously approved, and recommends that the applicant further study third and fourth floor window groupings with the goals of a) better resolving window spacing on the third floor relative to adjacent floors; and b), introducing a greater variety of groupings on the fourth floor per the original design.

The DRB further recommends that the applicant evaluate the grille patterns for all window configurations for consistency in the two-over-twos and townhomes and submit revised elevations for approval if necessary.

The Design Review Board (DRB) notes that any changes to the previously approved plans and elevations 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. Any elevation revisions may be submitted at such time as colors and materials are submitted for final approval.

The motion passed unanimously.

2. Lakeport Cluster Association
c/o Mary Sapp, President (1961 Lakeport Way, Reston, VA 20191)

The cluster representatives were present.

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

Approved revision to cluster standards for siding in Lakeport Cluster to include the following:

a. 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:**
   • Existing finished channel-design overlapped cedar boards with horizontal orientation and a 4.75" exposure (repeat), color: Olympic “Monterey Grey” or Olympic “Beachwood”, to match homes in the same building

   **Trim:**
   • PVC, color: McCormick “Amber White” #101 or “Wheat” #108
PVC/Composite, color: McCormick “Amber White” #101 or “Wheat” #108
Wood trim, color: McCormick “Amber White” #101 or “Wheat” #108

with the following stipulations:

1. that siding and trim on all elevations 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

2. that all siding and trim be painted in conformance with the Design Review Board-approved color palette for Lakeport Cluster, Phase I buildings.

The Design Review Board notes that Phase 1 homes may not use HardiePlank because there is no HardiePlank equivalent to the existing interlocking channel cedar siding.

Phase 2 Homes (all other units)

Siding:
- Existing rough-sawn bevel-design overlapped cedar boards with horizontal orientation and a 6” exposure, color: Olympic “Monterey Grey” or Olympic “Beachwood”, to match homes in the same building
- HardiePlank, Select Cedar Mill, lap siding, 6” exposure, color: “Monterey Taupe”

Trim:
- PVC, color: McCormick “Amber White” #101 or “Wheat” #108
- PVC/Composite, color: McCormick “Amber White” #101 or “Wheat” #108
- Wood trim, color: McCormick “Amber White” #101 or “Wheat” #108
- HardieTrim, color: “Sailcloth”, in conjunction with HardiePlank siding

with the following stipulations:

1. that 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, to match existing;

2. that the inclusion or exclusion of shared party wall replacement is agreed upon with the homeowner of the adjacent property and submitted to Reston Association’s Staff when applying for HardiePlank siding/trim replacement;

3. that all HardiePlank siding replacements be submitted to Reston Association’s Staff for approval with proof of notification to all adjacent property owners with shared elements (party walls and chimneys);

4. that the surface of shared chimneys be covered with the same siding and trim material;
5. that if the adjacent neighboring home already has HardiePlank installed on a shared party wall, the remaining wall surfaces MUST be included in the new siding/trim project;

6. that siding and trim on all elevations 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

7. that all siding and trim be painted in conformance with the Design Review Board-approved color palette for Lakeport Cluster, Phase II buildings.

The DRB notes that HardiePlank Monterey Taupe is the closest matching HardiePlank color to both Monterey Grey and Beachwood. If all houses are updated with HardiePlank, they would all be the same color. **Exemption:** (Lakeport 1925, 1927, 1929, 1931 will not be impacted by this change).

The DRB further notes the definition of **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.

Additionally, “orphaned” party walls must be avoided. The intent of this revision is to ensure that if adjacent homes install HardiePlank at different times, they have the flexibility to determine when the party walls will be done, but the cedar on shared party walls must be replaced in the second project if it will result in HardiePlank on both sides of that party wall.

The motion passed unanimously.

DRB member Charlie Hoffman, seconded by DRB member Neal Roseberry, made the following motion:

b. **Disapproved revision to cluster standards** (HardiePlank siding replacement for single elevations) in Lakeport Cluster as not in conformance with the Design Guidelines for siding replacement which require that the entire structure (house) or all related elements must be resided at the same time with the same material and color.

The motion passed with the votes recorded as follows:

**AYE:** Neal Roseberry, Nick Georgas, Grace Peters, Charlie Hoffman, Michael Wood  
**NAY:** Ken Knueven, Richard Newlon

#* 3. Primrose School of Reston  
c/o Beau Athia (1309 North Village Road, Reston, VA 20194)
The representative was present, and the affected party was not.

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

a. Approved existing tot lot and fence replacement in rear locations as indicated as submitted in site plan and specification sheets to include the following:

   - Playground equipment (Series: After School, Early Preschool, Preschool, Infant, swings, basketball court and backboard goal, firetruck, primrose patch)
   - Awning (shade structures, fabric, Primrose logo, fabric color: green, logo color: tan)
   - Fence 1 (4’, Ameristar, color: black) and double gate to match, sectioned inside perimeter fence
   - Fence 2 (6’, chain link, wood posts, privacy fabric, fence color: black, post color: beige) around perimeter
   - Turf (synthetic and natural grass)
   - Concrete pad (natural, clear epoxy coating)

   as proposed.

The motion passed unanimously.

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

b. Approved existing directional and informational signs to include the following:

   - Identification (2- 14” x 14”, logo, PVC, round, 4’.4” H, mounted on either side of mailbox post, background color: “Antique White”, logo and letter color: “Tata Olive Green”)
   - Accessible Parking (approx. 1” x 1.6”, Accessible, Parking Fine with wheelchair logo, 6’. 6” H, mounted on steel channel post, background color: white, letter and logo color: blue)
   - Directional sign 3 (12” x 12”, Primrose School Campus and Building are Smoke Free, and logo, 2’ H, post mounted, background color: “Antique White”, border and text color: “Duradonic Bronze”, logo color: “Tata Olive Green”, post color: “Beige”)

in locations as indicated in submitted site plan and specification sheets due to their unobtrusive interior locations as proposed.

The motion passed unanimously.

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

c. Approved identification sign (42”, round, Primrose Schools and logo, center mounted on front facade of gable roof, above the entryway, background color: “Antique White”, letter and logo color: “Tate Olive Green”) with the stipulation that the existing decorative light be completely removed. Existing gable and trim materials shall be seamlessly repaired and finished with the removal of the existing gable louver and light. The Board notes that the approved site monument signs are lit at night and provide sufficient, more discreet property identification.

The motion passed unanimously.

4. Colvin Run Stream Valley – Wiehle South
c/o Larry Butler, RA Senior Director of Land Use and Planning (12001 Sunrise Valley Drive, Reston, VA 20191)

The representatives were present, the affected parties weren’t present.

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

Approved landscaping plan (stream restoration) and construction extension (January 22, 2020) for Colvin Run - Wiehle South as indicated on submitted plans to include the following:

- Tree removal (85 live and 36 dead)
- Addition of reinforced stream bed (crushed stone, sand, gravel, topsoil) and rock structures
- Installation of rock walls (1’ – 4’)
- Temporary construction access deck mat (14’ wide, 2” x 8” timber, non-woven filter fabric)
- Temporary mulch trails adjacent to construction path
- Installation of temporary pedestrian footbridge over culvert
- Temporary tree protection fencing (chain link)
- Installation of native trees, shrubs and herbaceous material
- Reinstallation of riprap along trail
- Repaving after construction
- Retention of existing metal bridge
- Retention of school loop trail and installation of gates for student and teacher stream access

with the stipulation that the landscaping be installed and maintained as proposed.
The motion passed unanimously.

5. Design Review Board
Resolution Edits & Improvements

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

Approved Draft amendments to the Design Review & Covenants Administration Resolution 8; Design Review Application Procedures, as amended, to incorporate the new Post-Approval Inspection process into the Resolution.

The motion passed unanimously.

PART III- DISCUSSION

Design Guidelines – Dock Boats
William Peterson, RA Watershed Specialist, provided an informational presentation on suggested changes as a result of an ongoing Lakes, Boats and Docks Working Group. He described the fundamental differences between Deck Boats and Floating Docks as outlined in the Design Guidelines for Docks and in the Lake Use & Access Resolution. He reported that the group has identified areas where the language may need to be updated and areas where they would like to develop more concise regulations and guidance to the RA members for Deck Boats. The Design Review Board suggested that the Lakes, Boats and Docks Working Group consider a Work Session with the DRB to further study and discuss the appropriate opportunities for changes.

Resolution Edits & Improvements
Anna Donato, Director of Covenants Administration discussed the need to establish a working group to discuss the new Application Checklist and corresponding requirements for the review of different application projects. A working group was established with the following DRB Members: Richard Newlon, Neal Roseberry, Nick Georgas and Charlie Hoffman.

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 9:45 pm.

“If I do not hear from you within five days I shall notify those concerned”

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

cc:
Hank Lynch
Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Cathy Baum
Reston Association Board Liaison

Anthony Champ
Reston Association Legal Counsel
January 29, 2019

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, January 22, 2019

PRESENT: Ken Knueven, Michael Wood, Richard Newlon (sub)
           RA Staff: Lisa Heath

ABSENT: None

At its meeting of January 22, 2019, 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 Michael Wood, moved to approve the January 22, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Michael Wood, moved to approve the October 23, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

DRB member Richard Newlon welcomed new DRB professional member Michael Wood to the Design Review Board.

PART III - ALTERATIONS AND ADDITIONS

D 1. 10800 Midsummer Drive
       Garrett Hoffman and Michele Nelson

The homeowners and contractor were present.
DRB member Richard Newlon, seconded by DRB member Ken Kneuven, made the following motion:

a. Approved screened porch (approx. 17’ W x 12’ L, pressure treated wood) and stairs (Trex Transcend, color: “Spiced Rum”) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Door: (approx. 36” W x 80” H, PCA Products, Model A-100, Canoe Creek, aluminum, color: white)
- Roofing: (to match existing on house)
- Trim: (1x Miratec, composite, smooth surface, color: white)
- Downspouts and gutters: (to match those of the existing house)
- Screens: (Screen Eze, vinyl, color: gray or black)

with the following stipulations:

1. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);
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 that any stairs/steps also be built to grade as required by the county code; and
3. that all wood elements be left to weather naturally or finished with a clear, colorless sealant.

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 replacement skylights (approx. 22.5” x 45.75”, Velux, dome, fixed, color: neutral) in rear location of existing house as indicated in submitted drawing with the stipulations that they be mounted parallel and perpendicular to the roof ridge, and the frames match the color of the roof.

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# 2. 2013 Chadds Ford Drive
Annie Griffiths

The homeowner and affected party were present.

DRB member Richard Newlon, seconded by DRB member Michael Wood, made the following motion:

Approved elevated deck extension (approx. total 10’ D x 20’ W, pressure treated wood, corners cut at 45 degree angle) and stairs with landing (approx. 3’ x 3’, pressure treated wood) to include gate (pressure treated wood, to match style of railing) in rear location as indicated on submitted site plan as follows:

- Railings: (approx. 3’ H, pressure treated wood, sweep space)
- Posts: (approx. 4.6’ H, pressure treated wood)
- Stain color: (Sherwin Williams, SW 3511 “Cedar Bark”)

with the following stipulations:

a. that the depth of the deck not exceed 10’ (ten feet);

b. that all railings, including stair railings, exactly match the existing railings on the rear elevated deck of 2015 Chadds Ford Drive, as indicated in submitted photos, in design, details, dimensions, and materials, with the inclusion of a sweep space, and that any stairs/steps also be built to grade as required by county code;
c. that the deck be left to weather naturally or treated with a clear, colorless sealant or stained with the approved color: Sherwin Williams, SW 3511 “Cedar Bark”;

d. that all three rear deck colors match and either be left to weather naturally, or treated with a clear, colorless sealant or stained with the approved color: Sherwin Williams, SW 3511 “Cedar Bark”; and

e. 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 DRB 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 strongly encourages the cluster board consider whether it wishes to add standards for rear elevated decks in Chadds Ford Cluster and if so, to make application to do so accordingly. Applications which conform to an approved cluster standard often may require no application or may be reviewed by staff.

The motion passed unanimously.

C. 3. Wheelwright Cluster Association
c/o Jessica Joyner, President (2205 Wheelwright Court, Reston, VA 20191)

The cluster representative was present.

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

Approved addition to cluster standard for roofing in Wheelwright Cluster as indicated in submitted photos to include the following:

- **GAF, Sovereign, 3-tab, color: “Golden Cedar” (existing)**
- **Owens Corning, 3-tab, color: “Desert Tan” (existing)**
- **Owens Corning Duration, architectural shingles, color: “Desert Tan” (addition)**
- **GAF Timberline Series, architectural shingles, color: “Shakewood” (addition)**

with the following stipulations:

a. **that 3-tab shingles and architectural shingles may be used as long as they match the DRB-approved color;** and

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

The motion passed unanimously.
The homeowner was present.

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

Approved existing chimney alteration (brick, color: earth-tone multi) in rooftop location as indicated in submitted photos due to its inconspicuous location and the weathering nature of brick chimneys, as proposed.

The motion passed unanimously.

The homeowners and affected party were present.

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

a. Approved existing ground level deck (approx. 16’ W x 22’ L x 26’ D, pressure treated wood, color: left to weather or clear, colorless sealant) to include steps (2, wood frame, slate squares, color: dark gray) and planters (3, approx. 18’ H x 2’ W x 5’ L, pressure treated wood, square timbers, color: left to weather or clear, colorless sealant) in rear location as indicated on submitted site plan as harmonious in design with existing landscaping and architecture, with the stipulation that when the existing slate steps are to be replaced, they are replaced with materials to exactly match the cluster standard for ground level decks in Waterview Cluster.

b. Approved existing walkway resurface (brick pavers, color: neutral) in front entry location as indicated in submitted photos as harmonious in design with existing landscape and architecture with the stipulation that any change in drainage patterns may not be detrimental to neighboring properties or existing vegetation.

The motion passed unanimously.

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

c. Approved existing decorative lights (3, 2- cylindrical, 1- elliptical, color: black) in front and rear locations as indicated in submitted photos with the requirement that the front and rear decorative lighting be replaced with the pre-ordered Design Review Board-approved decorative light standard for front and rear decorative lights in Waterview Cluster, which require that front decorative lights be small, white cylindrical lights by Progress Lighting (Model #P5511-16 and/or Model P5675-30) for recessed entryways, wall mounted near the door in recessed entry ways, and that the rear door decorative lights be mounted above the rear door or on the wall between patio doors on the rear elevation.
The Design Review Board requires that the front and rear decorative lights be replaced with the cluster standard decorative lighting 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 unanimously.

D 6. 2047 Durand Drive
David and Keith White

The homeowners were present.

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

Approved removal of existing deck, stairs and landing and installation of screened porch (approx. 14’ L x 16’ W, pressure treated wood) to include landing (approx. 3’ x 4’, pressure treated wood) and stairs (approx. 4, pressure treated wood) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Door: (pressure-treated wood, screened, 2 half-panel, 1-horizontal panel, color: left to weather naturally or clear or natural color stain/sealant)
- Roofing: (Landmark Pro, asphalt, architectural shingles, color: to match existing house shingles)
- Soffit: (vinyl, color: white)
- Railings: (pressure-treated wood, posts and balusters, color: left to weather naturally or clear or natural color stain/sealant)
- Rail top: (Trex Enhance, color: “Saddle”)
- Skylights: (2, approx. 2’ x 4’, Velux, deck-mounted - FS, color: dark gray)
- Gutters and downspouts: (metal, color: white, to match the existing on house)
- Lighting: (2, Home Decorators Collection, Model # DW7031BK, Outdoor LED Small Wall Light, circular, frosted glass, color: black)
- Screens: (Screen-Eze, vinyl, color: gray or black)

with the following stipulations:

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

b. that all wood elements be left to weather naturally or finished with a clear, colorless sealant, or stained/sealed a natural wood or light tan color;

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 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.

The DRB 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.

C* 7. 1342 Park Garden Lane
Donna Vitalie

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

Approved existing replacement roofing (CertainTeed, architectural shingles, color: “Black Moire”) on property as indicated in submitted photos as visually harmonious with, and a close match in color and materials to other DRB-approved roof color and materials in Windsor Park Cluster, as proposed.

The motion 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 8:10 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: Hank Lynch
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
February 12, 2019

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, February 5, 2019

PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman
RA Staff: Lisa Heath

ABSENT: None

At its meeting of February 5, 2019, 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 February 5, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the December 4, 2018 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 2214 Wakerobin Lane
Lisa Traynham

The homeowner was present and the affected party was not present.
DRB member Grace Peters, seconded by DRB member Neal Roseberry, made the following motion:

Approved existing landscape plan (tree removal and replacement) to include the following:

**Existing Removals:**
- Deciduous (6, 4-5” DBH, 2-6” DBH) in front location adjacent sidewalk
- Poplar (5” DBH) in rear location adjacent deck
- Red Maple (14” DBH) in rear location adjacent garage

**Existing Replacements:**
- Holly (4, 3-6'H, 1-7-8'H) in front left and side left yard locations
- Crepe Myrtle (7-8’ H) in front, right yard location

in front, side and rear yard locations as indicated in submitted photos and diagrams with the following stipulations:

1. **that three (3) deciduous, shade-tolerant trees of a minimum 2”-3” caliper be planted in appropriate locations for growth and canopy cover and that applicant submit tree species, size and proposed installation location to Reston Association staff for approval prior to installation; and**

2. **that all stumps from previous removals located in front and side yard locations, or viewable from any road or path in rear locations, be completely removed.**

The Design Review Board recommends that the applicant consider tree installation locations in the rear yard adjacent to the trail or the fence where understory was previously removed.

The motion passed unanimously.

2. 11414 Night Star Way
Rommie and Christine Misleh

The homeowners were present.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

Approved screened porch (approx. 16’ W x 11’ H x 15’ L, pressure treated wood) and replacement ground level deck (approx. 8.5’ W x 15’ L, Trex Select, color: “Saddle”) to include stairs (approx. 4, Trex Select, color: “Saddle”) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Door: (Anderson, 3000 Series, self-storing, storm, color: white)
- Roofing: (shingles and color to match existing on house)
- Skylights: (2, approx. 4’ x 4’, Velux, color: frame to match roof shingles)
- Railing: (Shoreline, 100 Series, vinyl, metal balusters, railing color: white, baluster color: black)
- Screens: (aluminum, color: gray or 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 (trim, gutters and downspouts, etc.);

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;

4. 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;

5. 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;

6. that all wood sections be left to weather naturally or treated with a clear colorless sealant, or painted/stained in conformance with the Design Review Board-approved color palette for Westcott Woods Cluster; and

7. that if stair lights are installed, 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.

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.

3. 11570 Lake Newport Road
David Maunder and Janice Akridge

The homeowners were not present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved screened porch (approx. 15.6’ W x 11’ H x 16’ D, pressure treated wood) and replacement elevated deck (approx. 23.6’ W x 12’ D, Trex, color: “Pebble Grey”, picture frame border, Trex, color: “Pebble Grey”) in rear location as indicated on submitted site plan and elevation drawings to include the following:

• Door: (approx. 36”, aluminum frame, screen, color: white)
• Roofing: (gable, cedar shake shingles to match existing on house)
• Trim: (PVC, color: white)
• Columns: (approx. 9, approx. 6” x 6”, pressure treated wood, PVC post wraps, color: white)
• Skylights: (2, approx. 2’ x 4’, Velux, color: frame to match roof shingles)
• Railing: (Trex Reveal, aluminum, posts, flat post caps, color: black)
• Gutters and downspout: (material and size to match existing on house, color: white)
• Lighting: (security, dual, double-headed downlight, color: white)
• Screens: (aluminum, color: black or dark gray)

with the following stipulations:
1. that the existing security lighting fixture located on mid-level fascia be removed and remounted either in an under-deck or under-eave location in conformance with the Design Guidelines;

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

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, 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;

5. 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

6. that if deck stair lighting is installed, 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.

**Design Review Board (DRB) approval is given with the understanding that the screened porch, patio and retaining wall will be constructed exactly as the submitted drawings depict with no deviations and if any deviations are proposed they must be submitted to the Design Review Board for approval.**

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.

b. Approved patio (approx. max 15’ D x 40’ L, Pennsylvania flagstone, natural cleft, dimensional random pattern, color: neutral) 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 replacement retaining wall (approx. 42” H x 12’ L, concrete block, Maryland Stone Blend on vertical surfaces, color: neutral) with the following stipulations:
1. that the wall be securely constructed;

2. that it be stepped to accommodate any change in grade; and

3. 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.

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.

4. Lakeside Cluster Association
   c/o Serena Castelda, President (1625 Greenbriar Court, Reston, VA 20190)

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

a. Approved addition to cluster standards for decorative lighting in front, rear and side locations in Lakeside Cluster, as indicated in submitted documents and photos to include the following:

**Fixture Description:**
- Acrylic or glass globe size: 8-10” (8” minimum)
- Globe finish: opaque white or clear
- Supporting fixture: square base with cylindrical top, color: black

**Fixture Location (Front and Side of House):**
- Fixtures may be placed to one side of the front door, one side of garage door, one side of side doors and/or one side of brick area in front of home
- If more than one fixture is used in the front or side, they must be the same style as each other

**Fixture Location (Rear of House):**
- Fixtures may be placed to one side of any single door or one or both sides of a sliding door in the rear of the house
- If more than one fixture is used in the rear of the house, they must be the same style as each other

**Sample Styles:**
- Progress Lighting P5636-60 Cast Wall Torch, 10”, color: black (recommended)
- Progress Lighting P5626-60 Cast Wall Torch, 8”, color: black
- Nuvo 8”, Utility Globe Wall Mount Light SF77/140
- Acclaim 120BK Builder’s Choice Collection 1-Light Wall Mount Outdoor Light Fixture, color: “Matte Black”

The Design Review Board (DRB) suggests that the cluster work with Reston Association staff to strongly direct unit owners to a particular fixture. The DRB further acknowledges and respects the format of the proposed cluster standards additions and revisions.

The motion passed unanimously.

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

b. Approved additions to cluster standards for roofing in Lakeside Cluster (CertainTeed, GAF, Owens Corning, 3-tab, architectural, color: gray or brown) as indicated in submitted documents and photos to include the following:

- All new roof replacements must use architectural shingles
- Color must be gray or brown
- The entire roof must be replaced at the same time with the same DRB-approved material and color, in conformance with the Design Guidelines for roofing
Approved sample: CertainTeed Landmark, asphalt, architectural shingles, color: “Weathered Wood” or similar

The Design Review Board suggests that the applicant add specific samples of acceptable shingles to the cluster standard.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, made the following motion:

c. Approved implementation of Reston Association Cluster Property Design Guidelines for Additions and Alterations, as indicated in submitted documents, to include the following:

• Lakeside Cluster residents must complete a Reston Association application form and obtain a cluster board officer and two adjacent neighbor signatures. Applications will be reviewed by a panel of the Design Review Board (DRB), which will apply the guidelines described in Additions/Alterations under Cluster Property Guidelines located on the Reston Association website.

The motion passed unanimously.

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

d. Approved revision to cluster standard for house numbers in Lakeside Cluster (house number style 1 - white numbers on a circular blue disc) as indicated in submitted documents to include the following:

Removals (existing)
• House number style 2 (black metal numbers above entry door)
• House number style 3 (blue numbers on a white metal plate)

Additions
• House numbers indicating the street address of homes, referred to in the 2006 State of Virginia Maintenance Code and 2006 Virginia Statewide Fire Prevention Code as “Premises Identification.”

Lakeside Cluster residents must comply with Virginia codes for maintenance and fire prevention, which state:

1. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

2. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be
Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

with the stipulation that house numbers must be a minimum of “8 H, and that house number style 1 (white numbers on a circular blue disc) remain an option as a cluster standard.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

e. Approved removal of existing cluster standards for mailboxes in Lakeside Cluster (metal, rural box, color: black) as indicated in submitted documents, and implementation of the following:

Lakeside Cluster does not provide a standard for mailboxes or door slots. Both are allowable in Lakeside Cluster. Residents should consult the U.S. Postal Service’s (USPS) website for the latest mailbox and door slot guidelines, as well as Guidelines for Cluster Housing Mailboxes on Reston Association’s website.

The DRB suggests that the cluster consider limiting the choices of mailboxes to three (3) colors or choices and if so, present those colors or choices to a DRB Panel for review.

The motion passed unanimously.

5. 11464 Orchard Lane
Michael Schaefer

The homeowner was not present and the affected party was present.

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

Deferred decision on existing landscaping plan to include the following:

- Patio: (approx. 20’ D x 24’ W, Pennsylvania flagstone, color: blue/lilac) in rear yard location
- Landing: (approx. 6’ D x 14’ W, L-shaped, Pennsylvania flagstone, color: blue, lilac) in left side yard location
- Seat wall: (approx. 16’ L x 18” H, flagstone, color: natural) in left rear patio location
- Walkway: (approx. 30” W x 42” L x 6” H, fieldstones, approx. 30” x 42” x 6” H, color: natural) on left side location
- Retaining wall: (brick, color: red) in right, rear location previously existing on original patio


The homeowner was not present and the affected party was present.

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

Deferred decision on existing landscaping plan to include the following:

- Patio: (approx. 20’ D x 24’ W, Pennsylvania flagstone, color: blue/lilac) in rear yard location
- Landing: (approx. 6’ D x 14’ W, L-shaped, Pennsylvania flagstone, color: blue, lilac) in left side yard location
- Seat wall: (approx. 16’ L x 18” H, flagstone, color: natural) in left rear patio location
- Walkway: (approx. 30” W x 42” L x 6” H, fieldstones, approx. 30” x 42” x 6” H, color: natural) on left side location
- Retaining wall: (brick, color: red) in right, rear location previously existing on original patio


to give the applicant the opportunity to be present at the Design Review Board 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 DRB Panel meeting for further review.
This application will be scheduled to the next available meeting of the DRB Red Panel once the cluster association has obtained a property line survey. Please contact your Covenants Advisor to confirm that the survey has been obtained.

The motion passed unanimously.

6. 2303 Old Trail Drive
Jimi and Katherine Rodezno Aguilar

The homeowners were present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

Approved existing privacy fence (approx. 5’-5.5’ H, pressure treated wood, board-on-board) and gates (2, board-on-board) in side and rear locations as indicated in submitted photos with the following stipulations:

a. that when the side fence sections may need major repair or replacement, that both side sections be replaced with a split-rail fence in conformance with the original DRB decision of July 10, 2018;

b. that both gates be reconfigured to reflect board-on-board design with finished side facing outward;

c. 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);

d. that the gate(s) exactly match the materials and design of the fence at the same height as the fence; and

e. that the fence and gates be left to weather naturally.

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 with votes recoded as follows:

AYE: Grace Peters, Charlie Hoffman
NAY: Neal Roseberry
ABSTAIN: None
7. 11674 Post Mills Lane
Michael and Amanda Conshafter

The homeowner and contractor were present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

a. Approved elevated screened porch (approx. 15’ W x 16’ D, pressure treated wood) to include elevated deck (approx. 12.6’ W x 7.6’ D, Trex, color: “Spiced Rum”) with landing and stairs (approx. 5’ x 5’, double staircase, pressure treated wood, treads, Trex, color: “Spiced Rum”) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Door: (approx. 36” x 80”, Andersen, 3000 Series, full-view storm door, color: “Terratone”)
- Roofing: (to match existing on house)
- Skylights: (4, approx. 30.5” x 46.5”, Velux, fixed, pan-flashed, color: gray)
- Railings: (pressure treated wood, rail caps, Trex, color: “Spiced Rum”, balusters, metal, color: black)
- Gutters and downspouts: (approx. 5.5” x 120”, Amerimax, K Style, aluminum, color: white)
- Screens: (aluminum, color: gray)
- Lighting: (Malibu, deck stair lighting, louvered, low voltage, color: black)
- Lattice/lattice gate: (wood, orthogonal, color: left to weather naturally or stained to match existing 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 wood elements be left to weather naturally or finished with a clear, colorless sealant;
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;
5. that if deck stair lights are installed, 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; and
6. that the lattice be properly framed with either trim boards or wood lattice channel pieces and finished to match the existing house.

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.

b. Approved stoop replacement (approx. 8’ W x 14’ L, General Shale, brick, herringbone pattern, mortar over concrete, color: “Red Colonial”) to include landing and steps (General Shale, brick, herringbone pattern, mortar over concrete, color: “Red Colonial”) in front entry location with the following stipulations:

1. that the walkway be securely constructed, flat and level, and set into the natural contours of the ground;

2. that the entire stoop be resurfaced with the approved materials; and

3. that any change in drainage patterns may not be detrimental to neighboring properties 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.

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.

8. 2500 Pinoak Lane
   Brent and Michelle Robinson
   
   The homeowners were present

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

   Approved carport conversion (2-car garage, approx. 24’ W x 13’ H x 22’ D) and mudroom (approx. 6’ W x 11’ H) in front location as indicated on submitted site plan and elevation drawings to include the following:

   - **Roofing:** (GAF, Timberline, architectural shingles, color: “Charcoal”)
   - **Siding:** (James Hardie, HardiePlank, 8.25” exposure, smooth fiber cement, lap siding, color: “Mountain Sage”)
   - **Pedestrian doors:** (2, approx. 36” W x 80” H, Jeld-Wen, 2 panel, 2-lite, color: white to match trim)
   - **Garage doors:** (2, approx. 9’ W x 7’ H, Clopay, 12 panel, 4-top lite, color: white to match trim)
   - **Gutters:** (approx. 6”, aluminum, color: white)
   - **Lighting:** (4, approx. 6” D x 8.5” H x 4.7” W, Portfolio Wall Lantern, square glass, color: black)

   with the following stipulations:

   a. that a landscape plan (to include foundation plantings of bushes and vegetation) to soften side and rear elevations of addition, be submitted to Reston Association staff for approval prior to installation;

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

   c. that any solid walls be finished with siding to exactly match the house siding, and all remaining elements and trim be painted to match the house trim;

   d. that the trim details be the same as those of the house; and

   e. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same style, profile and finish 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 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 Neal Roseberry, seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:32 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

c:  Hank Lynch  
   Chief Executive Officer  
   Reston Association

   Director Julie Bitzer  
   Reston Association Board Liaison

   Director Catherine Baum  
   Reston Association Board Liaison
MEMORANDUM

TO: All Members, Design Review Board
FROM: Nick Georgas, Vice Chair
SUBJECT: DRB Meeting, February 12, 2019

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: John Son

ABSENT: None

At its meeting of February 12, 2019, 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 February 12, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the January 8, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

** 1. Jose Zelaya
1575 Poplar Grove Drive

The homeowners and affected party were present.
DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:

Approved existing patio resurface (Old Town Cobble, stones, running bond pattern, color: brown) to include border (pressure treated wood, square timbers) as indicated in rear yard location with the following stipulations:

a. that the pressure treated wood threshold (approx. 2” x 6”) be installed on the downhill side of the yard (adjacent to 1577 Poplar Grove Drive), along on the edge of the gravel, and in front of the shed door;

b. that the threshold be installed higher than the surface of the patio;

c. that the new gravel be natural in color (no white rocks);

d. that there be no change to the existing patio footprint;

e. that the entire patio be resurfaced with the approved materials; and

f. that any change in drainage patterns may not be detrimental to neighboring properties or existing vegetation.

The motion passed unanimously.

2. 11428 Waterview Cluster
   Susan Holyoke Johnston

The homeowners were not present; the cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved deck railing and deck trim color (color: white) in rear, lake-side location as indicated in submitted photos with the stipulation that when the deck is repainted or if the home is sold, the railing and trim be brought into conformance with the Design Review Board-approved standards for deck colors in Waterview Cluster which require the decks, railings, and trim to be painted one color.

The motion passed unanimously.

3. 2049 Durand Drive
   Oliver King & Sarah Miller

The homeowners were present.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, made the following motion:

a. Approved screened porch (approx. 14’ W x 10’ D x 10’ H, pressure treated wood, color: white) to include deck modification (approx. 14’ W x 10’ D) in rear yard location as indicated on submitted site plan and elevation drawings to include the following:
• Door (Patio Enclosures, fiberglass screen, sliders, aluminum frame, frame color: white)
• Roofing (CertainTeed, Landmark, architectural shingles, color: “Colonial Slate”)
• Skylights (2, Patio Enclosures, approx. 3’ x 3’, tempered insulated glass)
• Screens (Patio Enclosures, fiberglass screen, aluminum frame, trim color: white)
• Deck (Trex deck boards, composite, color: “Beach Dune”) to include seating bench (pressure treated wood, vertical picket rails, color: left to weather)
• Gutters and downspouts (to match existing)

b. Approved solarium (approx. 13’ W x 10’ D x 12’ H) in rear location as indicated on submitted site plan and elevation drawings to include the following:

• Panels (Patio Enclosures, tempered insulated glass)
• Frame (Patio Enclosures, aluminum, color: white)
• Windows (Patio Enclosures, tempered glass, sliders, frame color: white)
• Screens (Patio Enclosures, fiberglass, aluminum frame, frame color: white)

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 the roof slope, trim details and shingles on the screened porch be the same as those of the house; and
4. that any solid walls be finished with siding to exactly match the house siding, and all remaining elements and trim be painted to match the house trim.

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.

4. 2516 Brenton Point Drive
Carol Darling & David Rose

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved patio door replacement (conversion from hinged French door to sliders, Andersen, approx. 8’ H x 8’-6” W, 400 Series, vinyl, sliders, no grids, color: white) to include window replacement (2, 1-conversion from double hung to picture, grids top half, approx. 5’-10 1/8” W, 1- window modification, expand existing opening from 5’-10 1/8” W to 6’-10” W, double hung, vinyl, grids top half, color: white) on rear elevation as indicated on elevation renderings with the stipulations that the new windows and doors matches the existing in frame size, profile, and color in conformance with the Design Review Board-approved standards for windows and doors in Brenton Cove Cluster.

b. Approved vents (2, 1- kitchen exhaust vent, color: to match siding, 1- fireplace direct gas vent, finish: aluminum) on rear elevation as indicated on submitted renderings and photos as harmonious with the existing architecture to minimize its visual impact with the stipulation that all exposed hardware be painted to match the surface behind it.

The motion passed unanimously.

# 5. 11510 Turnbridge Lane
Edmund Ault & D. Scott Cannon

The homeowners and affected party were present.
DRB member Bruce Ramo, seconded by DRB member Nick Georgas, made the following motion:

Approved fence (split rail) and gates (3, semi-solid, flat top) as indicated in submitted photos and diagrams in rear location as shown on submitted site plan to include the following:

- Materials (pressure treated wood, wire mesh, color: black)
- Stain color (left to weather naturally)

with the following stipulations:

a. that the proposed gate at the west side of the fence to be removed;
b. that the proposed gate at the north side of the fence be moved as close to the house as practical;
c. that it be a maximum of three rails and 48” in height;
d. 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
e. 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 access or activity, may encroach upon Reston Association property or cluster common area.

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.

6. 11620 Sourwood Lane
Brady & Deidre DeHoust

The homeowners were present.

DRB member Bruce Ramo, seconded by DRB member Nick Georgas, made the following motion:

Approved screened porch (approx. 20’ W x 20’ L x 18’ H, pressure treated wood, vinyl wrapped, color: white) in rear location as indicated on submitted site plan and elevation drawings to include the following:
• Roofing (asphalt shingles, color: to match existing home)
• Railings (Trex, composite top and bottom rail, color: “Vintage Lantern”, aluminum balusters, color: black)
• Deck boards (Trex, composite, color: “Spiced Rum”)
• Doors (Andersen, 3000 Series, full view storm door, no grids, color: white)
• Screens (Eze-Breeze, vinyl-glazed, color: transparent)
• Gutters and downspout (approx. 5”, 2” x 3” downspouts, color: to match existing home)

with the following stipulations:

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

2. 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 and that any stairs/steps also be built to grade as required by the county code; and

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

The DRB strongly suggests that the existing decorative light on rear elevation be reinstalled on the addition to maintain the harmonious design of the house.

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.

The motion passed unanimously.

7. Reston Glen Apartments
   Gates Hudson

The representative was present.

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

a. Disapproved monument sign modification (2, “Reston Glade”, to include a new logo
   “Combined Partners” logo) due to the extensive amount of information on the sign.

b. Approved monument sign modification (approx. 5” W x 2.25” H, EHO and ADA logos,
   color: black) as indicated in submitted photos as proposed.

The motion passed unanimously.

8. 11590 Greenwich Point Road
   Susan Klein & Stephen Smith

The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following
motion:

Approved screened porch (approx. 13’-4” W x 23’ D, pressure treated wood) in rear elevation
location as indicated on submitted site plan and elevation drawings to include the following:

- Screens (fiberglass, color: black)
- Railing (Trex, aluminum, vertical pickets, aluminum, color: black)
• Flange (metal, color: to match existing horizontal deck railings) to connect existing railing to approved screened porch
• Doors (Andersen, 3000 Series, storm door, full view, aluminum, no grids, color: “Brushed Nickel”)
• Roofing (to match existing)
• Gutters and downspouts (to match existing)

with the following stipulations:

a. 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 and that any stairs/steps also be built to grade as required by the county code;

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

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

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.

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 8:20 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: Hank Lynch
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
Director Catherine Baum
Reston Association Board Liaison
February 26, 2019

TO:   All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, February 19, 2019

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Grace Peters, Bruce Ramo, Charlie Hoffman, Jason Beske, Michael Wood, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer (ex-officio and non-voting), Cathy Baum (ex-officio and non-voting)
RA Staff: Anna Donato, Margo Collins, John Son

ABSENT: None

At its meeting of February 19, 2019, 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 Nick Georgas, seconded by DRB member Neal Roseberry, moved to approve the February 19, 2019 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the January 15, 2019 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

None

PART I - APPEALS

#* 1. Primrose School of Reston
c/o Beau Athia (1309 North Village Road, Reston, VA 20194)
The representative and affected party were present.

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

In consideration of the new information, the Design Review Board, upon appeal, amended the original decision of January 15, 2019, specifically:

Disapproved existing privacy fabric (black mesh, on approved chain link fence) on the perimeter fence as indicated in submitted site plan due to the inconsistency of the fence detail in the original application. The Design Review Board notes that privacy slats, dark green or black in color, woven into chain link fence, are more appropriate for residential settings.

The Design Review Board requires that the solid black privacy fabric be removed and either dark green or black fabric slats be installed in conformance with the above stipulations within thirty (30) days. After this date, RA staff will inspect the property to check for compliance.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Ken Knueven, Grace Peters, Bruce Ramo, Charlie Hoffman, Jason Beske, Michael Wood
NAY: Nick Georgas

The owner and the affected parties (cluster) were present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

In consideration of misapplied Design Guidelines/Cluster Standards, the Design Review Board, upon appeal, upheld its decision of January 22, 2019, specifically:

Approved existing replacement roofing (CertainTeed, architectural shingles, color: “Black Moire”) on property as indicated in submitted photos as visually harmonious with, and a close match in color and materials to other DRB-approved roof colors and materials in Windsor Park Cluster, as proposed.

The motion passed with the votes recorded as follows:

AYE: Grace Peters, Bruce Ramo, Charlie Hoffman, Jason Beske
NAY: Neal Roseberry, Nick Georgas
ABSTAIN: Richard Newlon., Ken Knueven, Michael Wood

PART II - ALTERATIONS AND ADDITIONS

1. Lake Thoreau Spillway, RA Section 80
The student representatives were present, and the affected parties were not.

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

Approved artwork (sculpture, “Fitting Inside the Box”, various sizes, interlocking rectangular (cubed) prisms, wood, frosted strata glass panels, metal pole mounts, cube color: black/white glow, interior color: varied gradient color) and approved 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 “In-Concept” Only as purposed.

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

- Evaluate the connections of the tilted boxes to ensure they will be secure
- Consider a larger informational sign describing the sculpture that would be easier to read located along the pathway. The DRB notes that any sign over 12” x 12” would require approval and should be included for final approval if desired
- Evaluate the connectivity of the “little” cube with the entire sculpture, with consideration of the community view from all angles

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

The motion passed unanimously

2. Beacon Hill I Cluster Association
c/o Carol Ann Cannizarro, President (2034 Beacon Place, Reston, VA 20191)

The cluster representatives were present.

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

Approved landscaping plan (phased three-year plan) as indicated on submitted site plans to include the following:

Phase I (Tree Removal-Winter 2019, Replacements-Spring 2019)
- Tree removal/location 1: 10 Leyland Cypress, Twin Branches behind 2001 and 2003 Beacon Place
- Tree removal/location 2: 2 Leyland Cypress, Twin Branches beside 2031 Beacon Place
• Tree removal/location 3: 8 Leyland Cypress, corner of Twin Branches and Audubon Shores on the side of 2045 Beacon Place
• Replacement trees/vegetation in quantities and species listed in submitted plan

**Phase II (Tree Removal-Winter 2020, Replacements-Spring 2020)**
• Tree removal/location 4: 15 Leyland Cypress, Twin Branches behind 2005 and 2007
• Tree removal/location 5: 2 Leyland Cypress, between 2000 and 2001 Beacon Place
• Replacement trees/vegetation in quantities and species listed in submitted plan for location 4

**Phase III (Tree Removal-Winter 2021, Replacements-Spring 2021)**
• Tree removal/location 6: 12 Leyland Cypress, Twin Branches behind 2009, 2011 and 2013 Beacon Place
• Tree removal/location 7: 4 Leyland Cypress, beside 2046 Beacon Place
• Replacement trees/vegetation in quantities and species listed in submitted plan for location 6

with the following stipulations:

a. that the detailed replanting plan for location 5 (between 2000 and 2001 Beacon Place) and location 7 (beside 2046 Beacon Place) be submitted for final approval to a DRB Panel, prior to the implementation of these projects;

b. that the applicant consider additional tree diversity and diminish the use of the Arborvitae, especially along Twin Branches, and submit to Staff prior to implementation;

c. that the stumps be completely removed;

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 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.

The motion passed unanimously.

**PART III - DISCUSSION**

*Michael Faraday East (11111 Sunset Hills Road)*
The representatives gave an informational presentation on the development of the property located at 11111 Sunset Hills Road.
The project will include a 7 story multi-family building and townhouses which will mirror the townhouses and courtyards of the Michael Faraday West project. In addition, it would include an extension of the open space at the southeast corner of the Michael Faraday site to create a “more extensive and coordinated park” on the southern portion of the properties.

Design Guidelines: Telecommunications
Anna Donato, Director of Covenants Administration, recapped recent changes to fast track a zoning amendment in Fairfax County relating to facilities designed to enhance 5G wireless telecommunication infrastructure capacity. The objective is to enhance the capability of the network to accommodate more simultaneous usage in high demand areas such as Northern Virginia.

The DRB established a working group to evaluate the draft changes and recommend changes to the Design Guidelines for Satellite Dishes and Antennas. Richard Newlon, Neal Roseberry, Charlie Hoffman and Bruce Ramo will meet in the next two weeks and report back recommended changes at the next full board meeting.

For more information:
- ATTEND A PUBLIC MEETING ON FEBRUARY 26, 2019 (will begin at 8:00 PM after zMOD presentation on Agricultural and Commercial Uses)
- TUESDAY, FEBRUARY 26, 2019 - 7:00 PM
  FAIRFAX COUNTY GOVERNMENT CENTER - ROOMS 4 & 5
  12000 Government Center Parkway, Fairfax, Virginia 22035
  Watch the Facebook Live event on the Fairfax County Zoning Facebook Page
- Zoning Ordinance Amendment, please visit:
  https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/wireless-telecommunications-infrastructure

PART IV- CLOSE OF MEETING

DRB member Nick Georgas, seconded by DRB member Jason Beske moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:53 pm.

Richard Newlon, Chair
cc: Hank Lynch  
Chief Executive Officer  
Reston Association  

Jared Wilcox  
Chair  
Reston Planning and Zoning Committee  

Director Julie Bitzer  
Reston Association Board Liaison  

Director Cathy Baum  
Reston Association Board Liaison  

Anthony Champ  
Reston Association Legal Counsel
March 5, 2019

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, February 26, 2019

PRESENT: Ken Knueven, Jason Beske, Michael Wood
RA Staff: Lisa Heath

ABSENT: None

At its meeting of February 26, 2019, 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 Michael Wood, seconded by DRB member Jason Beske, moved to approve the February 26, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Michael Wood, seconded by DRB member Jason Beske, moved to approve the January 22, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None.

PART III - ALTERATIONS AND ADDITIONS

1. 12011 Lake Newport Road
   Charles and Traci Woodward

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

Approved fence (approx. 5’ H x 262 LF, picket) and gates (2, picket) in rear location as shown on submitted site plan to include the following:

- Material: (pressure treated wood, post caps, vinyl, color: black)
- Stain color: (left to weather naturally or clear, colorless sealant)

with the following stipulations:

a. that the fence be left to weather naturally or stained with a clear, colorless sealant;

b. that it be a maximum of 5’ high;

c. that the pickets have either simple points or be cut flat and straight;

d. that the fence be installed with the finished side out;

e. that it be installed with all vertical elements straight and plumb, and horizontal elements sloped to follow grade; and

f. that any gates be single gates, not double, and match the design and height of the fence (flat and level on top with the pickets cut flat and square OR rounded on top, with the pickets cut to the shape of the curve).

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.

2. 2224 Glencourse Lane
David M. Johnson

The homeowner was present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved replacement roofing (GAF, Timberline, architectural shingles, color: “Pewter Gray”) with the stipulation that the entire roof be replaced at the same time with the approved material.

The Design Review Board urges the cluster board to consider whether it wishes to confirm architectural shingles as a cluster standard and add the shingle color GAF “Pewter Gray” to the Glencourse Cluster standards for roofing 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 with the votes recorded as follows:

AYE: Ken Knueven, Jason Beske
NAY: Michael Wood

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

The cluster representative was not present.

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

Deferred decision on revisions to cluster standard for exterior color for decks in Timberview Cluster to include the following:

**Existing Standards**

- Left to weather
- Cabot Semi-Solid Deck Stain, color: “Bark Mulch”
- Stained a clear, colorless sealant
- Stained to match house siding
- Trex, color “Saddle”
- McCormick #101, color: “Amber White” for railings and risers
- Fiberon, Mission style, color: “Almond” (existing and discontinued)

**Revisions:**

- Cabot Stain, color: “Bark Mulch” (existing)
- Stained a clear, colorless sealant (existing)
- Stained to match house siding (existing)
- Trex, color “Saddle” (existing)
- Rustoleum Deck Coat, color “Russet” (addition)
- Deck Helmut color: “Walnut” (addition)
- McCormick #101, color: “Amber White” for handrails and spindles only (revision)

**Remove:**

- Left to weather option
- Amber White for stair risers
- Fiberon, Mission style, color: “Almond” (discontinued)

with the following stipulations:

a. that unit owners must bring their deck color into compliance upon the sale of their property or if it is noted during an annual inspection; and
b. that the entire deck come into conformance with approved exterior color and material at the same time.

to allow the applicant the opportunity to clarify the removal of color type “left to weather” as an option for the revised Timberview Cluster standards.

Please restudy and resubmit.

The motion passed unanimously.

4. Turnbridge Cluster
c/o Scott McDonald, President (11514 Turnbridge Lane, Reston, VA 20194)

The cluster representatives were present.

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

Approved addition to cluster standard for exterior colors for decks in Turnbridge Cluster to include the following:

- Left to weather (existing)
- Cabot Semi-Solid Deck & Siding Stain, color: “Oak Brown” (existing)
- Sikkens, Cetol DEK Finish, color: “Cedar” #077 (existing)
- Behr Exterior Wood Finish, color: “Cedar Natural Tone” (existing)
- Behr Exterior Semi-Transparent Wood Stain, color: “Cedar Natural Tone” #DP-533 (existing)
- Behr Semi-Transparent Stain, color: “Pewter” ST-131 (addition)

as proposed.

The motion passed unanimously.

5. 11446 Waterview Cluster
Brooke Marvin and Sonja Nijs

The homeowners and affected party were present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved existing exterior color (color: white, for balcony and deck fascia and posts) in rear location as indicated in submitted photos with the stipulation that the property be brought into conformance with the Design Review Board-approved color palette for decks in Waterview Cluster, which require that perimeter wood fascia must be constructed of smooth sawn cedar and painted to match the house trim color, the next time that the rear fascia, posts and structural elements are substantially painted, or the property is sold.

The motion passed unanimously.
6. 11062 Thrush Ridge Drive
    Katalin Vaughan

The homeowner was present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved solar panels (13, approx. 43” x 65”, total array approx. 16.3’ x 10.8’, Solaria, 2’ setback, IronRidge roof mounting system, flush, southern orientation, color: black) in front upper and lower roof locations, to include microinverter (approx. 212mm W x 175mm H x 30.2mm D, Enphase Microinverter, color: black) with the stipulation that the solar panels lay flat on the roof line, and that the panels, hardware and microinverters be completely removed when no longer in use, to include the seamless repaired of the roof and rear siding.

The motion passed with the votes recorded as follows:

AYE: Ken Knueven, Jason Beske
NAY: Michael Wood

7. 2420 Pony Lane
    Paul Letteri

The homeowners were present.

DRB member Michael Wood, seconded by DRB member Jason Beske, made the following motion:

Approved pedestrian door replacement (Wincore, fiberglass, half-panel, half-arch lite, Camelia decorative glass, wrought iron caming, color: black) to include sidelites (2, Wincore, full-view, Camelia decorative glass, wrought iron caming, color: black) in front entryway location as indicated in submitted elevations and photos, as proposed.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Jason Beske, seconded by DRB member Michael Wood, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:59 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:  Hank Lynch  
    Chief Executive Officer  
    Reston Association  

    Director Julie Bitzer  
    Reston Association Board Liaison  

    Director Catherine Baum  
    Reston Association Board Liaison
MEMORANDUM

TO: All Members, Design Review Board

FROM: Neal Roseberry, Vice Chair

SUBJECT: DRB Meeting, March 5, 2019

PRESENT: Neal Roseberry, Grace Peters, Charlie Hoffman
RA Staff: John Son

ABSENT: None

At its meeting of March 5, 2019, 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 March 5, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Charlie Hoffman, moved to approve the February 5, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. NTB Tire & Service Center
   Paul Fashingbauer

   The representatives were not present.

   DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:
Approved exterior colors to include the following:

- Sherwin-Williams, “Cream” custom manual match, for entrance tower, upper cornice, rear sides of the entrance tower parapets, steel support brackets and lower quarter of all elevations
- Sherwin-Williams, “Frank Blue” 6967, for the narrow stripe located below upper cornice of entrance tower and above lower quarter of all elevations (existing)

as indicated in submitted photos and diagrams with the stipulation that all elements be painted at the same time with the approved color.

The Design Review Board (DRB) notes that the proposed “Cream” color is similar to the beige color that conforms to the previous decision for exterior colors and is currently applied throughout the Home Depot convenience center.

The motion passed unanimously.

2. 10904 Wilder Point Lane
Ted & Erica Stoecker

The homeowners were present.

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

a. Approved elevated addition (one-story, approx. 17.6’ W x 12’ D) and screened porch (approx. 14.5 W x 10’ D) to include the removal of the old elevated deck (Pressure treated wood) on rear elevation as indicated on submitted site plan and elevation drawings to include the following:

- Siding (James Hardie, HardiePlank, composite, color: “Heathered Moss”)
- Windows (4, Andersen, 400 series, vinyl wrapped, wood, casement and picture, with transom, no grids, color: white)
- Addition doors (2, Andersen, 400 series, vinyl, wood, sliders, grids, color: white)
- Roofing (CertainTeed, asphalt shingles, color: “Colonial Slate”) to include roof cricket
- Skylights (4, Velux, fixed, aluminum, fixed, low profile, color: black)
- Lights (1-sconce light, match existing, 1-relocation of existing sconce light)
- Screens (custom, fiberglass, color: black)
- Gutters (to match existing)

with the following stipulations:

1. that the engineering be reviewed to eliminate the knee bracing or documentation from Fairfax County be submitted to Staff indicating the bracing requirement;
2. that they 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 roof slope, trim details and shingles be the same as those of the house;

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

5. 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.

b. Approved elevated deck (approx. 14’-11.2” W x 10’ D) and screened porch, (approx. 14’- 11” W x 10’ D, under deck) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Material (TimberTech, composite deck boards, color: “Sapele”)
- Railings (Timbertech, composite top rail, color: “Sapele”, pressure treated wood posts, horizontal cables, cable finish: stainless steel, post color: SuperDeck Log “Riverwood”)
- Roofing (CertainTeed, asphalt shingles, color: “Colonial Slate”) on screened porch to include roof cricket
- Underdeck weather-guard (Trex, Rainscape, color: brown)
- Screened porch door (The Combination Door Company, 58-B, wood, lower-half grids, color: SuperDeck Log “Riverwood”)
- Screens (custom, fiberglass, color: black)

with the following stipulations:

1. that the engineering be reviewed to eliminate the knee bracing or documentation from Fairfax County be submitted to Staff indicating the bracing requirement;

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

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

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

5. that the color of the guard panels, gutter and downspout blend with the color of the element to which they are attached;

6. that the gutter and downspout be installed along the house-side of the support structure;

7. that the guard panel be sloped a maximum overall drop of 6” to provide positive drainage;

8. that all edges of the guard panel be seamlessly installed within the frame structure or behind a fascia board to conceal them from view; and
9. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those the same as those of the existing house in conformance with the Design Guidelines.

The Design Review Board notes any added fascia board must be included in the approved design and may not be added at the time of installation with approval.

c. Approved landscape plan in rear location indicated on submitted site plan to include the following:

- Patio (approx. 25'-2 ¼” W x 10’ D, flagstone pavers, random pattern)
- Retaining wall (approx. 25’-2 ¼” W x 10’ D x 1’–8 ½” H, brick veneer)

with the following stipulations:

1. that the patio be securely constructed, flat and level and set into the natural contours of the ground;
2. that the patio have no built-in features other than steps;
3. that the retaining wall be securely constructed;
4. that it be stepped to accommodate any change in grade;
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.

d. Approved window replacements (2, Andersen, 400 series, vinyl, double hung, no grids, color: white) to include window conversion (1, conversion from French doors to French doors with side-lites, approx. 7’- 10 ½” W x 6’- 7 ½”, Andersen, 400 series, color: white) on mid-level rear elevation as indicated on elevation drawing with the following stipulations:

1. 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
2. that the new windows exactly match the existing in overall dimensions, color, width, and profile of the frames and trim and have no muntins to match the existing, in conformance with the Design Guidelines for windows.

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.

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.

3. 12007 Whip Road
Dennis & June Ferrara

The homeowners were present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved tree removal (2, 1-Red Oak, 35” DBH, 1-Red Oak, 45” DBH) in side yard location as indicated on submitted site plan and photo due to the potential endangerment of people or property with the following stipulations:
a. that the stumps be completely removed or grounded flush to the ground; and

b. that a replacement tree of an appropriate size (minimum of 2.5” caliper) and species (deciduous tree) be installed and maintained in a suitable location.

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. 11910 Escalante Court
Alex & Karen Chishlom

The representative was present.

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

Deferred existing roof replacement (GAF, Timberline, architectural shingles, color: “Barkwood”) to give the applicant the opportunity to request the cluster submit an application to update the cluster standards to include architectural shingles. If no response is received from the cluster board within thirty (30) days, staff may approve the applicant as a close match to other roofs in the cluster.

The Design Review Board is reluctant to approve an item which contravenes an existing cluster standard that state roof shingles are to be 3-tab.

The motion passed unanimously.

5. 2400 Sweetbay Lane
Scott Anderson

The homeowners were present.

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

Approved fence (6’ H, board-on-board, left to weather naturally) to include gate (board-on-board, flat top, style, color and height to match fence) as indicated in submitted site plan “In Concept Only”

For final approval, please submit the following:

- Landscaping plan to include supplemental vegetation (shrubs and evergreens) to soften the fence’s appearance especially on the side elevation to include existing vegetation locations of trees along the fence line on the berm

Please restudy and resubmit for review on the April 2, 2019 Panel agenda. Please note, agendas are limited, and early submission is suggested to avoid a delay in review of the application.
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. 11416 Running Cedar Lane
Stephen & Rosemarie Whitlock

The homeowners were present.

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

Disapproved existing skylights (2, approx. 27” W x 52” L x 27” H, raised) in rear addition roof location as indicated in submitted photos as not in conformance with the Design Guidelines that state the size of the skylight should be in appropriate proportion to the area, arranged and located to relate with the architectural elements of the house and they be low profile (preferably flush with the roof).

The Design Review Board requires that the raised skylights in the rear addition be replaced with a skylight design that is low profile (preferably flush with the roof) in conformance with the above stipulations within thirty (30) days. After this date, enforcement action will continue if the skylights are not in compliance. This deadline supersedes the six month/eighteen-month timeline listed below. Please note: any fees remain the responsibility of the owner and have not been waived.

The motion passed unanimously.

7. 11443 Waterview Cluster
Lynne Namerow

The homeowner and affected party were present.

DRB member Charlie Hoffman, seconded by DRB member Grace Peters, made the following motion:

a. Approved replacement roofing (Englert, metal, color: “Dove Grey”) with the stipulation that the entire roof be replaced at the same time with the approved material and color.

b. Disapproved gutters and downspouts (6” gutter, aluminum, external gutter system, color: to match cluster standard) to include gutter guards (Bulldog, color: to match cluster standard) as indicated on submitted plan as not in conformance with the Design Review Board-approved cluster standard for gutters/downspouts which state that the gutters/downspouts be internal and flat-mounted in design in conformance with the cluster standards for Waterview Cluster.

In the alternative, the Design Review Board (DRB) would approve a gutter and downspout system (internal design) to match the cluster standard 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 painted to conform to cluster standards; and

3. that all gutters and downspouts be replaced with the approved material in conformance with the Waterview Cluster standard for gutters and downspouts.

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

The motion passed with the votes recorded as follows:

AYE: Charlie Hoffman and Grace Peters
NAY: None
ABSTAIN: Neal Roseberry

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 8:23 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: Hank Lynch
   Chief Executive Officer
   Reston Association

   Director Julie Bitzer
   Reston Association Board Liaison

   Director Catherine Baum
   Reston Association Board Liaison
March 19, 2019

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, March 12, 2019

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

ABSENT: Bruce Ramo

At its meeting of March 12, 2019, 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 Nick Georgas, moved to approve the March 12, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, moved to approve the February 12, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. Timberview Cluster
c/o Sarah Helander (TWC Association Mgmt., 397 Herndon Pkwy., #100, Herndon, VA 20170)

The representative was present.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:
Approved revisions to cluster standards for exterior color for decks in Timberview Cluster to include the following:

**Revisions:**

- Cabot Stain, color: “Bark Mulch” (existing)
- Clear, colorless sealant (existing)
- Stained to match house siding (existing)
- Trex, color: “Saddle” (existing)
- Rustoleum Deck Coat, color: “Russet” (addition)
- Deck Helmut color: “Walnut” (addition)
- McCormick #101, color: “Amber White” for handrails and spindles only (revision)

**Removals:**

- Left to weather option
- McCormick #101, color: “Amber White” for railings and stair risers only
- Fiberon, Mission style, color: “Almond” (discontinued)

with the following stipulations:

a. that unit owners must bring their deck color into conformance with the approved color palette upon the sale of their property or if it is noted during an annual inspection; and

b. that the entire deck be brought into conformance with approved exterior color and material at the same time.

The motion passed unanimously.

2. 12010 Aintree Lane

Irene Schiffman

The homeowner was not present.

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

a. Approved existing addition (approx. 700 sq. ft. total, approx. 18’ x 19’ on two levels) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Siding (color: Olympic, “Monterey Gray”)
- Windows (approx. 7, double-hung, slider and fixed, no grids, color: brown)
- Doors (approx. 4, 3- 2-pane slider, glass, color: brown, 1- pedestrian, solid, color: Olympic, “Monterey Gray”)
- Roofing (shingle type and color a match to existing roofing)
- Gutters (size and material a match to existing, color: white)

as harmonious in configuration and design with existing architecture.
b. Approved existing pedestrian door replacement (1/4 quarter top lite, color: gray, sidelight-full view, trim color: white) in front entry location as indicated in submitted elevations and photos, as harmonious in color and style to existing architecture.

c. Approved existing exterior colors to include the following:

• Color: white, for trim

as harmonious with existing house siding color.

d. Approved existing security lights (approx. 6, double-headed, downward directed, color: black, gray and white) in multiple locations as indicated in submitted photos with the stipulation that they remain directed downwards in conformance with the Design Guidelines for floodlights mounted through the wall and/or under the eaves.

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

e. Approved existing tree removal (3) in multiple locations on property as indicated on submitted site plan and photos, due to trees being too large for the space and pruning would not have been effective.

The motion passed unanimously.

3. 2016 Homer Terrace
Mark and Jennifer Kelton

The homeowner was present.

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

a. Approved portico addition (approx. 14’ H x 5’ L x 7’ D x 8’ W) to include dormers (2-approx. 4’ H x 9’ D) and porch extension (approx. 8’ L x 10’ W) in front location as indicated on submitted site plan and elevation drawings to include the following:

• Siding (James Hardie, HardiPlank, lap siding, color: “Gray Slate”)
• Trim (PVC, color: to match existing on house)
• Windows (2, Thompson Creek, double-hung, vinyl, grids, color: white)
• Roofing (shingle and color to match existing)
• Columns (4, approx. 8” x 8”, pressure treated wood, color: stone veneer base, color: tan, base cap, approx. 18” x 18” x 1.5”, bluestone color: natural)
• Stairs (approx. 3, stone veneer risers, color: natural, flagstone treads, color: to match existing)
• Lights (approx. 7 total, 4- approx. 11.5” H Motion Sensor Outdoor Wall Light, rectangular, frosted glass, color: black, 1- approx. 15” H, Quoizel Stonington, Outdoor Hanging Light, rectangular, gridded, waterfall glass, color: black, 2-approx. 6” Pivoting Recessed Downlight, 14-watt LED, color: white)
• Gutters and downspouts (size, material and color to match existing)

with the following stipulations:

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

4. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines;

5. that the porch extension be installed flat and level following the contours of the ground;

6. that there be no built-in features other than steps;

7. that any change in grading may not detrimentally impact adjacent property; and

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

b. Approved sunroom (approx. 18’ L x 13’ D) to include deck/landing (approx. 3’ x 4’), stoop (approx. 3’ x 5’, pressure treated wood) and stairs (approx. 3 total) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Siding (James Hardie, HardiPlank, lap siding, color: “Gray Slate”)
- Windows (approx. 11, Thompson Creek, 5- approx. 80” x 36”, double-hung, vinyl, grids, color: white, 4-fixed, approx. 80” x 24”, vinyl, grids, color: white, 2-awning, grids, color: white)
- Doors (approx. 2, Thompson Creek, French doors, grids, color: white)
- Material (Trex decking, color: “Pebble Gray”)
- Railings (approx. 36” H, pressure treated wood)
- Roofing (shingles and color to match existing)
- Gutters and Downspouts (materials and color to match existing)
- Foundation (brick, color: to match existing)
- Skylights (approx. 6, approx. 16” x 36”, Velux, fixed, frame color: to match roofing)
- Lights (approx. 3, approx. 11.5” H Motion Sensor Outdoor Wall Light, rectangular, frosted glass, 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 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;

3. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines;
4. that all 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;

5. 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; and

6. 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.

c. Approved replacement siding (James Hardie, HardiPlank, lap siding, color: “Gray Slate”) and trim (PVC, color: white) 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.

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.

4. 11312 Woodbrook Lane
Susan Olinger and Dan Kole

The homeowners were present.

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

Approved solar panels (20- maximum dimension approx. 62” H x 42” W, Prospect Solar, Invisimount, front roof location) to include the following:

- Monitoring box (approx. 13” x 8” x 4”, Sunpower Monitoring System, Residential PVC5x, color: silver/gray, mounted right-side wall adjacent bay window)
- Utility meter (OpenWay, Centron meter, color: silver, mounted right-side wall adjacent bay window)
- Solar panel accumulation box (Homeline Load Centers, steel, side-hinged, finish: gray baked enamel, mounted right-side wall adjacent bay window)

with the following stipulations:

a. that all utility and monitoring boxes and meters be wall-mounted between the adjacent the right-side bay window located on the right-side elevation of the property at a maximum height of 6’;

b. that all cables, wires and conduits 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;

c. that vegetation be installed and maintain to conceal the boxes and meters; and

d. that the solar panels, hardware, boxes, meters and cables be completely removed when no longer in use and the roof and rear siding be seamlessly repaired.

The motion passed unanimously.

5. 2457 Freetown Drive
Joe Arnold

The homeowner and his representative were present.
DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved landscape plan to include the following:

   **Reston Association (RA) common property tree installations (11 total):**
   
   - White Oak (3, 1.5-2” DBH caliper size)
   - Red Oak (2, 1.5-2” DBH caliper size)
   - Red Maple (3, 1.5-2” DBH caliper size)
   - Black Gum (3, 1.5-2” DBH caliper size)

   **2457 Freedom Drive property landscape plan:**
   
   - Install path (2, approx. 2’ W, gravel) on both sides of driveway from garage to street
   - Install sidewalk (4’ W, concrete, color: to match existing driveway) from driveway to existing patio/deck stairway
   - Install underground drainage pipe system (rainwater pipe) extending from back yard location to front curb
   - Tag dead trees and trees less than 4” DBH in multiple yard locations
   - Remove ground cover/moss, replace with grass seed/sod in multiple locations
   - Remove existing stumps in multiple locations
   - Regrade areas adjacent patio and side yard
   - Remove invasive bamboo in yard
   - Vegetation in quantities and species listed in submitted plan in multiple locations as indicated on submitted site plan with the following stipulations:

   1. that all tagged trees (dead and less than 4” DBH) be removed only after consultation and agreement with Reston Association (RA) Staff and RA Environmental Resource Manager;

   2. that all gravel used in both paths adjacent driveway be of natural color and of reasonable size;

   3. that the walkway be installed flat and level following the contours of the ground;

   4. that the walkway may be a maximum of 6” above grade;

   5. that there be no built-in features other than steps;

   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; and

   9. 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.

b. Approved pedestrian door replacement (approx. 36” W x 80” H, MAI Doors, Mid Century, Modern Mahogany Door, vertical lite, full-view sidelite, color: stained or painted to match existing house scheme) in front entry location as indicated in submitted photos, as proposed.

c. Approved existing replacement roofing (GAF, Royal Sovereign, asphalt shingles, color: “Charcoal”) on property as indicated in submitted photos, as harmonious in color with the existing exterior house color.

The Design Review Board requires that the landscape plan, front pedestrian door installation and roofing as described above be completed in conformance with the above stipulations by September 30, 2019. 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.

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 7:34 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: Hank Lynch
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
March 26, 2019

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, March 19, 2019

PRESENT: Richard Newlon, Neal Roseberry, Grace Peters, Bruce Ramo, Charlie Hoffman, Jason Beske, Michael Wood, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer, Cathy Baum (ex-officio and non-voting)
RA Staff: Anna Donato, Margo Collins, Lisa Heath

ABSENT: Ken Knueven, Nick Georgas

At its meeting of March 19, 2019, 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 Neal Roseberry, seconded by DRB member Charlie Hoffman, moved to approve the March 19, 2019 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Grace Peters, seconded by DRB member Neal Roseberry, moved to approve the February 19, 2019 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

None

PART II - ALTERATIONS AND ADDITIONS

# 1. Lake Anne Fellowship Square
c/o Lynn J. Strobel (Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd, Suite 1300,
DRB member Grace Peters seconded by DRB member Jason Beske made the following motion:

a. Approved comprehensive lighting plan (Land Unit E at Lake Anne, Phase I multi-family building) as indicated in elevations and renderings to include the following:

- Building mounted lights: (14, sconces, approx. 21.75” H x 7.25” W x 4.75” D, Oxygen lighting, 3-713-222 LEDA, 3000K, finish: “Oiled Bronze”) in front, entries and terrace locations
- Security light: (1, approx. 17” W x 8.5” H x 10.1875” D, Lithonia Lighting, WST-LED 300K, finish: “Bronze”) above loading dock doors
- Ceiling mounted lights: (17, approx. 11.75” W x 3.3125” D, finish: to match canopy finish) under front canopy location and right-side entry
- Ballard lights: (11, approx. 40” H x 8” W, Lithonia Lighting, KBR* LED, 3000K, finish: “Dark Bronze”) front entry drop off and pick up drive aisle location
- Pole lights: (12, approx. 15’-0” Option 2, RAB Lighting, ALED2T50, 3000K, single head, finish: “Bronze”) road and pedestrian pathway locations

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.

b. Approved comprehensive signage plan (Land Unit E at Lake Anne, Phase I multi-family building) as indicated in elevations and renderings to include the following:

- Identification sign 1: (1-approx. 3’-2” H x 5’-0” W, double-sided, LAKE ANNE HOUSE & TOWNHOUSES, cattail logo, mounted on wood posts, wood embossed lettering, sign color: “Navajo Beige”, border colors: “Khaki Brown and Sail Cloth”, post color: “Khaki Brown”) to include spot-light (2, shielded, finish to match bronze finishes on building) located on both sides of the sign, at front entryway location
- Directional sign 1: (1-approx. 3’-2” H x 5’-0” W, double-sided, RESIDENTIAL PARKING DELIVERIES, mounted on wood posts, wood embossed lettering, sign color: “Navajo Beige”, border colors: “Khaki Brown and Sail Cloth”, post color: “Khaki Brown”) loading zone location
- Identification sign 2: (1-, approx. 12” H, LAKE ANNE HOUSE, stand up letters, mounted on front entry canopy, letter color: “Bronze”)
- Informational sign 1: (1- approx. 24” W x 30” H, maximum height of 6’, RESERVED PARKING, handicapped logo and arrow, mounted on 4” x 4” post, sign color: white, letter color: green, logo color: blue and white)
- Informational sign 2: (1-, approx. 24” W x 30” H, maximum height of 6’, SPEED LIMIT 25, mounted on 4” x 4” post, sign color: white, letter color: black)
• Informational sign 3: (1-approx. 24” W x 30”H, maximum height of 6’, VISITOR PARKING ONLY, with arrow, sign color: white, letter color: green)

• Temporary signs: (1-4’ H x 4’ W, Bozzuto logo, CONSTRUCTION ENTRANCE w/arrow, RESIDENT & GUEST PARKING w/arrow, approx., mounted on 4” x 4” posts, sign color: white, letter color: black, logo color: green) front entryway location

with the following stipulations:

1. that the under-canopy lights not protrude beneath the canopy, be a simple recessed fixture that will minimize the glare and soften the entryway appearance;

2. that the applicant considers architectural fixture options for the parking area pole lights, to include slim profile poles;

3. that the finish on all lights be consistent (dark bronze) to blend with other architectural elements on the building and site; and

4. that the font for the signs be consistent in size and style, specifically the lower case “n” if desired on all signs.

The Design Review Board (DRB) strongly urges the applicant to consider reducing and eliminating any unnecessary lights, especially the building mounted sconces, visible from North Shore Drive.

The Design Review Board (DRB) reminds the applicant that all light fixtures should be a maximum of 3000k. The 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 notes that the phasing and constructions schedule for Phase I to completed approx. December 2021.

The motion passed unanimously.

PART II - DISCUSSION

Fairfax County: Sunrise Valley Drive (Non-PRC)

Fairfax County representatives gave an informational presentation on the Sunrise Valley Drive Walkway (WB - Hitchcock Drive to Colts Brook Drive). The project is located within ¼ mile of the Herndon/Monroe Metrorail Station and site construction is anticipated to begin Spring 2021.

The current design includes approx. 950’ L x 6’ W asphalt walkway with 8’ buffer, ADA compliant curb ramps, loading pad for existing bus stop and 12 tree removals.

The DRB expressed their continued support and asked that the county minimize the tree loss as much as possible especially along the natural area.

Reston Comprehensive Outdoor Lighting Plan (PLWG)
The Pedestrian Lighting Working Group (PLWG) provided an update on their plan for the development of general lighting guidelines for Reston, in anticipation of increased foot and bicycle traffic to and from the Metro corridor in the coming years.

The scope of the PLWG’s plan has expanded to include roadway bicycling corridors along with the RA paths, as well as the development of a broad-based lighting guidelines for Reston. This plan was adopted from the Model Lighting Ordinance (MLO) and reconfigured for Reston-specific zones based upon land uses and existing conditions within the Reston community. The MLO is a result of efforts by the International Dark Sky Association (IDA) and the Illumination Engineering Society (IES) developed in 2011.

The DRB established a working group, comprised of Richard Newlon, Neal Roseberry, Nick Georgas and Michael Wood, to meet with the PLWG to further finetune these guidelines, recommendations and lighting zones for future development and DRB Design Guideline approval.

**Design Guidelines: Telecommunications**

A working group of the DRB was established to review recent changes to fast track a zoning amendment in Fairfax County relating to facilities designed to enhance 5G wireless telecommunication infrastructure capacity. The county objective is to enhance the capability of the network to accommodate more simultaneous usage in high demand areas such as Northern Virginia.

Chair Richard Newlon recapped the working groups efforts to evaluate the draft changes and make recommendations to the board. As a result of their meeting, Richard Newlon, Neal Roseberry, Charlie Hoffman and Bruce Ramo requested additional action as follows:

- Expert legal advice in evaluating the DRB’s authority and rights for covenanted property
- Additional research on other communities and their direction
- Clarification of the satellite and transformer equipment with pole mounting options (style, color, location and size)
- RA letter in response to Fairfax County by the RA BOD

The group identified that more information is needed in order to determine if new Design Guidelines should be established or edits should be made to the existing Design Guidelines for Satellites and Antennas.

**Design Review Board: Term Expirations**

DRB Chair Richard Newlon discussed the DRB member term expiration dates and requested that Staff and the RA Board of Directors return to the month of March as the annual term expiration date. Term expirations were designed so that each March, the RA BOD would review and appoint two professionals and one lay member. Every effort should be made to recognize the expiration terms early enough to recruit for replacements for March appointments.

**Design Review Board: Grace Peters**

DRB Chair Richard Newlon, expressed the Design Review Board’s gratitude to Grace Peters whose DRB term ends on March 31, 2019. The Design Review Board members acknowledged
PART III - CLOSE OF MEETING

DRB member Neal Roseberry, seconded by DRB member Bruce Ramo moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:05 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:  Hank Lynch
     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
April 1, 2019

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, March 26, 2019

PRESENT: Ken Knueven, Jason Beske, Michael Wood
RA Staff: John Son

ABSENT: None

At its meeting of March 26, 2019, 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 Michael Wood, seconded by DRB member Jason Beske, moved to approve the March 26, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Michael Wood, seconded by DRB member Jason Beske, moved to approve the February 26, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None.

PART III - ALTERATIONS AND ADDITIONS

1. 1325 North Village Road
c/o Hank Lynch, CEO (Reston Association, 12001 Sunrise Valley Dr., Suite 100, Reston, VA 20191)

The representative was present.
DRB member Michael Wood, seconded by DRB member Jason Beske, made the following motion:

Approved site lighting (18, 26’ H, LSI, Court Blade- XARL, shoebox style, direct forward shielding, 8- single fixtures, 8- twin fixtures, 2- quad fixtures, LED, 528 watts, neutral white 4000K, 70 CRI, aluminum pole, color: black) in locations as indicated on submitted site plan 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.

2. 2494 Freetown Drive
William G. Boule

The homeowners were present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved solar panels (38- maximum dimension approx. 65.7” L x 39.4” W x 1.57” H, Q.Antum, sleek mounted, front roof and garage locations) to include inverter boxes (2, 1- approx. 26.8” H x 15.8” W x 8.5” D, Solar City, Solivia 7.6 TL, mounted on the rear elevation, 1- approx. 19.5 H x 15.8 W x 8.5 D, Solar City, Solivia 5.2 TL, mounted adjacent to air conditioning unit) as indicated in submitted plans with the following stipulations:

a. that the color of the solar panel frames blends with the color of the roof;

b. that the inverter box be wall-mounted adjacent to the air conditioning unit located on the right-side elevation of the property at a maximum height of 6’; and

c. 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.

The motion passed with the votes recorded as follows:

AYE: Ken Knueven, Jason Beske
NAY: Michael Wood
ABSTAIN: None

3. 1703 Greenbriar Circle
Diana & Alexander Lee

The homeowners were present.

DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:
a. Approved replacement roofing (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) on property with the stipulation that the entire roof be replaced at the same time with the approved material.

b. Approved gutters and downspouts (Rainpro, 6” gutters, 3” x 4” downspouts, aluminum, to match existing or 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.

c. Approved solar panels (32- maximum dimension approx. 65” L x 39.4” W x 1.57” H, Sil Fab, SLA-M 310, sleek mounted, rear roof location on house) to include inverter box (approx. 26.8” H x 15.8” W x 8.5” D, Solar Edge, SE1000H, installed inside the garage) as indicated in submitted photos with the stipulation that the solar panels, hardware and inverter box be completely removed when no longer in use and the roof be seamlessly repaired.

d. Disapproved replacement siding (CertainTeed, Mainstreet, 8”, vinyl, woodgrain, clapboard, color: white) on front and rear dormer locations as indicated in submitted photos. The Design Review Board notes the proposed siding material would not be compatible in appearance for the small areas on these dormers.

In the alternative, the Design Review Board (DRB) approved siding replacement (fiber cement, similar to HardiePlank siding, color: white) as a compatible material for this application and with the surrounding architecture, with the stipulation that all siding and the trim on four dormers 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 motion passed unanimously.

4. Chatham Colony Cluster
c/o Raymond Johnson, President (P.O. Box 5214, Herndon, VA 20172)

The representatives were present.

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

Approved utility box (electric car charging station, 8.5” L x 7.25” W x 5.25” H, pressure treated wood post, 4” x 6” and 2’ H, color: left to weather) to include protective posts (2, metal, 4” D x 2’ H, color: gray) in front curb location indicated on submitted site plan and photos with the following stipulations:
a. that the charging station be completely removed when the property is sold if no longer needed;

b. that the wiring be buried, and the area of disturbance restored to its natural condition;

c. that the charger and conduit be located completely on the cluster common property;

d. that all wiring and conduit be installed below grade; and

e. that all wiring at the outlet be run inside the post/wall or firmly attached in straight vertical and/or horizontal lines and painted the color of the element to which it is attached.

The motion passed unanimously.

5. 11296 Spyglass Cove Lane
   Peter & Cara Schultz

The homeowners were present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

a. Approved screened porch (approx. 10’ D x 28’ L x 5.9’ H that just seems tiny?) and stairs (approx. 8 risers) to include removal of old deck material and installation of new deck materials (approx. 14’ D x 14’ W x 5.9’ H) in rear yard location indicated on submitted site plan and elevation drawings to include the following:

   • Deck materials (Trex, Transcend, composite, color: “Vintage Lantern”)
   • Railings (Trex, composite top and bottom rail, color: “Vintage Lantern”)
   • Stairs (pressure treated wood frame, Trex railing, composite, color: “Vintage Lantern”)
   • Doors (2, PCA, A-110, full view, aluminum, screen, no grids, color: “Dark Bronze”)
   • Roofing (CertainTeed, architectural shingles, color: “Burnt Sienna”) to match existing roof
   • Skylights (3, Velux, approx. 2’ x 4’, aluminum, low profile, color: “Oiled Bronze”)
   • Screens (EX Screens, aluminum, color: black)
   • Gutters and downspouts (to match existing)
   • Lights (1- sconce, Forte Lighting, 1773-01-28, honey glass panels, 100 W, color: “Rust”) in rear addition, adjacent to the screen door

with the following stipulations:

1. that the screened porch detail match that of the house (trim, gutters and downspouts, etc.);
2. 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 and that any stairs/steps also be built to grade as required by the county code;

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

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

5. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those the same as those of the existing house in conformance with the Design Guidelines.

b. Disapproved security light (2, security flood lights, Halo, FT1850L, double head, LED, 5000K, color: black) in rear location due to the potential adverse impact of its glare on neighboring properties and upon pedestrian and vehicular traffic on walkways and streets.

In the alternative, the Design Review Board (DRB) would approve a light (1- sconce, Forte Lighting, 1773-01-28, honey glass panels, 100 W, color: “Rust”) that would alleviate the adverse impact of the proposed security light.

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 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.

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. Wheelwright Cluster
c/o Kristina Myers, Vice President (2226 Wheelwright Court, Reston, VA 20191)

The representatives were present.

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

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

• Area 1, located right adjacent property at 2215 Wheelwright Court
• Area 2, located between 2231 Wheelwright Court and the playground
• Area 3, located left adjacent property at 2249 Wheelwright Court

with the following stipulations:

a. that the rock swales be constructed with blue stones as an anchor and install wash stones on top to conceal the blue stone;

b. that the damaged downspout extensions, adjacent to building 2231 Wheelwright Court, be seamlessly repaired and buried or concealed by vegetation; 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.

7. King Charles Common Cluster
c/o Cynthia Kister (11512 Pine Court, Reston, VA 20191)

The representatives were present.

DRB member Michael Wood, seconded by DRB member Jason Beske, made the following motion:

Approved revision to cluster standard to include the following:

**Trim**

- McCormick, “Amber White” #101
- McCormick, “Wheat” #108

*Existing color palette until January 1, 2025*

- McCormick, “Antietam” #446
- McCormick, “Putty Hill” #442
- McCormick, “Yellow Pearl” #451
- McCormick, “Wheat” #108
- McCormick, “Annapolis Grey” #228
- McCormick, “Amber White” #101

**Shutters/Front Doors/Storm Doors**

- McCormick, “Gunston Hall” #445
- McCormick, “Grey Flannel” #471
- McCormick, “Foxhall Green” #202
- McCormick, “Smokey Pewter” #470
- McCormick, “Old Colonial Red” #225
- McCormick, “Black” #200

*Existing color palette until January 1, 2025*

- McCormick, “Grey Flannel” #471
- McCormick, “Old Colonial Red” #225
- McCormick, “McKinney Stone” #475
- McCormick, “Pinewood” #474
- McCormick, “Potomac” #235
- McCormick, “Harpers Ferry” #441
- McCormick, “Colonial White” #118

The use of existing color palette is prohibited for ALL new projects. Homeowners must use the updated color palette for all new exterior paint.

with the following stipulations:

a. that homeowners choose any combination of one neutral trim color with one accent color for shutters and front doors (not to be the same color as the neutral color);
b. that shutters and front doors must match;
c. that storm doors match either the front door color (preferred) or the trim color; and
d. that the color palette prohibits two adjacent houses having the same accent color unless an adjacent house is an end unit having no shutters facing the street. In that instance, the front door may use the same color as the adjacent house.

The Design Review Board notes that the McCormick colors are used for purposes of the standard. If another brand is used, the colors must be a very close match.

**Roofing (3-Tab or HD/architectural)**

- CertainTeed, “Golden Tan”
- CertainTeed, “Timber Blend”
- CertainTeed, “Bronzed Brown”
- CertainTeed, “Cedar Brown”
- CertainTeed, “Pewter Gray”
- CertainTeed, “Slate Gray”
- CertainTeed, “Antique Olive”
- CertainTeed, “Weathered Wood”

with the stipulation that the color of the replacement shingles should closely match what currently exists on the house regardless of shingle manufacturer chosen.

**Decks (pressure treated pine or composite)**

- Left to weather
- Clear colorless sealant
- Trex, Select, color: “Woodland Brown” or “Saddle” or similar stain color
- Fiberon, Good Life, colors: “Cabin” or “Tuscan Villa” or similar stain color
- TimberTech, Azek, colors; “Kona” or “Brownstone” or similar stain color

with the following stipulations:

a. that the floor and the top rail must match and if another manufacturer is used, the color must closely match the approved composite colors; and

b. that DRB approval must be obtained for any deck expansions or major deviations from the approved material and colors listed above.

The Design Review Board (DRB) notes that all homes must be in conformance with the revised palette by January 1, 2025, or when the siding, chimney surrounds, doors, shutters, or storm doors, are replaced or repainted, or prior to listing a home for sale, whichever event comes first.

The motion passed unanimously.

8. 1605 Greenbriar Court
Patricia Daley
The homeowners were present.

DRB member Michael Wood, seconded by DRB member Jason Beske, made the following motion:

a. Approved landscape plan to include the following:
   - **Patio** (approx. 24’ W x 14’ D, Nicolock, pavers, color: “Slate Gray”)
   - **Steps** (approx. 3’ W x 22’ L, Nicolock, pavers and stone steps, color: “Slate Gray”)
   - **Retaining wall** (approx. 24’ W x 18” H, block wall, stone, color: natural)
   - **Seating area** (approx. 9’ W x 6’ D, landscape stones)

   in rear locations indicated on submitted site plan with the following stipulations:

   1. that the steps and patio be securely constructed, flat and level and set into the natural contours of the ground;
   2. that the steps and patio may be a maximum of 6” above grade;
   3. that the steps and patio have no built-in features other than steps;
   4. that the retaining wall be securely constructed;
   5. that the retaining wall be 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;
   8. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation; and
   9. that no trees be removed without Design Review Board approval.

b. Approved dock (approx. 6’ W x 8’ L, pressure treated wood, no railings, no posts) and shoreline stabilization (biologs, gabion stone, vegetation) shoreline location as indicated in submitted site plan “In Concept Only”.

**For final approval**, please submit the following:

- Detailed cross-section drawing to include the biologs, gabion stone, and vegetation quantities and locations
- Mounting detail for dock

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 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.

9. Sunset Hills Montessori
c/o Anthony Bashorun (11180 Ridge Heights Road, Reston, VA 20191)

The representative was present.

DRB member Michael Wood, seconded by DRB member Jason Beske, made the following motion:

Approved replacement sign (approx. 72” L x 26” H, including letter height 5.25” H, “SUNSET HILLS MONTESSORI SCHOOL”, school logo, DHU composite material, mounted on existing 4” x 4” wood posts, color: white, letter color: white, background color: blue, border color: white) adjacent to South Lakes Drive as indicated on submitted photos and diagram with the stipulation that appropriate landscaping be installed and maintained to soften the appearance of the sign and visually integrate the sign into its surroundings.

The applicant is reminded that if external lighting is desired, it will require an additional approval from the Design Review Board.

The motion passed unanimously.

PART IV - CLOSE OF MEETING

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

The motion passed unanimously.

The meeting adjourned at 8:05 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: Hank Lynch
    Chief Executive Officer
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison

    Director Catherine Baum
    Reston Association Board Liaison
April 9, 2019

TO: All Members, Design Review Board
FROM: Neal Roseberry, Vice Chair
SUBJECT: DRB Meeting, April 4, 2019

PRESENT: Neal Roseberry, Charlie Hoffman, Richard Newlon (sub)
RA Staff: Lisa Heath

ABSENT: None

At its meeting of April 2, 2019, 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 Richard Newlon, seconded by DRB member Charlie Hoffman, moved to approve the April 2, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, moved to approve the March 5, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 11246 Handlebar Road
Katie and Kevin Wirt

The homeowners were present.
DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved replacement siding and trim to include the following:
   - Siding 1: (Monogram CertainTeed, board and batten, vinyl, approx. 7” exposure, color: “Midnight Blue”) on majority of 4 elevations
   - Siding 2: (Quest Mastic, Straight-Edge, Round Split Shakes, vinyl, approx. 7” exposure, color: “Silver Grey”) on triangular location above garage
   - Siding 3: (Quest Mastic, Double Dutch, lap vinyl, approx. 4.5” exposure, color: “Silver Grey”) on two triangular locations above front right elevation
   - Trim capping: (PVC-coated aluminum, color: white) on all rake boards, fascia, frieze, corner posts, garage and porch column locations

   as indicated in submitted photos with the stipulation that all siding and the trim be replaced at the same time with the approved material.

b. Approved pedestrian door replacement (approx. 66” x 80”, Pacific Entries, Mahogany Wood Wall Series, Reed-Stained, horizontal 5-lite, approx. 12” sidelites, color: “Mahogany”) in front entry location as indicated in submitted photos, as proposed.

c. Approved garage door replacement (approx. 16’ x 7’, Clopay, Classic Collection, R-Value Intellicore Insulated, color: white) in front location as indicated in submitted elevations and photo, as proposed.

d. Approved gutters and downspouts (approx. 6”, aluminum, color: white) on property 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.

e. Approved window replacements (11, Simonton Reflections, 5500 Series, 5-double-hung, 6-slider, vinyl, no grids, color: white) on all elevations with the following stipulations:

   1. that the new windows match the existing in overall dimensions and configuration;

   2. that the new windows match the existing in the profile of the frames; and

   3. that the new windows have no muntins and mullions (grids) to match the existing, in conformance with the Design Guidelines.
Approved driveway extension (approx. maximum width 25’ W, asphalt, color: black) in front location as submitted on site plan with the following stipulations:

1. that the maximum width not exceed the distance from the right-side walkway column to the left side existing driveway edge where the driveway meets garage and column;

2. that the paving material be the same as that of the existing driveway, seamlessly installed, including its color;

3. that it be securely constructed; and

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

The motion passed unanimously.

2. 2400 Sweetbay Lane
Scott Anderson

The homeowner was present.

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

a. Approved privacy fence (approx. 6’ H, pressure treated wood, board-on-board, left to weather naturally) and gate (1, board-on-board, flat top, style, color and height to match fence) in rear and side locations as indicated in submitted photos with the following stipulations:

1. 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);

2. that the gate(s) exactly match the materials and design of the fence at the same height as the fence; and

3. that the fence and gates be left to weather naturally.

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.

b. Approved supplemental landscape plan (shrubs and evergreens) to include the following:
Vegetation in quantities and species listed in submitted plan in multiple locations as indicated on submitted site plan with the following stipulations:

1. **that Leyland Cypress not be used, and in its place American Hollies be installed;**

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;

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 Design Review Board (DRB) encourages the applicant to consider the variety of vegetation when working to enhance softening the appearance of the fence.

The motion passed unanimously.

3. **1384 Park Garden Lane**  
Joanne Becker

The homeowner was present.

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

Approved existing roof replacement (GAF, asphalt, 3-tab, color: “Weathered Gray”) as a close match to the Design Review Board-approved color palette for roofs in Devonshire Cluster, with the stipulations that this decision does not serve as a precedent and when the roof needs to be replaced, it be replaced in conformance with the DRB-approved color palette for roofs in Devonshire Cluster.

The motion passed unanimously.

4. **2139 Colts Neck Court**  
Kassim and Amena Rahman

The homeowner’s representative was present.

DRB member Charlie Hoffman, seconded by DRB member Richard Newlon, made the following motion:
Approved screened porch (approx. 14’ L x 13.4’ W x 9’ H, pressure treated wood) and ground level deck (approx. 24’ L x 13.4’ W, pressure treated wood, left to weather naturally) to include stairs (approx. 2) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Door: (pressure treated wood, color: left to weather naturally)
- Roofing: (shingles and color to match existing on house)
- Screens: (aluminum, color: gray or black)
- Gutters and downspouts: (size and color to match existing)

with the following stipulations:

1. that the screen porch be built with a minimum 18” W clearance between the existing fence and porch wall in the left-side location;

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

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, 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;

5. 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;

6. that all wood sections be left to weather naturally or treated with a clear colorless sealant, or painted/stained in conformance with the Design Review Board-approved color palette for Fairgreen Cluster; and

7. that if stair lights are installed, 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 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. 11020 Ring Road
Sterling Wheeler

The homeowner was not present.

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

a. Approved existing replacement siding (horizontal, aluminum, color: gray) in front garage and front right-side locations as indicated in submitted photos as harmonious in color with the existing siding with the stipulation that if the side elevations siding be replaced, they be replaced with an exact match to the front elevation siding.

b. Approved existing retaining wall (approx. 9” W X 20” H, composite, rectangular block, color: gray) in rear location as indicated in submitted photos as natural and not modular in design and construction, as proposed.

c. Disapproved existing security lights (2, double-headed, color: white) in rear locations as indicated in submitted photos as not in conformance with the Design Guidelines for security lights which do not permit such lights to be used in place of an entry light or other decorative light fixture.

The Design Review Board requires that the security lights must be replaced with decorative fixtures that closely match the existing decorative light pictured in the side
elevation location as submitted 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 typical six month/eighteen month timeline.

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.

6. 2500 Wood Fern Court  
c/o Shahbaz Custom Home Builders (17181 Bold Venture Dr., Leesburg, VA 20176)

The homeowner’s representative was present.

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

a. Approved existing addition modification (approx. 38’ L x 5’ W, bump-out) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Siding (vinyl, color: tan)
- Windows (3, casement, with grids, color: brown)
- Doors (5, 2-pane sliders, with grids, color: brown)
- Roofing (color: dark brown)
- Gutters (color: a close match to existing)

with the following stipulations:

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

2. 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 lights be redirected.

b. Approved existing ground level deck railing (pressure-treated wood, 2” pickets, color: to match existing deck stain) in all perimeter deck locations except the stair entryway in rear location as indicated in submitted photos with the following stipulations:

1. that all railings are built as depicted and exactly as shown in the Design Guidelines for railings for single family homes;

2. that all 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:

3. 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; and
4. 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.

c. Approved existing tree removals (4, deciduous) in multiple rear locations as indicated on submitted site plan and photos with the stipulation that the stumps be completely removed if visible from a public pathway or street, unless they are located in an established wooded area, or completely removed or cut flush with the ground if not visible from a public pathway or street, unless they are located in an established wooded area, in conformance with the Design Guidelines for tree removal.

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.

PART IV - CLOSE OF MEETING

DRB member Charlie Hoffman, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:40 pm.

Neal Roseberry, Vice Chair

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

cc: Hank Lynch
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board Liaison
April 23, 2019

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, April 16, 2019

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Charlie Hoffman, Michael Wood, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer, Aaron Webb (ex-officio and non-voting), Reston Association Board President: Cathy Baum (ex-officio and non-voting), RA Staff: Anna Donato, Margo Collins, John Son

ABSENT: Bruce Ramo, Jason Beske

At its meeting of April 16, 2019, 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 Neal Roseberry, moved to approve the April 16, 2019 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Michael Wood, moved to approve the March 19, 2019 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

None

PART II - ALTERATIONS AND ADDITIONS

* 1. 1701 Bracknell Drive/Wendy’s Restaurant
DRB member Ken Knueven seconded by DRB member Richard Newlon made the following motion, as amended:

a. Approved existing façade modifications (Wendy’s, one-story restaurant, with drive thru) on property as indicated in submitted site plans and renderings to include the following:

- Blade walls: (Alpolic, composite accents, color: 4mm Red ACM or similar)
- Parapet caps: (Eastern Metal Supply of NC, aluminum, finish: “Brushed Silver”)
- Soffit trim: (Eastern Metal Supply of NC, horizontal aluminum, finish: “Brushed Silver”)
- Metal siding: (Tubelite, pre-finished corrugated metal accents, color: “Bronze”)
- Pay window canopy: (approx. 4’ W x 8’ D, aluminum and metal, 2- NLDBD-65 Series, 2-6” recessed can lights, finish color: “Classic Bronze”) rear elevation
- Light band: (Tetra MAX, LED lighting system, color: white) located under the parapet cap on all elevations
- Recessed lights: (approx. 14, 6”, recessed can lights, finish color: “Classic Brown”) mounted in existing location under the soffit on all elevations

with the following stipulations:

1. that the light band be replaced with a similar lighting system with a maximum of 3200 K color temperature; and
2. that the bulbs be replaced in all the recessed lighting locations, to match the approved color temperature of 3200 K.

The Design Review Board (DRB) reserves the right to inspect the lighting after installation to determine whether additional shields or diffusers are required on the North side of the building 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/diffusers be installed.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Ken Knueven, Charlie Hoffman, Michael Wood
NAY: Nick Georgas
ABSTAIN: None

DRB member Michael Wood seconded by DRB member Nick Georgas made the following motion, as amended:

b. Approved comprehensive signage plan (2- Identification, 2-Informational) as indicated in submitted drawings and renderings to include the following:
• Identification sign 1: (National Sign System, “Wendy’s” and cameo, approx. 3’ H x 10’-8 ½” L, flush mount acrylic channel letters and cameo, internally illuminated LED, building mounted, letter color: white, cameo colors: brown/blue/flesh/red/dark red/white) right-side elevation

• Identification sign 2: (National Sign System, “Wendy’s” and cameo, approx. 3’ H x 10’-8 ½” L, flush mount acrylic channel letters and cameo, internally illuminated LED, building mounted, letter color: white, cameo colors: brown/blue/flesh/red/dark red/white) on front elevation

• Informational sign 1: (“Thank You” and cameo, approx. 3’-6” H x 7” W, building mounted, panel color: “Dark Bronze”, letter color: white, cameo colors: brown/blue/flesh/red/dark red/white) adjacent drive-thru location

• Clearance bar (“CLEARANCE 9’”, bar color: red, letter color: white) at drive-thru location

with the following stipulations:

1. there be no visible raceway or transformer; and

2. 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.

# 2. 12000 North Shore Drive/ Tall Oaks Development Co. LLC/Stanley Martin Companies, LLC c/o Carla Pezullo, President, North Virginia Division (14200 Park Meadow Drive, Suite 100N, Chantilly, VA 20151)

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

a. Approved revision to the architectural elevations, materials and colors (Tall Oaks Development – Residential, condominium multi-family building, two-over-twos, front and rear loading townhomes) as indicated on submitted elevation drawings to include the following:

**Condominium multi-family building A & B**

- Doors: (Therma-Tru, fiberglass door, full view, painted color: “Dark Brown”)
- Windows: (Ply Gem, Series 1500, vinyl, casement, color: “Dark Bronze”) or similar
- Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
- Brick siding: (colors: “Nottingham Tudor” w/ “Roanoke Straw” mortar, “Old Mill Brick” w/ “Roanoke Straw” mortar, Pre-cast C-3) or similar
• Fiber cement siding: (HardiePlank, horizontal, colors: “Aged Pewter” and “Pearl Gray”) or similar
• Copings, canopy & gutters: (Ply Gem, aluminum, 5”, over-sized downspouts color: “Musket Brown”) or similar
• Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
• Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
• Panels/Trim: (HardieTrim, primed, color: “Aged Pewter”) or similar
• Garage doors: (Wayne Dalton, model 600, rolling mesh, finish: stainless steel) or similar, right-side elevation
• Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations
• Foundation: (stamped concrete or CMU, natural finish) or similar, right-side and rear elevations of building A, left-side elevation of building B *See stipulation below

Two-over-two building (C)
• Doors: (Therma-Tru, fiberglass, paneled, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
• Windows: (Ply Gem, Series 1500, vinyl, single-hung, color: “Dark Bronze”) or similar
• Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
• Brick siding: (colors: “Nottingham Tudor” w/ “Almond” mortar, “Old Mill Brick” w/ “Roanoke Straw” mortar, “Pre-cast C-3” for front and rear elevations) or similar,
• Fiber cement siding: (HardiePlank, horizontal, colors: “Iron Gray”/ “Chestnut Brown” for front elevation, colors: “Pearl Gray”/ “Cobble Stone” for rear elevation, “Pearl Gray” for right and left side elevations) or similar
• Fiber cement siding: (HardiePlank, vertical, colors: “Cobble Stone” for front elevation, “Pearl Gray”/ “Cobble Stone” for rear elevation, “Pearl Gray”/ “Cobble Stone” for right and left side elevations) or similar
• Copings, canopy & scuppers: (Ply-Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar
• Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
• Dog houses: (HardiePlank, color: “Aged Pewter”) on roof-top terrace locations, or similar
• Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
• Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation
• Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

Two-over-two building (D)
- Doors: (Therma-Tru, fiberglass, paneled, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
- Windows: (Ply Gem, Series 1500, vinyl, single-hung, color: “Dark Bronze”) or similar
- Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
- Brick siding: (colors: “Nottingham Tudor” w/ “Almond” mortar, “Old Mill Brick” w/ “Roanoke Straw” mortar for front and rear elevations, “Nottingham Tudor” for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, horizontal, colors: *“Chestnut Brown”/“Iron Gray” for front and rear elevation, colors: “Pearl Gray”/“Cobble Stone” for rear elevation, “Cobble Stone” for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, vertical, colors: “Deep Ocean” “Cobble Stone” for front elevation, “Pearl Gray”/“Cobble Stone” for rear elevation, “Ocean Blue”/“Cobble Stone” for right and left side elevations) or similar
- Copings, canopy & scuppers: (Ply-Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar
- Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
- Dog houses: (HardiePlank, color: “Aged Pewter”) on roof-top terrace locations, or similar
- Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
- Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation
- Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

**Two-over-two building (E)**

- Doors: (Therma-Tru, fiberglass, paneled, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
- Windows: (Ply Gem, Series 1500, vinyl, single-hung, color: “Dark Bronze”) or similar
- Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
- Brick siding: (colors: “Nottingham Tudor” w/ “Almond” mortar, “Old Mill Brick” w/ “Roanoke Straw” mortar for front and rear elevations) or similar
- Fiber cement siding: (HardiePlank, horizontal, colors: “Iron Gray”/*“Chestnut Brown” for front elevation, colors: “Pearl Gray”/“Cobble Stone” for rear elevation, “Pearl Gray” for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, vertical, colors: “Cobble Stone” for front elevation, “Pearl Gray”/“Cobble Stone” for rear elevation, “Pearl Gray”/“Cobble Stone” for right and left side elevations) or similar
- Copings, canopy & scuppers: (Ply-Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar
- Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
- Dog houses: (HardiePlank, color: “Aged Pewter”) on roof-top terrace locations, or similar
- Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
- Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation
- Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

**Two-over-two building (L)**
- Doors: (Thera-Tru, fiberglass, paneled, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
- Windows: (Ply Gem, Series 1500, vinyl, single-hung, color: “Dark Bronze”) or similar
- Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
- Brick siding: (colors: “Nottingham Tudor” w/ “Almond” mortar, “Old Mill Brick” w/ “Roanoke Straw” mortar for front and rear elevations, “Nottingham Tudor” for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, horizontal, colors: *“Chestnut Brown”/“Iron Gray” for front and rear elevation, colors: “Pearl Gray”/“Cobble Stone” for rear elevation, “Cobble Stone” for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, vertical, colors: “Deep Ocean” for front elevation, “Pearl Gray”/“Cobble Stone” for rear elevation, “Ocean Blue”/“Cobble Stone” for right and left side elevations) or similar
- Copings, canopy & scuppers: (Ply Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar
- Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
- Dog houses: (HardiePlank, color: “Aged Pewter”) on roof top terrace locations, or similar
- Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
- Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation
- Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze) adjacent door locations on front and rear elevations

**Front load townhomes (F)**
- Doors: (Thera-Tru, fiberglass door, full view, with side lite, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
- Windows: (Ply Gem, Series 1500, vinyl, single-hung, single top vertical grid pattern on front and side elevations, color: “Dark Bronze”) or similar
• Roofing: ( CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
• Brick siding: (colors: “Dutch Chocolate” w/ “Roanoke Straw” mortar, “Blue Ridge Regent” w/ “Roanoke Gray” mortar, “Nottingham Tudor” w/ “Roanoke Straw” mortar “Old Mill Brick” w/ “Roanoke Straw” mortar, front and rear elevations, “Dutch Chocolate” for right and left side elevations) or similar
• Fiber cement siding: (HardiePlank, horizontal, colors: “Pearl Gray”/ “Khaki Brown” for front and rear elevation, colors: “Pear Gray”/ “Cobble Stone” for rear elevation, “Aged Pewter” for right and left side elevations) or similar
• Fiber cement siding: (HardiePlank, vertical, colors: “Deep Ocean” for front elevation, “Pearl Gray”/ “Cobble Stone” for rear elevation, “Ocean Blue”/ “Cobble Stone” for right and left side elevations) or similar
• Copings, canopy & scuppers: (Ply Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar
• Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
• Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
• Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) front elevation
• Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

**Front load townhomes (G)**
• Doors: (Therma-Tru, fiberglass door, full view w/ transom, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
• Windows: (Ply Gem, Series 1500, vinyl, single-hung, single top vertical grid pattern on front and side elevations, color: “Dark Bronze”) or similar
• Roofing: ( CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
• Brick siding: (colors: “Dutch Chocolate” w/ “Roanoke Straw” mortar, “Blue Ridge Regent” w/ “Roanoke Gray” mortar, “Nottingham Tudor” w/ “Roanoke Straw” mortar, “Old Mill Brick” w/ “Roanoke Straw” mortar for front and rear elevations, “Dutch Chocolate” for right and left side elevations) or similar
• Fiber cement siding: (HardiePlank, horizontal, colors: “Deep Ocean”/ “Pearl Gray” for front and rear elevation, colors: “Aged Pewter”/ “Cobble Stone” for rear elevation, “Pearl Gray” for right and left side elevations) or similar
• Fiber cement siding: (HardiePlank, vertical, colors: “Pearl Gray”/ “Cobble Stone” for front and rear elevations, “Cobble Stone” for right and left side elevations) or similar
• Copings, canopy & scuppers: (Ply Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar
• Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
• Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
• Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, units, color: “Brown”) front elevation

• Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

**Front load townhomes (H)**

• Doors: (Therma-Tru, fiberglass door, full view with side lite, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar

• Windows: (Ply Gem, Series 1500, vinyl, single-hung, single top vertical grid pattern on front and side elevations, color: “Dark Bronze”) or similar

• Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar

• Brick siding: (color: “Dutch Chocolate” w/ “Roanoke Straw” mortar, “Blue Ridge Regent” w/ “Roanoke Gray” mortar, “Nottingham Tudor” w/ “Roanoke Straw” mortar for front and rear elevations, “Dutch Chocolate” for right and left side elevations) or similar

• Fiber cement siding: (HardiePlank, horizontal, colors: “Pearl Gray”/ “Khaki Brown”/ “Deep Ocean” for front, colors: “Pearl Gray”/ “Cobble Stone” for rear elevation, “Cobble Stone” for right and left side elevations) or similar

• Fiber cement siding: (HardiePlank, vertical, colors: “Cobble Stone” / “Pearl Gray” for front elevation, “Cobble Stone” / “Ocean Blue” for rear elevation, “Cobble Stone” for right and left side elevations) or similar

• Copings, canopy & scuppers: (Ply Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar

• Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)

• Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar

• Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) front elevation

• Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

**Rear load townhomes (I)**

• Doors: (Therma-Tru, fiberglass door, full view w/ transom, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar

• Windows: (Ply Gem, Series 1500, vinyl, single-hung, single top vertical grid pattern on for end units, on front and side elevations, color: “Dark Bronze”) or similar

• Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar

• Brick siding: (color: “Clayton Falls” w/ “Pewter” mortar, “CBT Light Gray Velor” w/ “Roanoke Straw” mortar, “CBT Velor Buff” w/ “Bluff” mortar for front and rear elevations, “Clayton Falls” w/ “Pewter” mortar for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, vertical, colors: “Pearl Gray” / “Aged Pewter” for front elevation, “Pearl Gray” for rear elevation, “Pearl Gray” for right and left side elevations) or similar
- Copings, canopy & gutters: (Ply Gem, aluminum, 5”, over-sized down-spouts, color: “Musket Brown”) or similar
- Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
- Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
- Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation
- Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

**Rear load townhomes (J)**

- Doors: (Therma-Tru, fiberglass door, full view w/ transom, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
- Windows: (Ply Gem, Series 1500, vinyl, single-hung, single top vertical grid pattern on for end units, on front and side elevations, color: “Dark Bronze”) or similar
- Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
- Brick siding: (color: “Clayton Falls w/ “Pewter” mortar, “CBT Light Gray Velor” w/ “Roanoke Straw” mortar, “CBT Velor Buff” w/ “Bluff” mortar for front and rear elevations, “CBT Light Gray Velor” w/ “Roanoke Straw” mortar for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, vertical, colors: “Pearl Gray” / “Deep Ocean” for front elevation, “Pearl Gray” for rear elevation, “Pearl Gray” for right and left side elevations) or similar
- Copings, canopy & gutters: (Ply Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar
- Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
- Railings: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
- Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation
- Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations
**Rear load townhomes (K)**

- Doors: (Therma-Tru, fiberglass door, full view w/ transom, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
- Windows: (Ply Gem, Series 1500, vinyl, single-hung, single top vertical grid pattern on end units and two interior units, on front and side elevations, color: “Dark Bronze”) or similar
- Windows: (Ply Gem, Series 1500, ADA option modification option, flanked single hung, vinyl, color: “Dark Bronze”) or similar
- Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
- Brick siding: (color: “Clayton Falls w/ “Pewter” mortar, “CBT Light Gray Velor” w/ “Roanoke Straw” mortar, “CBT Velor Buff” w/ “Bluff” mortar for front and rear elevations, “CBT Light Gray Velor” w/ “Roanoke Straw” mortar for right and left side elevations) or similar
- Fiber cement siding: (HardiePlank, vertical, colors: “Pearl Gray” / “Deep Ocean” for front elevation, “Pearl Gray” for rear elevation, “Pearl Gray” for right and left side elevations) or similar
- Copings, canopy & gutters: (Ply Gem, aluminum, 5”, over-sized down-spouts, color: “Musket Brown”) or similar
- Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)
- Railing decks/balconies/stairs: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar
- Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation
- Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze) adjacent door locations on front and rear elevations

**Rear load townhomes (M)**

- Doors: (Therma-Tru, fiberglass door, full view w/ transom, painted color: “Dark Brown” for front entry, Therma-Tru, fiberglass, full view pedestrian and sliders as indicated) or similar
- Windows: (Ply Gem, Series 1500, vinyl, single-hung, single top vertical grid pattern on end units and two interior units, on front and side elevations, color: “Dark Bronze”) or similar
- Windows: (Ply Gem, Series 1500, ADA option, flanked single hung, vinyl, color: “Dark Bronze”) or similar
- Roofing: (CertainTeed, Landmark, architectural shingles, color: “Weathered Wood”) or similar
- Brick siding: (color: “Clayton Falls w/ “Pewter” mortar, “CBT Light Gray Velor” w/ “Roanoke Straw” mortar, “CBT Velor Buff” w/ “Bluff” mortar for
front and rear elevations, “CBT Light Gray Velor” w/ “Roanoke Straw” mortar, for right and left side elevations) or similar


- Fiber cement siding: (HardiePlank, vertical, colors: “Pearl Gray”/ “Deep Ocean”/ “Aged Pewter” for front elevation, “Pearl Gray” for rear elevation, “Pearl Gray” for right and left side elevations) or similar

- Copings, canopy & gutters: (Ply Gem, aluminum, 5”, over-sized downspouts, color: “Musket Brown”) or similar

- Soffit & fascia: (color: to match gutters and downspouts, “Musket Brown”)

- Railing decks/balconies/stairs: (Series A210, 3’ H, aluminum horizontal balusters, color: “Black”) or similar

- Garage doors: (Wayne Dalton, Sonoma, raised panel w/ clear windows, color: “Brown”) rear elevation

- Lights: (Kichler, 9246-AZ, approx. 15” H x 6” D, wall mount, can light, aluminum, finish color: “Architectural Bronze”) adjacent door locations on front and rear elevations

with the following stipulations:

1. that the applicant considers substituting “Khaki Brown” for “Chestnut Brown” for the HardiePlank siding on the two over two elevations without further approval;

2. that the proposed revision to the pole lights (cobra/shoe box style) is disapproved, and if the applicant wishes to submit for another pole light, they should consider a light with more character similar to the previously approved light;

3. that the proposed revision to the retaining wall material is disapproved and the previously approved ledge stone should be used for the retaining walls and seat walls;

4. that the large base of the two multi-family condominium buildings be a stone color sympathetic to the overall color palette and submitted to staff for final approval; and

5. that the applicant revises the material for the front load townhome bump-outs (flat panel, smooth finish) to be sided to match the rear load townhome bump-out materials (HardiePlank, cedar finish).

b. Approved mechanical equipment (Trane, Comfort Series, heat pumps, dyer vents, electrical/gas meters, vents painted to match siding) for the two over two units and townhome units in locations as indicated in submitted elevation drawings and renderings, as proposed.
The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Charlie Hoffman
NAY: Michael Wood
ABSTAIN: None

PART II - DISCUSSION

Colts Neck Underpass Art Project

Reston Association and IPAR representatives provided an informational presentation on a public art project at the Colts Neck Underpass. Philadelphia artist and educator Ben Volta has been selected to create a permanent public artwork for the Reston community at this location. Projects supported in part by (as of February 2019): Atlantic Realty Companies, ARTSFAIRFAX, Reston Community Center, JBG-SMITH, Virginia Commission for the Arts, National Endowment for the Arts, Pat & Steve Macintyre, Lake Thoreau Entertainment Association, and many individuals.

The Public Art Goals identified for the underpass projects are as follows:

- Bring distinction to the four concrete walls that frame the entrances to the underpass and line the interior walls
- Engage the community-students, their parents and teachers, pedestrians and bicyclists—through direct involvement in the creation of a work of art, guided by a professional artist
- Enhance the perception of safety by eliminating graffiti/tagging

Once the design has been selected by the committee, the representatives will return to the DRB for the necessary approvals.

Vantage Hill Condominium

The Vantage Hill Condominium representatives provided an informational presentation on the redevelopment of approx. two acres of land in and around the existing unused pool area. The condominium representatives are proposing an additional 38, 4-story units and the redistribution of parking spots within the existing site plan. If approved, the proposed redevelopment would allow the opportunity for the condominium to obtain the necessary funding for repairs and improvements to the aging infrastructure of the condominium and the existing 152 units.

The Design Review Board acknowledged the challenges of the project and recommended the condominium strongly consider a cohesive design, in which the architecture, overall heights, colors and materials will integrate with the existing Vantage Hill Condominium and the surrounding neighborhoods’ architecture, etc.

PART III - CLOSE OF MEETING

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

The meeting adjourned at 10:00 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:  
Hank Lynch  
Chief Executive Officer  
Reston Association

Jared Wilcox  
Chair  
Reston Planning and Zoning Committee

Director Julie Bitzer  
Reston Association Board Liaison

Director Aaron Webb  
Reston Association Board Liaison

Director Catherine Baum  
Reston Association Board President

Anthony Champ  
Reston Association Legal Counsel
April 30, 2019

TO: All Members, Design Review Board

FROM: Ken Knueven, Vice Chair

SUBJECT: DRB Meeting, April 23, 2019

PRESENT: Ken Knueven, Jason Beske, Michael Wood
RA Staff: Lisa Heath

ABSENT: None

At its meeting of April 23, 2019, 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 Jason Beske, seconded by DRB member Michael Wood, moved to approve the April 23, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Michael Wood, seconded by DRB member Jason Beske, moved to approve the March 26, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

Katalin Vaughn (11062 Thrush Ridge Road, Reston, VA 20190) thanked the Design Review Board for their hard work and for keeping Reston beautiful.

PART III - ALTERATIONS AND ADDITIONS

1. 11001 Howland Drive
Amina and Gray Thomas

The homeowner was present.
DRB member Jason Beske, seconded by DRB member Ken Knueven, made the following motion:

a. Approved existing ground level deck (pressure treated wood, pickets, sweep space, orthogonal lattice, color: tan) in rear location as indicated in submitted photos as harmonious with the surrounding environment and installed in an inconspicuous rear location.

b. Approved existing landscaping plan to include the following:

- Patio: (approx. 21’ L x 17’ W, modular block, color: gray) in rear location
- Patio steps: (3, approx. max 7’ W, modular block, color: gray) in rear location
- Stairs: (6, concrete, circular angle, color: gray) in rear location
- Retaining walls: (2, approx. 32” H, fieldstone veneer over concrete, modular block, color: multi, gray) on rear patio location
- Walkway: (modular block, color: gray) in right, side-yard location

in locations as indicated in submitted photos as installed in inconspicuous, rear and side locations.

c. Disapproved existing walkway and stoop resurfacing (modular block over concrete, color: gray) in front entry location as indicated in submitted photos as not in conformance with the Design Guidelines, which state that they should be simply configured and easy to negotiate, should follow the natural contours of the ground, be securely constructed of durable materials and compatible in color and appearance with one another and with their natural and architectural environment.

In the alternative, the Design Review Board (DRB) approved both walkway and stoop paver removal and resurfacing, in its entirety, with concrete, slate or flagstone in conformance with the Design Guidelines, with the following stipulations:

1. that the walkway be securely constructed, flat and level, and set into the natural contours of the ground;

2. that the entire stoop be resurfaced with the approved materials; and

3. that any change in drainage patterns may not be detrimental to neighboring properties or existing vegetation.

The Design Review Board requires that the existing walkway and stoop be removed and/or resurfaced 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 typical six months/eighteen-month timeline.

d. Disapproved existing security lights (2, double-head, color: white) in upper right, front corner and upper left, rear corner locations as indicated in submitted photos as not in conformance with the Design Guidelines, which state that security lighting should be selected and located to illuminate the subject property and minimize the impact of glare onto neighboring properties.
The Design Review Board requires that the two (2) security lights and the hardware/wiring be completely removed and the siding seamlessly repaired 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 typical six months/eighteen-month timeline.

The motion passed unanimously.

2. 11304 Myrtle Lane
Brendan and Lauren McCaughey

The homeowners were present.

DRB member Michael Wood, seconded by DRB member Jason Beske, made the following motion:

Approved screened porch (approx. 12’ W x 14’ L, pressure treated wood) and elevated deck (approx. 10’ W x 23’ L, composite) to include stair (composite) in rear location as indicated on submitted drawings and diagrams to include the following:

- Deck boards: (Trex Enhance, composite, color: “Toasted Sand”)
- Door: (Andersen, 3000 Series, storm, aluminum, full-view, color: white)
- Roofing: (gable, shingles to match existing on house)
- Skylights: (2, approx. 2’ x 4’, Velux, fixed, color: dark gray)
- Light: (approx. 7.5”, Danbury, High Black Dark Sky LED Outdoor Wall Light, 10-watt, color: black) installed between and at a height slightly higher than the two existing windows on the rear, mid-level elevation.
- Screens: (fiberglass, color: black or gray)
- Underdeck weather guard/rain drain: (approx. 6’ W x 10’ L, rubber, trough system, gutters and downspouts, color: to match existing on house)
- Gutters and downspouts: (material, size and color to match existing on house)

with the following stipulations:

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

b. that all colors, materials, gutters/downspouts, etc. be the same style, profile and finish as those the same as those of the existing house in conformance with the Design Guidelines;

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 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;

e. 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;
f. 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;

g. that the color of the under deck weather guard panels, gutter and downspout blend with the color of the element to which they are attached;

h. that the weather guard gutter and downspout be installed along the house-side of the support structure;

i. that the guard panel be sloped a maximum overall drop of 6” to provide positive drainage;

j. that all edges of the guard panel be seamlessly installed within the frame structure or behind a fascia board to conceal them from view; and

k. that the fascia board be seamlessly installed to match existing and painted/stained to match the existing fascia.

The Design Review Board notes any added fascia board must be included in the approved design and may not be added at the time of installation with 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.

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.

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.

3. 11146 Fairway Drive
Ann Granger

The homeowner was present.

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

Approved existing exterior colors to include the following:

- Behr Premium, Semi-Transparent, color: “Valise” for deck railing and stairs

in rear location as indicated in submitted photos as harmonious in appearance with the existing colors and materials of the house.

The Design Review Board suggests the cluster board consider whether it wishes to add Behr Premium, Semi-Transparent, color: “Valise” to the Orchard Green Cluster standard color palette 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.

4. 11205 Bright Pond Lane
Vail Shipley

The homeowner was not present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved existing walkway/ramp (approx. 27’ L x 18” H, pressure treated wood, raised step boards, railings, color: left to weather) and landing (approx. 3’ W x 2’ L, pressure treated wood,
color: left to weather) in rear location as indicated in submitted photos as installed in an inconspicuous, rear location.

The motion passed unanimously.

5. Lake Audubon Terrace Cluster  
c/o Laura Miles, President (10987 Thrush Ridge Road, Reston, VA 20190)

The cluster representative was present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved addition to cluster standards for exterior color for decks in Timberview Cluster to include the following:

- Behr, Premium, Semi-Transparent Waterproofing Stain and Sealer, tint base, #5007 (addition)
- Behr, Deck Plus Wood-toned Wood Finish, color: “Natural Clear” #400 (existing)
- Behr, Deck Plus Wood-toned Wood Finish, color: “Cedartone” #401 (existing)
- Cabot, ClearSolution, color: “Natural” #00 (existing)
- Cabot, ClearSolution, color: “Cedar” #02 (existing)
- Cabot, ClearSolution, color: “Heartwood” #04 (existing)
- Olympic, Wood Protector Tone, color: “Cedar Naturaltone” (existing)
- Left to weather naturally (existing)

with the stipulation that, if stained, the deck and fence must be stained the same Design Review Board-approved color.

The motion passed unanimously.

6. 11062 Thrush Ridge Lane  
Katalin Vaughn

The homeowner was present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved modification to solar panels to include the following:

- Reconfigured existing solar panels: (13, approx. 43” x 65”, total array approx. 16.3’ x 10.8’, Solaria, IronRidge roof mounting system, flush, southern orientation, color: black) in front roof location, to include microinverter (approx. 212mm W x 175mm H x 30.2mm D, Enphase Microinverter, color: black) adjacent ridge line and centrally positioned on right-side roof location
- Solar panel addition: (2, approx. 43” x 65”, total array approx. 16.3’ x 10.8’, Solaria, IronRidge roof mounting system, flush, southern orientation, color: black) to include
microinverter (approx. 212mm W x 175mm H x 30.2mm D, Enphase Microinverter, color: black) in front, right-side roof location adjacent existing panels

on property as indicated in submitted photos with the stipulations that the solar panels lay flat on the roof line, and that the panels, hardware and microinverters be completely removed when no longer in use, to include the seamless repair of the roof and siding.

The motion passed with the votes recorded as follows:

AYE: Ken Knueven, Jason Beske
NAY: Michael Wood
ABSTAIN: None

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 7:46 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: Hank Lynch
Chief Executive Officer
Reston Association

Cathy Baum, President
Board of Directors
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Aaron Webb
Reston Association Board Liaison
May 14, 2019

TO: All Members, Design Review Board
FROM: Neal Roseberry, Vice Chair
SUBJECT: DRB Meeting, May 7, 2019
PRESENT: Neal Roseberry, Charlie Hoffman, Nick Georgas (sub)
RA Staff: John Son, Margo Collins
ABSENT: None

At its meeting of May 7, 2019, 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 Nick Georgas, seconded by DRB member Charlie Hoffman, moved to approve the May 7, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, moved to approve the April 2, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

D#L 1. 2457 Freetown Drive
Joe Arnold

The homeowner and affected party were present.
DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Approved two-story addition (approx. 17'-9” W x 17'-9” H and extending not more than 3'-10” from the face of the existing box-bay window structure, adjacent to the proposed addition) on left-side elevation, as indicated on the submitted plan and elevation drawings. The Board notes the small, modest appearance and complimentary architecture of the proposed addition, including the following:

- Siding: (cladding siding, color: same as existing)
- Windows: (2, Andersen, Perma-Shield 400, wood, casement, no grids)
- Roofing: (material, style, and color: to match existing)
- Skylights: (2, 2’ x 3’, Velux, FCM, aluminum, fixed curb, color: black)
- Gutters & downspouts: (style, materials, and color: to match existing)

with the following stipulations:

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

b. that the new window color be brown, not white and match the existing in the color, width, and profile of the frames;

c. that the left-side patio be completely removed and that upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched;

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

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

f. 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

g. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines.

This Design Review Board (DRB) approval pertains to the new addition to your dwelling, as that proposed addition is described in your application. It is not an approval for a modification of the existing addition. As you know, the existing addition (which was the subject of the litigation styled as Reston Home Owners Assn. v. Arnold, Fairfax County Circuit Court Case No.: 2018-01530) is required by the Agreed Final Order entered in that case to be “completely dismantle[d] and remove[d] from [your] lot” before May 17, 2019. See para. 1 of the Order. This DRB approval for a new addition to your dwelling is therefore conditioned upon your compliance with the Final Agreed Order and the demolition and complete removal from your lot of the existing, unapproved addition to your dwelling. Upon the occurrence of that event and Reston confirmation thereof, this approval shall become effective and you may commence the construction of the approved new modification to your dwelling, which must be in exact conformity with your application therefor.
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# 2. 2131 Cabots Point
Richard & Lynn Hoffman

The homeowners were present.

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

Approved entryway modification (approx. 7.5’ W x 4.8’ D x 9.8’ H, bump-out) in front elevation location as indicated on submitted site plan and elevation drawings to include the following:
• Siding: (Western Red Cedar, 1’ x 6” tongue and groove, color: “Channel Rustic”) or similar to match existing
• Door: (front entry, pedestrian, sidelite, relocate existing)
• Roofing: (Certi-split, Western Red Cedar shakes)
• Lighting: (relocate existing)
• Slab: (approx. 4” H, concrete)

with the following stipulations:

a. that the cedar shakes be allowed to weather naturally without stain or sealant;
b. that the roof slope, eaves, trim details and shingles be the same as those of the house; and
c. that all colors, materials, siding, windows, doors, light fixtures, etc. be the same style, profile and finish as those of the existing house and in conformance with the Design Review Board-approved standards for Cabots Point Cluster.

The motion passed unanimously.

C 3. 1632 Wainwright Drive
Michael & Brittany Wood

The homeowner was present

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

a. Disapproved pedestrian replacement door (Smooth-Pro, 3-lite, 2 panel, fiberglass, color: black) in front entryway location as indicated on submitted photos as not in conformance with the Design Review Board-approved cluster standards for pedestrian door replacements in Coleson Cluster.

b. Disapproved decorative lights (Artcraft, AC9091SL, wall mounted, clear glass, LED, 3000K, 12 watts, finish: black) in front elevation to include (Ledge, WS-W1408, wall mounted, sconce, opaque glass, LED, 3000 K, 11.5 watts, finish: black) in rear elevation indicated on submitted photos as not in conformance with the Design Review Board-approved standard for rear and front decorative lights in Coleson Cluster, which require that the lights be white opaque glass globes.

c. Approved site lighting (1-Artcraft, AC9093SL, post light, LED, 3000K, 12 watts, clear glass, finish: black) to include pole (approx. 84” H, Kichler, aluminum, finish: black) in front yard location as indicated in submitted photos, 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 Design Review Board is reluctant to approve an individual application for which there is no approved cluster standard, and suggest the applicant request the Coleson Cluster board to consider if it wishes to add this change to the approved standards. If so, the Cluster board must apply to the DRB to revise the standards accordingly.

The motion passed unanimously.

C 4. 12108 Quorn Lane
Michael R. Strong & Teerubhapon Choochert

The homeowners were present

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

a. Approved existing privacy screen (approx. 16’ L x 4’ H, Trex, horizontal boards, color: “Walnut”) in rear yard location mounted on brick wall, as indicated in submitted photos, as proposed.

b. Approved existing ground level decks color (wood, color: “Walnut”) and walkways (wood, color: “Walnut”) in front and rear location as indicated in submitted photos as a close match to the Country Courts Cluster standard which state that ground level decks be weathered naturally.

c. Approved existing gutters and downspouts (color: brown) in rear elevation as indicated in submitted photos as harmonious with the overall design and color of the house.

d. Approved existing landscape lighting (mushroom style, low voltage, color: bronze) to include (6, directable, low voltage, color: black) in submitted photos “In Concept Only”.

For final approval, please submit the following to staff:

Reduce the overall amount of lights by 50 %, to a maximum of 10 lights and submit an accurate diagram with the location of each light to Staff for approval.

e. Approved exiting trim color (color: dark brown) as indicated in submitted photos with the stipulation that all trim (rear upper patio doors, rear garage door, garage door, etc.) be painted the same dark brown to match the existing dark brown on the other window trim on the home as similar in color scheme to other properties in Country Courts Cluster.

The Design Review Board requires that all trim be painted dark brown 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. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

C 5. 11131 Glade Drive
Thomas Krizay
The homeowner was present

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

a. Approved addition (single-story, one car garage, approx. 14’ W x 22’ L,) on side elevation as indicated on submitted site plan and elevation drawings to include the following:

   • Siding: (pine plywood panels with vertical cedar battens, Olympic Solid Stain color: “Cocoa” to match house siding)
   • Windows: (2, Andersen, Series 100, gliding, no grids, color: “Dark Bronze”)
   • Garage door and trim: (1, Overhead Door, smooth finish, 4-panel, Olympic Solid Stain color: “Oxford Brown” to match other garage doors)
   • Roofing: (3-tab, color: to match house singles)
   • Lighting: (Canarm, IOL211ORB, approx. 7.5” H, aluminum, downlight, finish: “Oiled Rubbed Bronze”) to match other front lights
   • Gutters & downspouts: (size and color to match existing)
   • Driveway extension: (approx. 9’ L, asphalt)

with the following stipulations:

1. that when the house roof needs to be replaced or the property is sold, it be replaced to exactly match the approved addition roof (whichever comes first);

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

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

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

5. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines.

b. Approved tree removals (3, Pine) on side yard location with the following stipulations:

1. that the stumps be completely removed or cut flush with the ground; and

2. that three replacement trees (dogwood, pine, redbud) of an appropriate minimum of 2” - 2.5” calipers) be installed and maintained in a suitable location.

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 Neal Roseberry, seconded by DRB member Nick Georgas, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:10 pm.

“If I do not hear from you within 5 days, I shall notify those concerned”
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:  Hank Lynch
     Chief Executive Officer
     Reston Association

     Director Julie Bitzer
     Reston Association Board Liaison

     Director Aaron Webb
     Reston Association Board Liaison

     Director Catherine Baum
     Reston Association Board President
May 21, 2019

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, May 14, 2019

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo
RA Staff: Lisa Heath

At its meeting of May 14, 2019, 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 14, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Bruce Ramo, seconded by DRB member Richard Newlon, moved to approve the April 8, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. 11594 Newport Cove Lane
James Cochenour

The homeowner was not present.

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

Approved existing fence (approx. 5’ H x 25’ L, horizontal/vertical board-on board, pressure treated wood, color: left to weather) on left side, rear location and screen (approx. 6’ H x 8’ L, horizontal/vertical board-on board, pressure treated wood, color: left to weather) in rear location as indicated on submitted site plan as harmonious with the surrounding vegetation and structures.
The motion passed unanimously.

2. 11625 Sourwood Lane
Aydin Kaya

The homeowner was present.

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

Approved existing modification to elevated addition to include the following:

- Knee bracing (approx. 4.5’ L, pressure treated wood, color: brown) on all 4 sides supporting the addition in rear location as indicated in submitted photos due to the knee bracing having been installed prior to a change in the Design Guidelines for elevated decks which discourage the use of “knee bracing”.

The motion passed unanimously.

3. 11710 Dry River Court
Michael and Kia Tolbert

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Approved existing exterior color to include the following:

- Stain, dark brown, for elevated deck in rear location as indicated in submitted photos with the stipulation that when the deck needs to be replaced, it be replaced in conformance with the Design Review Board-approved cluster standard for decks and color palette in The Hamlet Cluster.

The motion passed unanimously.

4. 1424 North Point Drive, Mathnasium A+
c/o Jessica Sutherland (1908 Chamberlayne Avenue, Richmond, VA 23222)

The representative was present.

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

Approved identification sign (approx. 12.6’ L, approx. 1”- 2.5” letter height, “MA+THNASIUM”, aluminum, white LED 120V, 60 W, building mounted, face-lite channel letters, lettering color: white, “Avery Red” 032, “Matte Black”, logo color: “Avery Red” 032) to include tagline (approx. 8.2’ L, approx. 5” letter height, “The Math Learning Center”, aluminum, white LED 120V, 60 W, building mounted, face-lite channel letters, lettering color: white, “Avery
Red” 032, “Matte Black”, logo color: “Avery Red” 032) on front facade as indicated in submitted elevation drawings with the following stipulations:

a. that the sign horizontally aligns with existing signs on either side; and

b. that the trim cap, returns and raceway/transformer be painted the color of the wall surface behind it.

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.

5. 1509 North Village Road
Joseph Ritchey and Lilian Li

The homeowners were present.

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

Approved fence (approx. 6’ H, privacy, board-on-board, pressure treated wood, color: left to weather) and gate (1, approx. 6’ H x 4’ W, board-on-board, color: left to weather) in rear and side locations as indicated on submitted site plan, as amended, with the following stipulations:

a. that it be located a minimum of 4’ inside the property line;

b. that the front, left-side fence extend approx. 18-20’ from the garage to approx. 4’ inside the property line and that the rear, left-side fence return be equal in linear feet to the front fence;

c. that the existing right-side and rear split-rail fence with black mesh remain in that style up to the rear DRB-approved privacy, board-on-board gate;

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

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);

f. 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);

g. that the gate exactly match the materials and design of the fence at the same height as the fence; and

h. that no trees be removed.

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.
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.

6. 10801 Hunt Club Road
Jeffrey Clark

The homeowner and affected party were not present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

Disapproved replacement roofing (CertainTeed, Landmark, architectural shingles, color: “Charcoal Black”) on property as indicated in submitted photos as not in conformance with the Design Review Board-approved color palette for roofing in Hunt Club Cluster, which requires roofing to be CertainTeed “Cinnamon Frost” or “Cedar Brown”.

The DRB encourages the applicant to work with cluster board toward an agreeable accommodation of any issue that may arise from the existing color palette for roofing in Hunt Club Cluster.

The motion passed unanimously.

7. 1701 Torrey Pines Court (Island Walk Co-op)
c/o Suzanne Welch (CPDC, 8403 Colesville Rd., #1150, Silver Spring, MD 20910)

The representatives were present.

DRB member Richard Newlon, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved addition (approx. 46’ L x 32’ W x 16’ H, 786 sq. ft., 1.5-story extension) in left-side and rear locations as indicated on submitted site plan and elevation drawings to include the following:

- Siding: (HardiPanel Vertical, Select Cedarmill, fiber cement, color: Sherwin Williams, custom-match to “Boothbay Blue”)
- Windows: (14, MI, 3500 Series, single hung, fixed, vinyl, no grids, color: off-white)
- Entryway relocation: (Approx. 10’ W x 7’ H, 1 door: 3-panel, horizontal panes, 2 windows: 3-panel, horizontal panes, glass, finish: silver) extend forward approx. 3.3’ to be flush with existing wall on south elevation
- Roofing: (Tamko, Heritage Series, architectural shingles, color: “Natural Timber”)
- Lights: (10, approx. 10” H x 17” W, Hi-Lite, Gooseneck Barn Light Warehouse Outdoor Wall Sconce, B-1 Arm, wall-mounted, finish: white)
- Gutters and downspouts: (Berger, Standard K-Gutter, aluminum, color: white to match existing)
- Railings: (2, approx. 10’ L x 4’ H, and 6’ L x 4’ H, horizontal cable, stainless steel, finish: to match existing) at main entry and laundry room locations on south elevation

with the following stipulations:

1. that siding be painted Sherwin Williams custom-match to “Boothbay Blue” at the same time with the approved material;
2. that all existing wall-mounted lights be replaced by DRB-approved wall-mounted lighting not to exceed 3000 kelvins (warm);
3. that the new windows exactly match the existing in overall dimensions, configuration, and style;
4. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing property in conformance with the Design Guidelines;
5. that all approved roofing be replaced at the same time with the approved material; and
6. that any change in grading may not detrimentally impact adjacent property.

b. Approved mechanical equipment (AC condenser, grade-mounted, concrete pad, color: gray/silver) adjacent existing condensers on north elevation as indicated on the submitted site plan with the following stipulations:

1. that additional electrical conduit, wire or any other terminal box or connection device be painted to match the element to which it is attached;
2. that the concrete pad be installed flat and level; and
3. that any change in grading may not detrimentally impact existing trees or adjacent property.

c. Approved modification to landscape plan to include the following:

- Tree removal (dogwood) and replacement (Kousa Dogwood, 2.5-3” caliper) on north elevation
- Site lighting relocation (1- pole light, gooseneck barn light, hanging shade, color: green) approx. 6’ west of existing location on south elevation
- Walkway extension (approx. 80’ L x 4” W) on north and east elevations
- Bicycle rack addition (approx. 4, Dero, U-shaped, stainless steel, finish: “Light Grey”) on east elevation

with the following stipulations:

1. that the tree stump be completely removed;
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; and
5. that any change in grading may not detrimentally impact adjacent property.

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 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.

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 7:47pm.

__________________________________________
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:  Harry P. “Hank” Lynch
    Chief Executive Officer
    Reston Association

    Cathy Baum
    President, Board of Directors
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison

    Director Aaron Webb
    Reston Association Board Liaison
May 28, 2019

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, May 21, 2019

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Charlie Hoffman, Jason Beske, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer, Aaron Webb (ex-officio and non-voting)
RA Staff: Anna Donato, Margo Collins

ABSENT: Ken Knueven, Bruce Ramo, Michael Wood

At its meeting of May 21, 2019, 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 May 21, 2019 Full Design Review Board agenda.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Jason Beske, moved to approve the April 16, 2019 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

None

PART I - APPEALS

# 1. 2457 Freetown Drive

Joe Arnold
The affected party was present, the homeowner was not.

DRB member Neal Roseberry, 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 on which to overturn or modify the previous decision, the Design Review Board declined to hear the appeal.

The motion passed with the votes recorded as follows:

AYE: Neal Roseberry, Charlie Hoffman, Jason Beske
NAY: None
ABSTAIN: Richard Newlon, Nick Georgas

PART II - ALTERATIONS AND ADDITIONS

# 2. Lake Thoreau Spillway, RA Section 80
c/o Harry P. “Hank” Lynch, CEO and c/o Larry Butler, COO (12001 Sunrise Valley Drive, Reston, VA 20191)

The representatives were present, the affected parties were not.

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

Approved artwork (sculpture, “Fitting Inside the Box”, various sizes, interlocking rectangular [cubed] prisms, painted wood, metal pole mounts, cube color: multi with one all white, base color: grey) and approved lighting (4-solar spotlights, 10 watts, solar panel and battery pack, mounted on platform base, color: white) as indicated on submitted site plan, on Lake Thoreau Spillway with the following stipulations:

a. that the installation of the sculpture be structurally sound; 

b. that the artwork may be displayed through November 15, 2019 (early removal is allowed if desired or if the structure fails); 

c. that the installation and the removal be coordinated with Reston Association Parks and Recreation staff; and 

d. that any lights must be turned off by 10:00 pm each day.

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.
The representatives were present.

DRB member Nick Georgas, seconded by DRB member Jason Beske, made the following motion:

Approved tree removals (13, declining, Black Cherry/Black Locust, 11”-20.5” DBH) and replanting plan (vegetation in quantities and species as listed) in locations as indicated in submitted site plan and arborist report with the stipulation that all the tree stumps be completely removed and that all replacement trees and shrubs installed be maintained.

The motion passed unanimously.

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

The representatives were present, the affected parties were not.

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

a. Approved trellis (approx. 8’-9’ H, PVC rafters/beams, Plexiglas window panels, trim painted color: “Boral” or similar, to match the building trim) in garden room/courtyard location as indicated in submitted site plan with the following stipulations:

1. that additional vertical members be added to the trellis, such that the proportions are similar to the three-bay design further north; and

2. that an additional horizontal member be added to the trellis to create a transom at the top of the composition, approx. 16” H.

The motion passed unanimously.

DRB member Neal Roseberry seconded by DRB member Charlie Hoffman made the following motion:

b. Approved lighting plan (Senior Living Facility, Option I) in locations as indicated in submitted site plan to include the following:

- Area light: (1, Hinkley Lighting, Manhattan, 22310Z-LED, aluminum, 12’ H, 2700 K, finish color: “Oil Rubbed Bronze”)
- Tree up light: (1, Delta Starr, bronze finish) entry location
• Sign up light: (2, Kim Lighting, Micro-Flood, LED, bronze finish) monument sign location
• Path light: (10, Atlantis Square Large Bollard, 15602BZ, 30.0” H x 3.0” W, 12V, finish color: “Bronze”)
• Wall sconce: (17, Hinkley, Manhattan, 22350Z-LED, etched glass or clear beveled, 2700 k, finish color: “Oiled Rubbed Bronze”)
• Wall downlight: (4, Ignify, Gardeco, approx. 16” W x 8” H, wall sconce, LED, polyester powder coat finish)
• Puck light: (10, Progress Lighting, P5223-31WB, 12V, black finish) interior courtyard locations

with the stipulations that all LED fixtures be a maximum of 2700 kelvins and all lights have a consistent light source and color.

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.

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

c. Approved monument sign (“KENSINGTON PLACE, Boutique Assisted Living & Memory Care” with “K” logo, stone veneer base, purlin centered on posts top, logo & lines color; “Brilliant Gold”, letter color: black, stucco background color: “Ivory”) in location as indicated on submitted site plan, as amended, with the following stipulations:

1. that there be an overall reduction in size to a maximum height of 6’ while maintaining all proportions of the sign structure and layout;

2. that the tagline/sub-lettering “Boutique Assisted Living & Memory Care” be all on one line; and

3. that the sign be moved back from the sidewalk as far as possible.

The Design Review Board urges the applicant to consider removing the word “Boutique” from the tagline/sub-lettering to keep the sign visually simple.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Jason Beske, made the following motion:

d. Approved informational signs (post/caps pressure treated wood, aluminum panels, background color: “Bronze”, border/arrow color: reflective white) in locations as indicated on submitted site plan to include the following:
• Sign A: (“VISITORS PARKING”, 12” H x 24” W, decorative caps, set in concrete) front location
• Sign B: (“GARAGE PARKING”, with left arrow, decorative caps, 18” H x 18” W, set in concrete) front location
• Sign C: (“10'-0” CLEARANCE”, 8” H x 48” W, wall mounted) exterior of garage
• Sign C1: (“13’-4” CLEARANCE”, 8” H x 48” W, wall mounted) Porte Cochere
• Sign D: (“GARAGE PARKING”, 18” H x 18” W, wall mounted) front elevation
• Sign E: (“LOADING”, 60” H x 12” W, wall mounted) adjacent loading dock as proposed.

The Design Review Board encourages the applicant to consider reducing the 60” H of the “LOADING” sign.

The Design Review Board further noted that although already approved in the architectural elevations, the scroll “K” located on the grates should be painted to match the grill work, instead of painted gold, and replicated on both sides of the garage doors only or removed completely.

The motion passed unanimously.

PART III- CLOSE OF MEETING

DRB member Neal Rosberry, seconded by DRB member Nick Georgas, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:05 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: Harry P. “Hank” Lynch
Chief Executive Officer
Reston Association
Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Aaron Webb
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board President

Anthony Champ
Reston Association Legal Counsel
June 11, 2018

TO: All Members, Design Review Board

FROM: Charlie Hoffman, Vice Chair

SUBJECT: DRB Meeting, June 6, 2019

PRESENT: Charlie Hoffman, Richard Newlon (sub), Jason Beske(sub)
RA Staff: Margo Collins

ABSENT: Neal Roseberry

At its meeting of June 4, 2019, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Charlie Hoffman 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 June 4, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Jason Beske, moved to approve the May 7, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

NR 1. Lake Anne of Reston, A Condominium
c/o Susan Cassell, Property Manager (11402 Washington Plaza West, Reston, VA 20190)

The representatives were present.
DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved public artwork relocation and restoration (approx. 23’ W x 11’ H, Lake Anne Pharmacy Icons) located going east out of the plaza on the north wall of the breezeway as indicated in submitted renderings and photos, as proposed, to include the following:

- Siding (T1-11 wood, vertical, rough-sewn, color: Olympic ST stain 917 “Weathered Barnboard”)
- Icons (14, multiple, color: Benjamin Moore, “Spiced Pumpkin” and Raura, low luster decorator, color: white) mounted on the approved siding wall
- Text panel (1, “AN ICONIC STORY”, photos, project narrative, colors to coordinate with approved icon colors)

with the stipulation that all exposed edges of the siding be stained and sealed with the same material.

The motion passed unanimously.

C* 2. 1635 Oak Spring Cluster
Kelly DeFillipo

The homeowner was present.

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

Approved existing roof replacement (CertainTeed, Timberline High Def, architectural shingles, color: “Weatherwood”) as a close match to the color palette for roofs in Oak Spring Cluster, as proposed.

The motion passed unanimously.

C 3. Weatherstone Cluster
c/o Ben Moore, President (1225 Weatherstone Court, Reston, VA 20190)

The cluster representative was present.

DRB member Jason Beske, seconded by DRB member Richard Newlon, made the following motion:

Approved revision to the cluster standard for roof replacements (CertainTeed, Landmark, architectural shingles, color: “Weatherwood”) in Weatherstone Cluster, as proposed.

The motion passed unanimously.

D 4. 10909 Hunt Club Road
Ed and Heidi Keusenkothen
The homeowners were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved addition (sunroom, approx. 16’ D x 20’ W) and elevated deck replacement (approx. 12’ D x 8’ W, Fiberon, IPE decking, American Rail, aluminum spindles, decking left to weather naturally) in rear location as indicated on submitted site plan, and elevation drawings, as proposed, to include the following:

- Trim: (PVC, no arch, color: white)
- Chimney: (approx. 2’-6” D x 5’-6”, stone veneer, irregular pattern, faux stone chimney cap, color: grey flagstone)
- Windows: (Eze-Breeze, vinyl-glazed, color: “Bronze”)
- Deck railing: (Key-Link, American Series, textured aluminum rail and spindles, color: black)
- Porch railing: (cedar rail cap, aluminum spindles, color: black)
- Door: (full view, no grids, color: white)
- Roofing: (gable roof, 3-tab, color: to match house roof shingle)
- Lights: (2, Lithonia Lighting, OFTR 200Q 120 LP BZ M12, double, adjustable halogen flood light, color: “Bronze”)

with the following stipulations:

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

b. that the security lights be shielded and directed downwards;

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

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

e. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines.

The Design Review Board (DRB) 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 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.

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 5. 2276 Quartermaster Lane
Todd Bayliss

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

a. Approved existing fence modification (split rail, pressure treated wood, black wire mesh, set back from the property line adjacent lot 10 approx. 3’ instead of 6’) in rear property line location as shown on submitted photos, as proposed, with the stipulation that the area between the existing fence and the property line be maintained.

b. Approved existing tree removals (6, deciduous) and new supplemental landscaping plan (1-Yellowwood, 2-Redbuds, 2-Dogwoods, understory plantings as listed) in rear yard, as amended, with the following stipulations:
1. That one additional native deciduous replacement tree be installed, either inside or outside the fence at a minimum caliper of 2”; and

2. that all the proposed vegetation be installed and maintained.

The Design Review Board requires that the supplemental plantings of trees and understory vegetation be installed within six (6) months. 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.

C 6. 1331 Park Garden Lane
Rollie Lal and Steven Devish

The homeowner was present.

DRB member Jason Beske, seconded by DRB member Richard Newlon, made the following motion:

Approved solar panels (17, maximum dimension approx. 65” L x 39” W x 1.57” H, Longi LR6-60PB-305M, sleek mounted, front roof location) to include inverter box and conduit (1, SolerEdge4 Technologies, SE3800H-US000NNC2) mounted in the rear corner of the right-side wall, as indicated on submitted site plan, as proposed, with the following stipulations:

a. that the inverter box be wall-mounted at a maximum height of 6’;

b. that the conduit be painted to match the surface to which it is attached;

c. that the existing vegetation be maintained to conceal the invertor box; and

d. 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.

D 7. 11235 Leatherwood Drive
Zeb and Penny Corner

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved fence replacement (6’ H, pressure treated wood, from split rail to solid board to match existing rear property-line fence, left to weather naturally) in rear locations, as proposed, to include the following:

• Adjacent RA property, contiguous with Lawyers Road on right-side location
• Adjacent 11234 Leatherwood Drive, contiguous with Lawyers Road, on left-side location

with the following stipulations:

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

b. 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);

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); and

d. that any gates exactly match the materials and design of the fence at the same height as the fence.

The motion passed unanimously.

RA# 8. Lake Anne, RA Section 1
c/o Chris Shumaker (Reston Association, 12001 Sunrise Valley Drive, Reston, VA 20191)

The representatives and affected parties were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved water feature replacement (1, fountain, Option B, approx. 50’ H x 2’ D, Aqua Master, Celestial Fountains, Gemini, 10-25 HP, stainless steel, adjustable LED night glow and variable color lighting with remote control) in Lake Anne location as indicated in submitted photos, as amended, with the stipulation that the standard color display be white and the optional variable color display be used only temporally for special events, if all parties (Waterview Cluster, LARCA, Washington Cluster and Reston Association) mutually agree.

The motion passed unanimously.

C 9. 1545 Twisted Oak Drive
Craig Alden

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved elevated deck replacement (approx. 17’-5” W x 14’-0” D, 90-degree corners, pressure treated wood) in rear location as indicated in submitted in drawings, as proposed, to include the following:

• Material: (Trex decking, color: “Spiced Rum”)
- Railing: (Trex, Transend railing system with black round balusters and rail cap, color: “Spiced Rum”)
- Lights: (Trex, maximum or 9 post lights, color: black)

with the following stipulations:

a. that all the elements of the deck, including the outermost edge of the railing, etc., be set back two feet from the shared property lines; and

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 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.

The Design Review Board (DRB) notes that the cluster has advised the board that they will be submitting an application for an addition to the cluster standard for decks to include Trex decking color: “Spiced Rum” and Trex, Transend railing system with black round balusters and rail cap color: “Spiced Rum”. The DRB urges the cluster board to submit their completed application for review within the next 60 days.

The motion passed unanimously.

NR 10. 11790J Baron Cameron Avenue
c/o Geoffrey Pence (The Pence Group, 11708 Bowman Green Drive, Reston, VA 20190)

The representatives were present.

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

Approved identification sign (1-approx. 178 3/8” L “SENOR RAMON”, tag-line approx. 13” H, “TAQUERIA” with mustache logo, internally illuminated channel letters on raceway, acrylic face w/vinyl, low voltage LED internally illumination, building mounted, lettering color: red/white, logo color: black/white translucent) on front awning, centered over door/windows as indicated in submitted elevation drawing, as amended, with the following stipulations:

a. that the overall sign be reduced proportionally by 3” at the top and bottom, to an overall height of 30”;

b. that all electrical hardware, wiring or equipment be concealed;

c. that there be no visible raceway or transformer;

d. that the raceway/transformer be painted the color of the wall surface behind it; and

e. that the sign complies with Fairfax County Zoning code.
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.

C*P 11. 2242 Gunsmith Square
Hugo Ennis

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved existing fence modification (6’ H, board-on-board, sloped to grade) in yard rear location as indicated in submitted photo, due to the slight slope in grade in this location, as proposed.

The Design Review Board notes that when the fence needs to be replaced, it be brought into conformance with the Design Guidelines for privacy fences which require semi-solid fences 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).

The motion passed unanimously.

PART IV - CLOSE OF MEETING

DRB member Charlie Hoffman, seconded by DRB member Jason Beske, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:31pm.

Chair Hoffman, Vice Chair

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

cc: Harry “Hank” Lynch
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison
Director Aaron Webb
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board President
June 18, 2019

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, June 11, 2019

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

ABSENT: Bruce Ramo

At its meeting of June 11, 2019, 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 Nick Georgas, moved to approve the June 11, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Nick Georgas, moved to approve the May 14, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

1. Lakewinds II Cluster
c/o Cheryl Tipton, President (11160-C1 South Lakes Drive, #149, Reston, VA 20191)

The cluster representative was present.

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

Approved addition to cluster standard for roofing in Lakewinds I to include the following:
Addition:

• EcoStar Seneca Shake composite, color: “Chestnut Brown”

Existing:

• Cedar shake shingles, color: left to weather naturally

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

The motion passed unanimously.

#* 2. 2009 Lakewinds Drive
Juan Tomassoni

The homeowner and affected party were present.

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

Approved existing tree removal (approx. 7” DBH, Red Cedar) in rear location as indicated on submitted site plan and photos due to the tree being too large for the space and pruning will not be effective, and its detrimental effect on other vegetation, with the following stipulations:

a. that the stump(s) be completely removed or cut flush with the ground (if possible, without damaging ingress towards the lake); and

b. that a replacement tree of an appropriate size (minimum 2.5” caliper) and species be installed and maintained in a location several feet back from the existing tree, towards the house and away from the lake.

The Design Review Board encourages the applicant to consider the replacement tree be an Eastern Red Bud.

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. 11448 Orchard Lane
Maura and James White

The homeowner and affected party were present.

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

Approved replacement patio (approx. 22’ W x 16’ D, flagstone, paver border, color: gray) and replacement retaining wall (approx. 4’ W x 3’ H, flagstone, color: gray) 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; that the wall be securely constructed;
4. that the retaining wall be securely constructed;
5. that it be stepped to accommodate any change in grade;
6. that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation;
7. that any change in grading may not detrimentally impact adjacent property; and
8. that no trees be removed without Design Review Board approval.

b. Approved tree removal (approx. 9” DBH, Birch) in rear location as indicated in submitted site photos due to disease, with the stipulation that the stump be completely removed or cut flush with the ground.

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.

4. Halstead Glen Cluster
c/o Keith Tucker, President (1361 Heritage Oak Way, Reston, VA 20194)

The representatives were present.

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

Approved addition to cluster standard for decks in Halstead Glen Cluster, as amended, to include the following:

Material

- Trex composite (addition)
- Cedar (existing)
- Pressure treated wood (wood cannot be stained to match Trex colors) (existing)

Color Palette:

- Trex, color: “Havana Gold” (addition)
- Trex, color: “Island Mist” (addition)
- Trex, color: “Spiced Rum” (addition)
• Trex, color: “Tiki Torch” (addition)
• Trex, color: “Fire Pit” (addition)
• Trex, color: “Gravel Path” (addition)
• Trex, color: “Rope Swing” (addition)
• Trex, color: “Tree House” (addition)
• Trex, color: “Vintage Lantern” (addition)
• Left to weather naturally (existing)
• Treated with a clear, colorless (non-tinted) sealant (existing)
• Painted to match either the house siding or trim (existing)

with the following stipulations:

a. that the top railing match either the baluster or deck surface;

b. that the fascia and balusters match each other;

c. that there be a maximum of two colors per deck;

d. that the upper and lower decks may be different material as long as they are in
conformance with the approved color palette;

e. that all existing decks be grandfathered in as existing, however when they are replaced,
they conform with the current cluster standards for decks;

f. that if any deck is modified and/or repaired by greater than 50%, it be brought into
conformance with the current standard for decks; and

g. that understory, fascia board and top guard (cap) match either the deck surface or
railings.

The motion passed unanimously

# 5. 1566 Harpers Cove Lane
Helena and Gary Stamper

The homeowners were present and the affected party was not present.

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

a. Approved existing mechanical equipment (air conditioner, wall-mounted, color: white)
on screened porch in rear location as indicated in the submitted photos, as proposed.

b. Approved existing radon equipment (fan and downspout, color: white) on right-side
elevation as indicated in submitted photos, as proposed.

c. Approved existing retaining walls (4, 3- stone, tiered, color: gray, 1- timber, squared,
color: left to weather) on side and rear locations as indicated in submitted photos, as
proposed.

The motion passed unanimously.

6. 12712 Roark Court
Approved solar panels (34 - maximum dimension approx. 62” L x 42” W, SunPower, Invisimount racking, individual panel microinverters, color: black) on front and side roof planes as indicated on submitted site plan with the stipulation that the solar panels and hardware be completely removed when no longer in use and the roof and rear siding be seamlessly repaired.

The motion passed unanimously.

Approved property modifications (renovation, all elevations) as indicated on submitted elevation drawings and site plans to include the following:

- Siding: (Nakamoto Forestry, Gendai, 6” lap, cypress, color: NM1807 “Ebony-Light Gray”) and brick (existing, color: NM1807 “Ebony- Light Gray”)
- Windows: (18, Jeld-Wen, double-hung, awning, casement, SDL grids, color: black)
- Doors: garage (Clopay, aluminum, 16-panel, frosted glass, frame color: black), pedestrian entry (Simpson #49926, solid fir, right-side sidelight, no grids, color: Benjamin Moore Arborcoat Translucent Stain, “Mahogany”) and pedestrian side (Jeld-Wen, solid, color: black)
- Shutters: (4, approx. 48” H x 18” W, Modern Wood Slat, Western Red Cedar, color: Benjamin Moore Arborcoat Translucent Stain, “Teak”)
- Soffits: (Western Red Cedar, tongue and groove, color: Benjamin Moore Arborcoat Translucent Stain, “Teak”)
- Roofing: (Englert, metal, standing seam, color: “Matte Black”)
- Lights: (3, Ledge LED Wall Sconce, color: black)
- Gutters and downspouts: (style and finish to match roofing, color: “Matte Black”)
- HVAC compressor: (existing, approx. 33” H x 32” W, Trane, plastic stand/base) relocated to side elevation

with the following stipulations:

1. that any change in grading may not detrimentally impact existing trees or adjacent property; and
2. that no trees be removed without Design Review Board approval;
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.

b. Approved screened porch (approx. 18’ W x 16’ L) in rear elevation as indicated on submitted site plan and elevation drawings to include the following:

- Siding: (Hardie Panel, vertical, color: Benjamin Moore 2118-10 “Universal Black”)
- Doors: (Jeld-Wen, double sliders, 2 fixed panels, full-view, frame color: black)
- Roofing: (Englert, gable, metal, standing seam, color: “Matte Black”)
- Lights: (1- Ledge LED Wall Sconce, color: black)
- Screens: (fiberglass, color: black or gray)
- Gutters and downspouts: (style and finish to match roofing, color: “Matte Black”)

with the following stipulations:

1. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those approved in conformance with the Design Guidelines; and

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

c. Approved landscape plan to include the following:

- Retaining wall: (approx. 2’ H, brick, color: Benjamin Moore 2118-10 “Universal Black”)
- Walkways: (2, approx. 8’ L x 4’ W, concrete paver, spaced 1’ W, color: natural)
- Trellis: (2, approx. 24’ L x 16’ W, approx. 10’ L x 3’ W, Western Red Cedar, color: Benjamin Moore Arborcoat Translucent Stain, “Teak”)
- Deck step: (approx. 12” D x 32’ L, pine deck boards, color: to match existing deck) and planter box (approx. 16’ L x 3’ W x 18” H, Western Red Cedar, color: Benjamin Moore Arborcoat Translucent Stain, “Teak”)

in front, side and rear locations as 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 the retaining wall be securely constructed;

5. that it be stepped to accommodate any change in grade;

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

7. that any change in grading may not detrimentally impact adjacent property; and
8. that no trees be removed without Design Review Board approval.

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.

The motion passed unanimously.

# 8. 11082 Thrush Ridge Road
Gary Slack

The homeowner and affected party were present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:
Approved addition (approx. 9’ W x 18’ L, sun porch) as amended, in rear location as indicated on submitted site plan and elevation drawings to include the following:

- **Siding:** (James Hardie, Hardi Board, color: to match existing siding)
- **Trim:** (PVC wrap, color: white)
- **Windows:** (10, 4- fixed, 4- sliders, 2- gable-fixed triangle, metal, color: bronze to match existing)
- **Door:** (Larson, aluminum, half-view, finish: bronze)
- **Roofing:** (cedar shake to match existing)
- **Lights:** (reuse existing rear decorative lighting)
- **Gutter and downspouts** (material and style to match existing)
- **Underdeck screening:** (plywood, vapor barrier, beadboard)

with the following stipulations:

a. that all colors, materials, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house and in conformance with the Design Review Board-approved standards for Lake Audubon Place Cluster;

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

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

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

PART IV - 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 8:20 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: Hank Lynch  
Chief Executive Officer  
Reston Association

Director Julie Bitzer  
Reston Association Board Liaison

Director Aaron Webb  
Reston Association Board Liaison

Cathy Baum  
President, Board of Directors  
Reston Association
June 25, 2019

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, June 18, 2019

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Charlie Hoffman, Bruce Ramo, Jason Beske, Michael Wood, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaisons: Julie Bitzer, Caren Anton (ex-officio and non-voting)
RA Staff: Anna Donato, Margo Collins

ABSENT: None

At its meeting of June 18, 2019, 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 Michael Wood, moved to amend the June 18, 2019 Full Design Review Board agenda to hold the Chair and Vice Chair elections first on the agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, moved to approve the June 18, 2019 Full Design Review Board agenda, as amended.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Neal Roseberry, moved to approve the May 21, 2019 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS
PART II - DESIGN REVIEW BOARD

1. Design Review Board Officer Elections and Panel Formation

   a. DRB member Ken Knueven, seconded by DRB member Neal Roseberry, made a motion to elect Richard Newlon as Chair.

      The motion passed unanimously.

   b. DRB member Ken Knueven, seconded by DRB member Richard Newlon, made a motion to elect Neal Roseberry as Vice Chair.

      The motion passed unanimously.

   c. DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made a motion to elect Ken Knueven as Vice Chair.

      The motion passed unanimously.

   d. DRB member Richard Newlon, seconded by DRB member Charlie Hoffman, made a motion to elect Nicholas Georgas as Vice Chair.

      The Design Review Board notes that the Panel composition will remain unchanged, and will be formed as follows:

      | Red Panel        | Green Panel       | Blue Panel       |
      |------------------|-------------------|------------------|
      | Neal Roseberry*  | Nick Georgas*     | Ken Knueven*     |
      | Vacant/TBD       | Richard Newlon    | Jason Beske      |
      | Charlie Hoffman  | Bruce Ramo        | Michael Wood     |

      The motion passed unanimously.

PART III - ALTERATIONS AND ADDITIONS

1. Colts Neck Underpass, RA Section 80
c/o Harry P. “Hank” Lynch, CEO and c/o Larry Butler, COO (12001 Sunrise Valley Drive, Reston, VA 20191)

   The representatives were present.

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

   Approved artwork (Colts Neck Underpass, Artist Theme: “Pursue some path, however narrow and crooked, in which you can walk with love and reverence” – Henry David Thoreau,
combined drawings from intergeneration local Restonian teams, approx. 4’ x 5’ panels, mural cloth transferred to Omega-Bond standard panels, mounted flush to the exterior and interior walls, painted concrete surround, creative paths, multi-colored design) and lighting (2, LED strips, reinforced housing, mounted on interior ceiling above the approved panels, color: white) with the stipulation that the applicant provide a courtesy email of the final design prior to installation.

The motion passed unanimously.

2. 11519 Catalpa Court
Jeff & Jennifer Schreibman

The homeowner was present.

DRB member Bruce Ramo, seconded by DRB member Jason Beske, made the following motion:

Approved existing outdoor carpet (approx. 46’ L x 20’ W, putting green, color: bright green) in rear yard location as indicated in submitted photos with the following stipulations:

a. that additional vegetative screening be added (9 plantings, combination of Azaleas and Hollies) and installed in a staggered configuration along the serpentine wall to soften the appearance;

b. that additional vegetative screening be added (5, 6’ H, American Hollies) and installed in a staggered configuration along the edge of the carpet, adjacent to the affected party’s property at 11518 Catalpa Court;

c. that the outermost portion of the carpet be completely removed and 2’ W of the inner dark green ring be completely removed, leaving only the center and natural colored hardwood mulch be installed in its place; and

d. that the outdoor carpet be completely removed, and the area seamlessly restored when no longer in use or when the applicant sells the home, or the new owner may submit an application for the putting green as exiting.

The Design Review Board requires that the outdoor carpet area 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. This deadline supersedes the six months/eighteen-month timeline listed below.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Neal Roseberry, Ken Knueven, Bruce Ramo, Michael Wood
NAY: Nick Georgas, Jason Beske
ABSTAIN: Charlie Hoffman

3. Design Review Board
Temporary Panel Redistribution
DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion to revise the 2019 DRB calendar for Panel meetings as follows:

<table>
<thead>
<tr>
<th>July 9, Panel (Green)</th>
<th>July 16, Full DRB</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 6, Panel (Red)</td>
<td>August 20, Full DRB</td>
</tr>
<tr>
<td>September 10, Panel (Blue)</td>
<td>September 17, Full DRB</td>
</tr>
<tr>
<td>October 1, Panel (Green)</td>
<td>October 15, Full DRB</td>
</tr>
<tr>
<td>November 5, Panel (Red)</td>
<td>November 12, Full DRB</td>
</tr>
<tr>
<td>December 3, Panel (Blue)</td>
<td>December 10, Full DRB</td>
</tr>
</tbody>
</table>

The Design Review Board (DRB) notes that this revision of the panel meeting schedule for 2019 is temporary until such time as Staff is replaced and adequately trained to accommodate the regular DRB meeting schedule.

The motion passed unanimously.

PART IV- 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 8:36 pm.

“If we do not hear from you within five days, we shall notify those concerned.”

Richard Newlon, Chair

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

cc: Harry P. “Hank” Lynch
Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison
Director Aaron Webb
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board President

Anthony Champ
Reston Association Legal Counsel
July 16, 2019

TO: All Members, Design Review Board

FROM: Nick Georgas, Vice Chair

SUBJECT: DRB Meeting, July 9, 2019

PRESENT: Nick Georgas, Ken Knueven (sub), Neal Roseberry (sub)
RA Staff: Lisa Heath, Jane Houston

At its meeting of July 9, 2019, the Design Review Board (DRB) took the following action:

PART I - PROCEDURAL ITEMS

DRB member Nick Georgas called the meeting to order at 6:30 pm and established that a quorum of the DRB was present.

DRB member Neal Roseberry, seconded by DRB member Ken Knueven, moved to approve the July 9, 2019 Design Review Board agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Neal Roseberry, moved to approve the June 11, 2019 Design Review Board minutes.

The motion passed unanimously.

PART II - MEMBERS COMMENTS

None

PART III - ALTERATIONS AND ADDITIONS

C# 1. 11501 Maple Ridge Road
Victor Krivorotov and Lucy Badalian

The homeowners were present and the affected party was not present.

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

Approved garden wall modification (Option 1, approx. 32” H, [raised to the point of the horizontal band, atop existing wall] approx. 55 linear feet, concrete block, color: Sherwin Williams “Extra White”) in rear location as indicated in submitted drawings as similar to original, existing garden walls in Hickory Cluster, with the following stipulations:
a. that the wall be securely constructed;

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

c. that appropriate vegetation be maintained to soften the appearance of the wall and integrate it into its surroundings.

The motion passed with the votes recorded as follows:

AYE: Ken Knueven, Nick Georgas
NAY: Neal Roseberry
ABSTAIN: None

2. 11521 Running Cedar Road
Sarah Carpenter and Carl Llacer

The homeowner was present.

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

Approved sunroom, as amended (approx. 20’ L x 14’ D, pressure treated wood) and deck (approx. 18’ L x 14’ D, pressure treated wood) in rear location as indicated on submitted site plan and elevation drawings to include the following:

- Siding and trim: (vinyl, color to closely match existing house siding)
- Roofing: (asphalt shingle, material and color to closely match existing roof shingle)
- Windows: (approx. 5, Simonton, Reflections, 1-triple casement, 3-single casement, 1-double-hung, no grids, color: white)
- Doors: (Simonton, Reflections, 2-panel slider, no grids, color: white)
- Skylights: (approx. 4, Velux, color: to match roofing)

with the following stipulations:

a. that no knee braces be installed if not required by Fairfax County;

b. that the window additions have no grids/mullions;

c. that the supporting posts and footers be level and flush with the ground;

d. that all colors, materials, siding, trim, roofing, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines;

e. 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;

f. 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;

g. 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

h. that the resulting drainage pattern not detrimentally impact existing vegetation or adjacent property or alter the drainage patterns on adjacent property.

The DRB discourages the use of "knee braces" and believes that in this case the height of the deck does not require 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.

The motion passed unanimously.

3. Wethersfield Cluster
c/o Stephen Cerny, President (2011 Approach Lane, Reston, VA 20191)

The representative was present.

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

Approved addition to cluster standards for pedestrian doors (Rogue Valley Door, Urban Series #4022, solid, 2-panel, color to match current color palette for doors) as a contemporary style appropriate to Wethersfield Cluster, as proposed.

The motion passed unanimously.

4. Lakewinds I Cluster
c/o Mason Miller, President (2007 Lakebreeze Way, Reston, VA 20191)

The representative was present.

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

Approved revisions to exterior color palette for doors in Lakewinds I Cluster to include the following:

- Behr, color: “Plantation Chips” M290 to replace McCormick, color: “Serengeti Song” #7929
- Behr, color: “Marsh Marigold” P250 to replace McCormick, color: “Creased Khaki” #7928
- Behr, color: “Bubble Turquoise” M450 to replace McCormick, color: “Emerald Valley” #7542
- Behr, color: “Mild Evergreen” MQ6-37 to replace McCormick, color: “Kodiak Valley” #7545
- Behr, color: “Chelsea Garden” MQ6-39 to replace McCormick, color: “Country Meadow” #7541
- Behr, color: “Shipyard” S50006 to replace McCormick, color: “Blue By You” #0619
- Behr, color: “Jet Ski” M490-5 to replace McCormick, color: “Bonaventure” #7359
- Behr, color: “Bengal Blue” M480-3 to replace McCormick, color: “Sky Watch” #7362
- Behr, color: “Portuguese Dawn S160-4 to replace McCormick, color: “Rocky Cliff” #8632
- Behr, color: “Bistro” MQ2-34 to replace McCormick, color: “Bistro Brown” #8645
- Behr, color: “Cider Spice” S210-5 to replace McCormick, color: “Brighton Beach” #8599
- Behr, color: “Sweet Tea” S210-3 to replace McCormick, color: “Face of Innocence” #8602
- Behr, color: “No More Drama” P140-7 to replace McCormick, color: “Red” #AC 120
• Behr, color: “King Salmon” M180-5 to replace McCormick, color: “Matthew’s Fire” #8022
• Behr, color: “Scene Stealer” MQ1-22 to replace McCormick, color: “Pebblestone Clay” #8630
• Behr, color: “Spiced Berry” S150-6 to replace McCormick, color: “Majestic Ridge” #8629
• Behr, color: “The Real Teal” P4700-7 (addition, previously part of color palette) as proposed.

The motion passed unanimously.

5. Lantern Way Cluster
c/o Susanne Tosado, VP (11550 Brass Lantern Court, Reston, VA 20194)

The representatives were present.

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

Approved revisions to exterior color palette for decks in Lantern Way Cluster to include the following:

Material:
• Trex Enhance, approx. 1” D x 6” W x 8-20”L, color: “Beach Dune (addition)
• Pressure treated wood (existing)

Color Palette:
• Behr, base: Premium WaterProof SS-5013 (addition)
• Behr, color: “Beach Dune” TRX-28 (addition)
• Behr, color: “Natural Cedar” T-3501 (existing)
• Behr, color: “Cedar Naturaltone” ST DP-533 (existing)
• Behr, color: “Padre Brown” SC-105 (existing)
• Wolman, color: “Natural” ST stain (existing)
• Cabot, Clear Solution, color: “Cedar” Transparent (remove)
• Cabot, Decking Stain, color: “New Cedar” Semi-Transparent (remove)
• Olympic, color: “Cedar Naturaltone Toner” Transparent (remove)
• Olympic, color: “Cedar Naturaltone” ST-716 (remove)

with the stipulation that all new deck construction, remodeling or reconditioning must include the approved materials (pressure treated lumber decking, Trex composite material decking) and DRB-approved colors as the most current exterior color palette for Lantern Cluster.

The motion passed unanimously.

6. Moorings Cluster
c/o Lorraine Cleary, President (1602 Waters Edge Lane, Reston, VA 20194)

The representatives were present.
DRB member Ken Knueven, seconded by DRB member Nick Georgas, made the following motion:

Approved revisions to cluster standards in Moorings Cluster to include the following:

**Correction to decorative lighting cluster standards:**

Exterior lights that are visible from the front of the home and from the street shall be from the updated list below. Homeowners are to use soft white/warm style bulbs. All lighting shall be in conformance when lights are next replaced. Design Review Board-approved lighting includes the following:

- Maxim 5000FTOI (Incandescent) Oil-Rubbed Bronze for homes with brown/bronze window frames
- Maxim 56005FTOI (LED) Oil-Rubbed Bronze for homes with brown/bronze window frames
- Maxim 5000FTSST (Incandescent) Stainless Steel for homes with white or aluminum window frames
- Maxim 5600FTSST (LED) Stainless Steel for homes with white or aluminum window frames

**Addition of garage door cluster standards:**

Garage doors shall be solid, flush, flat overhead doors. Garage doors will not include glass or trim. Homes with higher garage ceilings may require more panels if this option is selected. Many homes within MCA have a raised panel garage door. Garage doors are not to be stored in the open or raised position for extended periods of time. Garage doors are to match the color of the home. Garage doors shall be in conformance with current cluster standards when the garage door is next replaced.

**Revision to window cluster standards:**

If there is trim (wood, fiber cement, plastic, etc.) around the installed window, this trim must match the house siding (the color of the home) and must not exceed 3.5 inches in width. The window casing (metal, aluminum, etc.) will be brown/bronze, white/cream or aluminum in color.

**Revision to shed cluster standards:**

Sheds, Outside Storage and Pet Pens. Outside sheds, dock boxes and pens shall be as unobtrusive as possible, located in the rear under a deck if possible, abutting rear wall of house, constructed of siding material and asphalt shingles that match the house in color and the roof in color, with the roof sloped away from the house. No free-standing storage containers are allowed at the water's edge or on a dock.

**Revision to exterior color palette cluster standards:**

- Valspar, color: “Hot Chocolate” (remove) as it is similar to Olympic, color: “Cocoa” (existing)
- Valspar, color: “Ferret” (remove) as it is similar to Olympic, color: “Taupe” (existing)
- Valspar, color: “Greige” (remove) as it is a similar to Olympic, color: “Beige Gray” (existing)
• Valspar, color: “Monterey Gray” (remove) as it is similar to Olympic, color: “Bel Air Gray” (existing)
• Valspar, color: “Modern Avocado” (remove) as it is similar to Olympic, color: “Bronze” (existing)
• Valspar, color: “Colonial Pewter” (addition)
• Valspar, color: “Silver Mine” (addition)
• Valspar, color: “Winter Beach” (addition)
• Valspar, color: “Puffy Clouds” (addition)
• Valspar, color: “Creamy Glen” (addition)

Approved discontinued colors that may be matched:

• Valspar, colors: “Beachwood”, “Eucalyptus”, “Silver Dollar”, “Pewter (Grey Pewter)”

Revision to cluster standard language for cap flashing and gutters:

• Garage capping must match the color of the house. A closely matching factory painted color is acceptable as well as the factory painted brown.
• Gutters and downspouts must match the color of the house or garage to which they are attached. A similar factory painted color is acceptable.
• Common wall capping must be McCormick “Amber White” or a similar factory painted McCormick “Amber White”.
• The existing brown garage capping that many residents have is grandfathered in until the garage roof is replaced, at which point the capping must match the house color. If the capping cannot be factory matched to the house color then the garage capping must match the home’s window casing color.

as proposed.

The motion passed unanimously.

D*P 7. 12023 Lake Newport Road
Harry and Linda Gwinnell

The homeowners were not present.

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

a. Approved existing addition (approx. 27’ L x 8” H x 12’ W, windows, door, roofing) in rear location as indicated in submitted drawings and photos as harmonious in materials, style and color to the original home, as proposed.

b. Approved existing hardscape replacement (driveway, walkway and stoop, pavers, color: gray) in front location as indicated in existing photos as harmonious in style and color to surrounding architecture and landscaping, as proposed.

c. Approved existing window addition, as amended (double-hung, with grids, color: white) in rear location as indicated in submitted photos with the stipulation that the surrounding siding materials and color match the original siding materials and color as closely as possible.
The motion passed unanimously.

C# 8. 1521 Farsta Court
Roger and Joan Denchfield

The homeowners and affected party were present.

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

a. Approved replacement siding (Xtreme Prestige Board, polyvinyl, vertical, color: “Cypress Green”) and trim (Xtreme Prestige Board polyvinyl, color: “Musket Brown”) on all elevations as indicated in submitted photos as a close match to the DRB-approved exterior color palette for siding and trim in West Bentana Park Cluster, 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.

b. Approved window replacements (Xtreme 3 Windows, vinyl, sliders and fixed, no grids, color: “Rustic Bronze”) on all elevations as indicated in the submitted photos as a close match to the DRB-approved cluster standards for window replacement in West Bentana Park Cluster, with the following stipulations:

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

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

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 West Bentana Park Cluster.

The motion passed unanimously.

D# 9. 11316 South Shore Road
Joe and Tracy Kidd

The homeowner was present and the affected party was not present.

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

a. Approved elevated deck (approx. 12’ D x 14’ L and approx. 15’ L x 5’ D) in rear location as indicated on submitted site plan as follows:

- Material: (Trex, deck boards, color: “Lava Rock”)
- Railings and posts: (Trex Reveal railing, color: black, approx. 4” x 4” posts, vinyl wrap, color: white)
- Fascia: (pressure treated wood, vinyl wrap, color: white)
- Lighting: (Home Decorators Collection, Outdoor Wall Mount Lantern, color: “Light Mystic Bronze”)
• Spiral staircase: (approx. 5’ W, approx. 13 risers, square spindle, finish: black, Trex treads, color: “Lava Rock”)

with the following stipulations:

1. that no knee braces be installed unless required by the county;

2. that all metal components of the spiral stair must be painted black;

3. that all materials, siding, trim, light fixtures, gutters/downspouts, etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines;

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; and

5. 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.

b. Approved replacement windows (2, conversion from picture window, approx. 93” to sliding door, approx. 93”, custom, double-sliding, color: white) on upper rear elevation as indicated in submitted drawings with the stipulations that the top of the new window aligns horizontally with the top of the adjacent windows and 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.

The motion passed unanimously.

# 10. RA Section 88

c/o Harry P. “Hank” Lynch, CEO (12001 Sunrise Valley Drive, Reston, VA 20191)

The representative and affected parties were present.

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

Deferred decision on re-grading modification (re-route approx. 25’ swale) on rear property located between 11817 and 11901 Triple Crown Road as indicated in submitted drawings and photos to allow the applicant and affected parties an opportunity to work towards resolution of any existing concerns before resubmission of the application to the Design Review Board.

The motion passed unanimously.
D*P 11.  12015 Aintree Lane
Glenn Saxman

The homeowner was not present.

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

Approved existing tree removal (approx. 25) on property as indicated in submitted photos with the stipulations that the stumps be completely removed or cut flush with the ground and that fifteen (15) total replacement trees (a minimum caliper of 2.5-3”) be installed and maintained in locations indicated on submitted plat, to include the following:

- Evergreens (7, 4- Arborvitae, 3-Winterberry Holly)
- Deciduous (8, 3- Red Bud, 3- Red Maple, 2- Dogwood)

The DRB notes that of these fifteen (15) trees, two (2) have recently been installed (1- Red Maple, 1- Dogwood) in locations indicated on submitted site plan.

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 Design Review Board requires that the approved trees 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 typical six months/eighteen-month timeline.

The motion passed unanimously.

D 12.  12205 Hounds Lane
Julia Suyatkina and Dimitri Ryutov

The homeowners were not present.

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

Approved fence, as amended (approx. 6’, solid board, black post caps, color: left to weather naturally) as shown on submitted plat (pages 6 and 7 of the submitted application) in rear and side locations with the following stipulations:

a. that fence be installed from Point A to Point D only;
b. that fence and gate not be installed from Point D to Point E;
c. that existing vegetation remain and be maintained to screen fence;
d. that additional vegetation be installed if required by subsequent post-inspection by Reston Association for screening purposes;
e. that no existing trees or substantial vegetation shall be removed;
f. that it be constructed with the finished side facing outward;

g. 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

h. 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).

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.

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.

D 13. Towns at Baldwin Grove Cluster
c/o NRP (365 Herndon Pkwy., #106, Herndon, VA 20170)

The representatives were not present.

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

Approved addition to cluster standards for roofing, as amended, in the Towns at Baldwin Grove Cluster as indicated in submitted photos to include the following:

• Architectural shingles (addition)
• **Three-tab (3-tab) shingles (removed)**
• **CertainTeed, 3-tab, color: “Oakwood” (removed)**
• Owens Corning, architectural shingle, color: “Brownwood”, or similar (addition)
• Owens Corning, architectural shingle, color: “Brownwood Teak”, or similar (addition)

with the following stipulations:

a. **that when roofing must be replaced, only architectural shingles be used**; and

b. that the same DRB-approved roofing be installed on the property at the same time, using the same DRB-approved materials and colors.

The motion passed unanimously.

PART IV - CLOSE OF MEETING
DRB member Neal Roseberry, seconded by DRB member Ken Knueven, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:23 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: Hank Lynch
Chief Executive Officer
Reston Association

Director Julie Bitzer
Reston Association Board Liaison

Director Aaron Webb
Reston Association Board Liaison

Cathy Baum
President, Board of Directors
Reston Association
July 24, 2019

TO: All Members, Design Review Board

FROM: Richard Newlon, Chair

SUBJECT: Full DRB Meeting, July 16, 2019

PRESENT: Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Bruce Ramo, Michael Wood, Reston Association Legal Counsel Anthony Champ (non-voting)
Reston Association Board Liaison: Julie Bitzer (ex-officio and non-voting)
RA Staff: Anna Donato, Margo Collins

ABSENT: Charlie Hoffman, Jason Beske

At its meeting of July 16, 2019, 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 Neal Roseberry, seconded by DRB member Nick Georgas, moved to amend the July 16, 2019 Full Design Review Board agenda to place the 11082 Thrush Ridge Road application last on the agenda.

The motion passed unanimously.

DRB member Ken Knueven, seconded by DRB member Nick Georgas, moved to approve the June 18, 2019 Full Design Review Board minutes.

The motion passed unanimously.

MEMBERS COMMENTS

Several residents voiced their concerns regarding a recent Design Review Board (DRB) approval for a two-story addition located at 1148 Round Pebble Lane. The residents urged the DRB to consider changes to the Design Guidelines for these projects to include a wider area of notification to additional neighbors and to further consider the impact on the
PART II -  ALTERATIONS AND ADDITIONS

1.  11920 Winstead Lane
    Shawn Nighbert

The contractor was present.

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

a.  Approved addition (two-story, approx. 18’ W x 13’ D) and screened porch (approx. 18’-8” W x 13’ D, PVC wrapped support posts, fascia, railing) and landing/stairs (landing approx. 4’-1” D x 3’-11” W, approx. 12 risers) in rear location as indicated in renderings and site plan, as amended, to include the following:

- Relocation of bay windows as shown
- Windows: (RJT, Industries, double-hung, grids, color: “Linen White”)
- Door/pedestrian: (Reeb, Smooth Star, fiberglass, double hinged doors, full lite, grids, door and frame finish: “Alaskan Storm”) in rear lower level location
- Deck boards: (landing/stairs/porch, Wolf Serenity Decking, composite, woodgrain, color: “Weathered Ipe”)
- Screens: (fiberglass, No-See-Ums, mesh, color: “Charcoal”)
- Railings: (Hampton, Extruded Railing System, RS40, composite, peaked rail w/ peaked Newel cap, simple vertical pickets, color: white)
- Light/security: (1, Lithonia Lighting, OVFL, 2 adjustable heads, motion detector, LED, color: white)
- Light/decorative: (Quoizel, Newbury Outdoor Lantern, dimmable, carriage style, finish: “Mystic Black”)
- Skylights (2, Velux, C06, fixed, approx. 21 ½” x 47 ¼”, color to blend with roof shingles) screened porch locations

with the following stipulations:

1.  that the light on the addition, in the gable location, not be installed;

2.  that all security lights installed must be 3000K or less and be installed in locations that will be in conformance with the Design Guidelines for security lights, such as under the eaves below the second level of the new addition;

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

4.  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;
5. 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;

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

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

8. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, roof material and siding etc. be the same style, profile and finish as those of the existing house in conformance with the Design Guidelines.

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. 13’ radius, stamped concrete, square irregular pattern, color; grey) and walkway (approx. 9 flagstone pavers) in rear location as indicated in submitted renderings and site plan with the stipulation that the walkway be securely constructed, flat and level, and set into the natural contours of the ground.

The Design Review Board reserves the right to review the patio after installation to determine whether additional landscaping is needed to soften its appearance and further integrate it into its surrounding.

c. Approved chimney modification (partial removal, new roof over existing chimney, shingles to match house, painted brick, color: grey) as proposed.

d. Approved elevation modification (addition, entry modification) in front locations as indicated in renderings and site plan, as proposed, to include the following:

- Addition: (second story, approx. 19’-7” W x 19’-11” D) above garage location
- Dormer: (approx. 10’ W, gable roof) above garage location
- Front entry extension (approx. 6’-9” ¾” W x 3’ D)
- Door/pedestrian: (Smooth Star, Shaker profile, 6 lites with 2 flat panels, fiberglass, 2 full view sidelites, clear glass, door finish: “Total Eclipse”, frame finish: “Alaskan Storm”) in front entry location
- Lattice: (under deck screening of front porch, color: white)

with the following stipulations:

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

2. that any change in grading may not detrimentally impact existing trees or adjacent property;
3. that the lattice be properly framed with either trim boards or wood lattice channel pieces; and

4. that all colors, materials, windows, doors, light fixtures, gutters/downspouts, roof material and siding etc. be the same style, profile and finish 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.

2. 11810 Sunrise Valley Drive
c/o Reston Hotel, LLC, c/o Dover 4 LP (4200 City Avenue, Philadelphia, PA 19131)
The representatives were present.

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

Deferred decision on façade modifications (exterior colors and materials) to allow the applicant the opportunity to restudy and resubmit a plan that is more neutral/warm in color and sophisticated in its overall appearance. The Design Review Board encourages the applicant to submit a cohesive plan that includes any modifications to the porte cochere and any new additional building-mounted signage when resubmitting a new plan.

3. 11082 Thrush Ridge Road
Gary Slack

The affected parties and the homeowner were not present.

DRB member Bruce Ramo, seconded by DRB member Neal Roseberry, 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 on which to overturn or modify the previous decision, the Design Review Board declined to hear the appeal.

The motion passed with the votes recorded as follows:

AYE: Neal Roseberry, Ken Knueven, Bruce Ramo, Michael Wood
NAY: None
ABSTAIN: Richard Newlon, Nick Georgas

4. Design Review Board

Amendments to Design Review & Covenants Administration Resolution 8; Design Review Application Procedures

DRB member Neal Roseberry, seconded by DRB member Nick Georgas, made the motion to amend the Design Review & Covenants Administration Resolution 8; Design Review Application Procedures. The amendment will allow Staff to scheduled appeal requests to the next available Panel or Full DRB meeting and to provide the DRB with limited ability to grant continuances by the show of good cause only. The practice of granting a continuance will be the exception and not the norm and may be decided by email with unanimous consent for all members of the DRB.

The motion passed unanimously.

PART IV- 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 8:15 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: Harry P. “Hank” Lynch
Chief Executive Officer
Reston Association

Jared Wilcox
Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Aaron Webb
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board President

Anthony Champ
Reston Association Legal Counsel
Reston Association
Design Review Board Meeting Minutes
August 6, 2019

PRESENT: Neal Roseberry, Charlie Hoffman, Michael Wood

STAFF PRESENT: Lisa Heath, Jane Houston

ABSENT: None

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
   Vice Chair Neal Roseberry called the meeting to order at 6:30 pm and established that quorum of the Design Review Board was present.

B. Approval of the August 6, 2019 Design Review Board Meeting Agenda
   DRB member Michael Wood, seconded by DRB member Charlie Hoffman, moved to approve the August 6, 2019, Design Review Board agenda.

   The motion passed unanimously.

C. Approval of the June 4, 2019 Design Review Board Meeting Minutes
   DRB member Charlie Hoffman, seconded by DRB member Michael Wood, moved to approve the June 4, 2019, Design Review Board Meeting Minutes.

   The motion passed unanimously.

II. MEMBER COMMENTS

None

III. OWNER APPLICATIONS FOR REVIEW/DECISION

D. 2641 Steeplechase Drive (D)
   Megan Nehr Hutchison and Kathryn Hutchison

   The homeowner was present.

   DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

   Approved sunroom (approx. 12’ D x 16’ W, Four Seasons Series 200, Cathedral Sun and Shade Sunroom, color: white and “Sandtone”) and deck extension (approx. 4’ W, landing approx. 3’ x 5’, stairs approx. 6’ W, pressure treated wood, color: left to weather naturally) in rear location as indicated on submitted site plan and elevation drawings, “In Concept Only”.

   The motion passed unanimously.
For final approval, please submit the following to Reston Association Staff:

- Accurate drawings/plans indicating the location of all glass and solid panels
- Accurate drawings/plans indicating the dimensions and exact location of roof to include roofing overhang
- Accurate drawings/plans to include the locations of all decorative lighting

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.

E. 2367 Paddock Lane (D)
Christopher & Sharon Griessing

The homeowner was present.

DRB member Charlie Hoffman, seconded by DRB member Neal Roseberry, made the following motion:

Approved screened porch (approx. 19’ W x 19’ L, pressure treated wood, color: left to weather naturally) to include landing (approx. 3.5’ W, approx. 9 stairs, pressure treated wood, color: left to weather naturally) in rear location as indicated on submitted site plan and in elevation drawings, as amended, to include the following changes:

The security lighting (2, double-headed, color: white) on upper rear corners of the home shall not be installed. The decorative lighting for screened porch shall be similar in color, materials and design to existing decorative lighting on the home.

The motion passed unanimously.

F. Walden Cluster Association (C)
c/o Jennie Koffman, President (2033 Swans Neck Way, Reston, Va 20191)

The cluster representative was present.

DRB member Michael Wood, seconded by DRB member Neal Roseberry, made the following motion:

Approved revision to cluster standards for exterior lighting (decorative) located on all elevations as indicated in submitted photos, for Walden Cluster, to include the following:

- Feiss, Model OL7400ASTB “Whitaker Outdoor Light”, approx. 17.25” H x 6” W x 4.8” D, color: “Astral Bronze” instead of Wilhelm, Model 07806 (replacement)
- Hinkley, Model 29140Z and 2914LL, approx. 17” H x 9” W x 5.5” D, finish: “Oil Rubbed Bronze” (addition)
- Casway, Model 53X76, Outdoor Pocket Wall Light, approx. 17” H x 7” W x 9” D, finish: “High Oil-Rubbed Bronze” (addition)

as proposed.

The Design Review Board notes that all current cluster standards for decorative lights in Walden Cluster are discontinued, and that the DRB-approved decorative lights listed above are approved for all 52 homes in the cluster and shall be installed when current lighting is to be replaced.

The motion passed unanimously.

G. Forest Edge Cluster Association (C)
c/o Kathy Oris, President (P.O. Box 2474, Reston, VA 20195)

The cluster representatives were present.

DRB member Neal Roseberry, seconded by DRB member Michael Wood, made the following motion:

Approved tree removal (16, evergreens and deciduous) in locations indicated in submitted site plan to include the following:

- #209, Red Oak, 11” DBH, behind 1434 Greenmont Court
- #208, Unknown, 12” DBH, behind 1420 Greenmont Court
- #197, Chestnut Oak, 47” DBH, in woods between 1426 and 1428 Greenmont Court
- #192, White Pine, 20” DBH, behind 1416-1418 Greenmont Court
- #191, Pin Oak, 34” DBH, in woods adjacent 1416 Greenmont Court
- #190, Black Cherry, 22” DBH in woods adjacent 1416 Greenmont Court
- #189, Black Cherry, 9” DBH, in woods between 1401-1416 Greenmont Court
- #187, White Oak, 16” DBH, in woods between 1401-1416 Greenmont Court
- #157, Red Maple, 18” DBH, adjacent tot lot, Greenmont Court
- #151, Red Maple, 27” DBH, adjacent tot lot, Greenmont Court, across path
- #148, Tulip Poplar, 14” DBH, on island adjacent 1401-1413 Greenmont Court
- #149, Tulip Poplar, 18” DBH, on island adjacent 1401-1413 Greenmont Court
- #99, Chestnut Oak, 26” DBH, in woods adjacent 1468 Greenmont Court
- #15, Oak, 40” DBH, by path adjacent 11120 Forest Edge Drive
- #12, unknown, 11” DBH, behind 1422 Greenmont Court
- #3, Red Maple, 16” DBH, by bus stop at Wiehle Avenue

as amended, to include the following changes:
That a “Red Maple” or similar species, at a minimum caliper of 2” be installed and maintained in proximity to the previously existing #74 (Red Maple) adjacent 11192 Forest Edge Drive, in the next planting season.

The Design Review Board may require the applicant to install additional replacement trees of an appropriate size/species should the removal of the trees compel valid complaints, alter the natural character of the wooded area, environmental integrity, or screening effect on adjacent properties.

The Design Review Board further reminds the applicant that stumps must be completely removed or ground below grade for trees in the front or visible from public pathways/streets; stumps must be completely removed, ground below grade or cut flush with the ground for trees in rear/side yards not visible from public pathways/streets; and unless otherwise stated, a replacement tree a minimum of 2” caliper, of an appropriate species must be installed and maintained in its place.

The motion passed unanimously.

H. 11302 Fairway Drive (D#)
Santos and Lauren Alevalo

The homeowners and affected parties were present.

DRB member Michael Wood, seconded by DRB member Charlie Hoffman, made the following motion:

Approved fence (split rail) and gates (2, vertical picket) in rear location as indicated on submitted site plan to include the following:

- Material: (pressure treated wood)
- Mesh: (heavy wire, color: black)
- Stain/Color: (left to weather)

as amended, to include the following changes:

The fence shall be set back eight feet (8’) from the right-side, rear yard property line and six inches (6”) from the rear property line and originate at the rear corners of the house.

The motion passed unanimously.

I. 11160 Saffold Way (C#*P)
Erika Patatanian

The homeowners and affected party were present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:
Disapproved existing replacement patio doors (2, 3-panel sliders, unequal panes, no grids, color: brown) on mid-level and lower level elevations in rear location as indicated on submitted photos, as not in conformance with the Design Review Board-approved cluster standards for patio door replacements in Hillcrest-Bridges Cluster, which require that all three panes be of equal width.

The Design Review Board requires that the patio doors be replaced with the cluster standard patio doors, in conformance with the above stipulation, that all three panes to be of equal width, 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 typical six months/eighteen-month timeline listed.

The motion passed with the votes recorded as follows:

AYE: Neal Roseberry, Charlie Hoffman
NAY: Michael Wood
ABSTAIN: None

J. 2103 Glencourse Lane (C)
Tahsin Tamim

The homeowner was not present.

DRB member Charlie Hoffman, seconded by DRB member Neal Roseberry, made the following motion:

Approved roof modification (approx. 5’ x 3’ enclosure, shingles to match existing) on front roof location as indicated in submitted photos, as proposed.

The motion passed unanimously.

K. Cedar Cove Cluster Association (C#)
c/o Megan Vetula, President (2212 Cedar Cove Court, Reston, VA 20191)

A cluster board member was present as an affected party and not representing the cluster, no other cluster board representatives were present and the affected parties were present.

DRB member Michael Wood, seconded by DRB member Charlie Hoffman, made the following motion:

Approved tree removal (15, various species) in locations adjacent tot lot as indicated on submitted site plan to include the following:

- Oak, 12” DBH
- Gum, 9” DBH
- Unknown, 9” DBH
- Gum, 11” DBH
as amended, to include the following changes:

The applicant shall submit to Reston Association staff a landscaping plan to address understory and tree installation by August 1, 2020.

The motion passed unanimously.

L. Waterview Cluster Association (C#*)
c/o Jim Taylor, President (P.O. Box 2093, Reston, VA 20190)

The cluster representatives and affected party were present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved existing tree removal (15, evergreen and deciduous) in locations indicated on submitted site plan to include the following:

- #1, Chestnut, adjacent basketball court near Upper Waterview
- #2, Tulip Poplar and White Pine, between parking area and North Shore Drive
- #3, Sugar Maple, adjacent 11450 Waterview Cluster
- #4, Sugar Maple, adjacent 11442 Waterview Cluster
- #5, Red Oak, adjacent 11441 Waterview Cluster
- #6, White Pine, adjacent 11445 Waterview Cluster
- #7, Elm, Red Maple, adjacent Waterview Marina
- #8, Unknown, adjacent stream valley behind 11485 Waterview Cluster
- #9, Spar, Red Maple, double-trunk Tulip Poplar, adjacent RA Path and stream valley
- #10, Unknown (2), behind RA path
- #11, Red Oak, adjacent 11424 Orchard Lane

as amended, to include the following changes:
The applicant shall submit to Reston Association staff a landscaping plan to address the replacement of trees #3 (Sugar Maple) adjacent 11450 Waterview Cluster and #4 (Sugar Maple) adjacent 11442 Waterview Cluster, by December 1, 2019.

The Design Review Board may require the applicant to install additional replacement trees of an appropriate size/species should the removal of the trees compel valid complaints, alter the natural character of the wooded area, environmental integrity, or screening effect on adjacent properties.

The Design Review Board further reminds the applicant that stumps must be completely removed or ground below grade for trees in the front or visible from public pathways/streets; stumps must be completely removed, ground below grade or cut flush with the ground for trees in rear/side yards not visible from public pathways/streets; and unless otherwise stated, a replacement tree a minimum of 2” caliper, of an appropriate species must be installed and maintained in its place.

The motion passed unanimously.

M. 1569 Brass Lantern Way (C*)
Donald & Christiane Taylor

The homeowner was present.

DRB member Neal Roseberry, seconded by DRB member Michael Wood, made the following motion:

1. Disapproved existing security shutters (4, Alutech RCFO, rolling, color: white) in multiple locations as indicated in submitted photos as not in conformance with the Design Guidelines for Security Devices, which require that security devices blend with their surroundings and do not detract from the architectural composition of the house.

   The Design Review Board requires that the security shutters be removed and the siding restored to its original seamless condition by the date of settlement or previous to the sale of the home. 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.

2. Approved existing patio (approx. 14’ L x 7’ L, patio insert approx. 6’ W x 4.5’ D, natural stone, color: neutral) and retaining walls (2, approx. 12” H and 11” H, square timbers, color: left to weather) as indicated in submitted photos in front locations as harmonious to surrounding landscaping, as amended, to include the following changes:

   This approval applies to hardscape installed on applicant’s property only, and not to hardscape installed on cluster common property.

The motion passed unanimously.
Reston Association  
Design Review Board Meeting Minutes  
August 13, 2019

PRESENT: Richard Newlon, Neal Roseberry, Ken Knueven

STAFF PRESENT: Anna Donato, Jane Houston

ABSENT: None

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks  
Chair Richard Newlon called the meeting to order at 6:30 pm and established that quorum of the Design Review Board was present.

B. Approval of the August 13, 2019 Design Review Board Meeting Agenda  
DRB member Richard Newlon, seconded by DRB member Ken Knueven, moved to approve the August 13, 2019, Design Review Board agenda.

The motion passed unanimously.

II. MEMBER COMMENTS  
None

III. OWNER APPLICATIONS FOR REVIEW/DECISION

C. 2064 Lake Audubon Court (C)  
Ronald & Sandra Vaughan  

The homeowner was present.

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

Approved solar panels (23, 65” W x 39” L, Silfab SLA Monocrystalline, sleek mounted, roof top location, color: black) to include inverter box (approx. 17.7” H x 14.6” W x 6.8” D, Solaredge Single Phase Inverter, mounted in rear, lower level location) as indicated on submitted site plan and photos, as proposed.

AYE: Richard Newlon, Ken Knueven  
NAY: Neal Roseberry  
ABSTAIN: None

D. Lakewinds I Cluster (C)  
c/o Mason Miller, Vice President (2027 Lakebreeze Way, Reston, VA 20191)

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

Approved addition to cluster standards for siding in the Lakewinds I Cluster to include the following:

- Fiber cement (HardiePlank, Horizontal Lap, Select Cedarmill, 7” exposure, wood-grained, color: Olympic Solid Stain “Oxford Brown”) for siding, trim, and chimney surround.

The motion passed unanimously.

E. Southgate Square Cluster (C)
c/o Samantha Beavers, President (2414 Southgate Square, Reston, VA 20191)

The cluster representative was present.

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

1. Approved revision to cluster standards for roofing in the Southgate Square Cluster to include the following:
   - CertainTeed, Landmark, architectural shingles, color: “Charcoal Black” (addition)
   - CertainTeed, Landmark, architectural shingles, color: “Moiré Black” (addition)
   - CertainTeed, Landmark, architectural shingles, color: “Burnt Sienna” (addition)
   - CertainTeed, 3-tab shingles: color: “Burnt Sienna” (addition)
   - GAF, Royal, Sovereign, 3-tab shingles, color: “Autumn Brown” (addition)
   - CertainTeed, 3-tab shingles, color: “Oakwood” (Remove)
   - CertainTeed, 3-tab shingles, color: “Walnut Brown” (Remove)
   - Georgia Pacific, 3-tab shingles, color: “Burnt Bark” (Remove)

   as proposed.

   The motion passed unanimously.

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

2. Approved addition to exterior colors for gutters and downspouts (color: white) in the Southgate Square Cluster, as amended, with the following changes:
The gutter color must match window color and white gutters may not be installed on homes with brown windows.

The motion passed unanimously.

F. Birchfield Woods Cluster (C)
c/o Tommy Byland, Vice President (1621 Poplar Grove Drive, Reston, VA 20194)

The cluster representative was present.

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

1. Disapproved existing informational sign (approx. 2’ W x 3’ H, ground height 55”, “ALL YELLOW CURBS ARE FIRE LANES NO PARKING OR STANDING AT ANY TIME”, mounted on 4” x 4” wood post, background color: white, letter color: red) as not in conformance with the Design Guidelines for signs which state that signs be no higher than 36” – 48” above grade and no larger than necessary to accommodate the proposed text.

   The Design Review Board requires that the sign be consolidated with the adjacent sign, with the stipulation that the new sign is no higher than 48” above grade, within ninety (90) 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.

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

2. Approved existing mailbox replacements (4, cluster style, free-standing, pedestal-mounted, color: tan) in the Birchfield Woods Cluster in locations to include the following:

   • 1520 Poplar Grove Drive
   • 1551 Poplar Grove Drive
   • 1590 Poplar Grove Drive
   • 1651 Poplar Grove Drive

   as proposed.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Ken Knueven, made the following motion:
3. Approved revision to cluster standards for exterior colors for decks in the Birchfield Woods Cluster to include the following:

- Behr, solid stain, color: “Tugboat SC-141” (addition)
- Behr, transparent stain, color: “Clear 500/400” (addition)
- Behr, transparent stain, color: “Cedar Naturaltone 501/401” (addition)
- Behr, transparent stain, color: “Cordova Brown T-104” (addition)
- Behr, semi-transparent stain, color: “Cedar ST-146” (addition)
- Behr, semi-transparent stain, color: “Tugboat ST-141” (addition)
- Behr, “Natural Clear 400” (Remove)
- Behr, “Cedartone 401” (Remove)
- Behr, “Browntone 403” (Remove)

as proposed.

The motion passed unanimously.

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

4. Approved revision to exterior colors for sheds in the Birchfield Woods Cluster to include:

- Stained an approved color for siding, to match house (addition)
- Stained an approved color for siding, to match house, with trim and door painted Benjamin Moore “Brilliant White” (addition)
- Painted Benjamin Moore “Brilliant White” to match fence (existing)

as proposed.

The motion passed unanimously.

G. 11627 Chapel Cross Way (C)
Craig & Patricia Thibaudeau

The homeowner was present.

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

1. Approved existing ground level deck modification (post extensions and caps) in rear location as indicated in submitted photos, as proposed.
2. Approved existing privacy fence/trash enclosure (approx. 6’ H, dog-eared picket, wood, color: white) and existing trash enclosure (approx. 4’ H, dog-eared, solid board, color: white) in the right front location, as a close match to existing contiguous fence, as proposed.

The motion passed unanimously.

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

3. Approved existing retaining walls (2, concrete modular block, color: red) in front and left side locations as indicated in submitted photos.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Ken Knueven
NAY: Neal Roseberry
ABSTAIN: None

In conformance with the Governing Documents of Reston Association, Section III.6. (d)(4)(vi), a member of the Design Review Board (DRB) has requested that the full DRB consider the application. Therefore, this decision is not final.

The next meeting of the full DRB is scheduled for September 17, 2019. You must contact your Covenants Advisor (703-435-6530) 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.

H. Soapstone Cluster (C)
c/o Carol Ivory, President (11582 Woodhollow Court, Reston, VA 20191)

The cluster representative was present.

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

1. Approved addition to cluster standards for decks and wood patios (composite, deck boards, rail caps) in the Soapstone Cluster to include the following:

- Trex, color: “Saddle” (addition)
- Trex, color: “Toasted Sand” (addition)
- Trex, color: “Winchester Grey” (addition)
- Trex, color: “Havana Gold” (addition)
- Behr, color: “Cordovan Brown #104” or similar (existing)
• Behr, color: “Padre Brown #105” or similar (existing)
• Behr, color: “Wood Chip #111” or similar (existing)
• Behr, color: “Coffee #103” or similar (existing)
• Behr, color: “Tugboat #141” or similar (existing)
• Benjamin Moore, color: “Fox Run” or similar (existing)
• Left to weather naturally, clear colorless sealant (existing)

as proposed.

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

2. Approved revision to cluster standards for roofing in the Soapstone Cluster to include the following:

• GAF, Timberline HD, architectural shingles, color: “Barkwood” (addition)
• CertainTeed, Landmark, architectural shingles, color: “Burnt Sienna” (addition)
• Owings Corning, architectural shingles, color: “Brownwood” (addition)
• CertainTeed, 3-tab shingles, color: “Burnt Sienna” (existing)
• CertainTeed, 3-tab shingles, color: “Cedar Brown” (existing)
• GAF, 3-tab shingles, color: “Autumn Brown” (existing)
• Owings Corning, 3-tab shingles, color: “Autumn Brown” (existing)
• Owings Corning 3-tab shingles, color: “Brownwood” (existing)

as proposed.

The motion passed unanimously.

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

3. Approved addition to cluster standards for fences/gates (pressure treated wood, left to weather naturally) in the Soapstone Cluster to include:

• Gate: solid board, flat top
• Gate: board-on-board, flat top (existing)

as proposed.

The motion passed unanimously.

I. Lakeside Cluster (C)
The cluster representative was present.

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

1. Approved revision to cluster standards for exterior colors for the Lakeside Cluster “In Concept only”, to include the following:

   **Siding, Accent Panels, Soffits**
   - Sherwin Williams & Behr, color: “Homestead Brown” (addition)
   - Behr, color: “Sandstone” (Existing)
   - Behr, color: “Taupe” (Existing)
   - Behr, color: “Monterey Gray” (Existing)
   - Behr, color: Ebony Gray” (Existing)

   with the stipulations that no more than two houses in a row may be painted the same siding color, that the accent panels/soffits be painted the same color as the house siding and that when a home is repainted it must be painted in the new color palette.

   as amended, with the following changes:

   Sherwin Williams, color: “Honeycomb #SW6375” and Sherwin Williams, color: “Roycroft Copper Red” were removed from the proposed revised color palette.

   **For final approval**, please submit the following to Reston Association Staff:

   - Darker/toned down option for Sherwin Williams, color: “Honeycomb #SW6375”
   - Darker/toned down option for Sherwin Williams, color: “Roycroft Copper Red”

   The motion passed unanimously.

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

2. Approved revision to cluster standards for exterior colors for the Lakeside Cluster, to include the following:

   **Window Trim**
   - Painted to match siding
with the stipulation that the window trim must not match the vertical and/or horizontal trim and that when a home is repainted it must be painted in the new color palette.

**Vertical Trim**
- Benjamin Moore, “Classic Brown” (removed)
- Martin Senour, “Shenandoah Valley” (existing)
- Match siding color

with the stipulation that all vertical trim, be painted the same color and that when a home is repainted it must be painted in the new color palette.

**Horizontal, Gutters, Downspouts, Fascia, Deck Railings**
- Behr, color: “Dover White”
- Duron, color: “Powdering Snow 8700W” (Remove)
- McCormick, color: “White Shadow 001” (Remove)

with the stipulation that all horizontal trim, gutters, downspouts, fascia and deck railing be painted the same color and that when a home is repainted it must be painted in the new color palette.

**Garage Doors Front Fences, Front Trash Enclosures**
- Painted to match the house siding

with the stipulation that when a home is repainted it must be painted in the new color palette.

**Rear Fences**
- Stained with clear sealant

as proposed.

The motion passed unanimously.

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

3. Approved revision to cluster standards for roofing for the Lakeside Cluster to include the following:

- GAF, Timberline HD, architectural shingles, color: “Slate” (addition)
- GAF, Timberline HD, architectural shingles, color: “Shakewood” (addition)
- Owings Corning Oakridge, architectural shingles, color: “Desert Tan” (addition)
• Owings Corning Oakridge, architectural shingles, color: “Estate Gray” (addition)
• CertainTeed, Landmark, architectural shingles, color: “Resawn Shake” (addition)
• CertainTeed Landmark architectural shingles, color: “Weathered Wood” (addition)

as proposed.

The motion passed unanimously.

J. 1664 Valencia Way (C)
Kathleen Kalinsky & Matthew Peters

The homeowner was not present.

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

Approved existing walkway and stoop resurface (concrete, high-grip surface, color: “Natural Granite”) in front location as indicated in submitted photos, as proposed.

The motion passed unanimously.

IV. CLOSE OF MEETING/ADJOURNMENT

K. DRB member Richard Newlon, seconded by DRB member Neal Roseberry, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:10 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: Harry P. “Hank” Lynch, Chief Executive Officer
    Reston Association

    Director Julie Bitzer
Reston Association Board Liaison

Director Aaron Webb
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board President
Reston Association  
Design Review Board Meeting Minutes  
August 20, 2019


STAFF PRESENT: Anna Donato, Margo Collins, Lisa Heath

ABSENT: Bruce Ramo, Jason Beske

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
   Chair Richard Newlon called the meeting to order at 7:00 pm and established that quorum of the Design Review Board was present.

B. Approval of the August 20, 2019 Full Design Review Board Meeting Agenda
   DRB member Neal Roseberry, seconded by DRB member Nick Georgas, moved to approve the August 20, 2019, Design Review Board Agenda.
   
The motion passed unanimously.

C. Approval of the July 16, 2019 Full Design Review Board Meeting Minutes
   DRB member Ken Knueven, seconded by DRB member Neal Roseberry, moved to approve the July 16, 2019, Design Review Board meeting minutes.

   The motion passed unanimously.

II. MEMBER COMMENTS
   None

III. OWNER APPLICATIONS FOR APPEAL

   D. None

IV. OWNER APPLICATIONS FOR REVIEW

   E. 1938 Upper Lake Drive (D)
      John and Judith Newcomb

      The homeowners were present.

      DRB member Neal Roseberry, seconded by DRB member Ken Knueven, made the following motion:
1. Approved additions (1, second-story on left front elevation, approx. 20’ x 33’ and 1, sunroom on left rear elevation, approx. 21’ x 24’) to include additional modifications as indicated on submitted site plan and elevations, “In-Concept Only” to include the following:

- Chimney modification: (Sislers, natural thin stone veneer surround above roofline, stone finish: “Grand Cayman”) on left side elevation
- Front wall facade: (Sislers, natural thin stone veneer, stone finish: “Queensbury”) entryway location
- Siding: (James Hardie, Select Cedarmill, fiber cement, color: “Peral Grey”)
- Roofing: (GAF, Timberline, architectural shingles, color: to match existing)
- Roofing: (Everlast Metals, standing seam metal, for sunroom color: “Dark Bronze”, and front porch, color: “Colonial Red”)
- Gutters and downspouts: (K-style, color: “Pearl Gray”)
- Balcony: (cantilevered, simple vertical pickets, metal color: black) rear upper level location
- Pergola: (painted to match the siding color: “Peral Gray”)
- Deck, stairs and landing: (Trex Select, composite, Trex Transcend Railing System, simple vertical pickets, post rail caps, black metal pickets, deck and rail cap color: “Saddle”)
- Window and door replacements to include additions: (Pella, 250 series, vinyl/casements/sliders, fixed, custom color: “Morning Sky Gray”) and window/door trim capping (Pella, Enduraclad Coating, PRO153, color: “Morning Sky Gray”)
- Foundation modifications: (door and window addition)

For final approval, the Design Review Board (DRB) recommends that the applicant further redesign with consideration of the following:

a. The ridgeline and eave line detail be designed to match the second floor of the house.

b. The window heads align between windows and the addition, and the windows in the addition align with the heads of the windows on the house.

c. The sunroom supports be built without 45-degree braces if possible. 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.

d. The chimney stone surround be installed above the roofline. The Design Review Board notes that if the chimney projects from the house wall, the stone must be installed on the entire chimney to the ground.

e. The basement foundation be clad in siding with the approved color and material to match the house siding.

f. The approved architectural roof shingles for the additions must be a close match to the existing shingles, or the entire roof must be replaced at the same time.

g. The second-floor windows on the front addition align with the first-floor windows and be symmetrically composed or otherwise revised.
h. All windows on the house either be replaced or be a close match to the approved color.

Please restudy and resubmit.

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.

DRB member Neal Roseberry, seconded by DRB member Michael Wood, made the following motion:

2. Approved existing landscape plan in rear locations as indicated on submitted site plans and photos to include the following:

- Patio 1: (approx. 46’ L x 26’ W, pavers, irregular pattern, color: tan) upper location
- Patio 2: (approx. 14’ L x 15’ W, pavers, irregular pattern, color: tan) lower location
- Walkway: (approx. 4’ W, pavers, tiered, color: tan)
- Seat walls: (approx. 18” H x 13” W, adjacent walkway, color: to match walkway)
- Removal of landscape walls

as proposed.

The motion passed unanimously.

F. The Springs at Reston Apartments (NR)
c/o Bonnie Pulise, Property Manager (Lerner, 2000 Tower Oaks Blvd, Rockville, MD 20852)

The project representatives were present.

DRB member Michael Wood, seconded by DRB member Charlie Hoffman, made the following motion:

Approved exterior colors/materials (three (3) neighborhood color schemes, Lake, Forest and Meadow) and façade modifications, as indicated in submitted elevations and renderings to include the following:

- Roofing main building: (Cambridge, IKO, architectural shingles, color: “Dual Black”) or equal
- Roofing new overhang accent: (Metropolitan, aluminum standing seam, color: gray) or equal, in entryway locations
• Canopies: (awning style, metal, color: black) in entryway locations
• Store front system: (YKK, front entry enclosures, windows and doors, aluminum, recessed security cameras, trim color: black) or equal
• Lights: (decorative, sconce, approx. 7” x 12”, up/down feature, LED, max. 3000 K, building mounted on either side of all entryways, color: black)
• Signs: (building numbers, approx. 1’-2” x 1’-1/4”, halo illuminated aluminum letters, vertically mounted to the right side of all entryways, daytime color: black)
• Siding: (Nichia, fiber cement, horizontal, Vintage Wood, on either side of all entryways, color: “Cedar”) or equal
• Eifs façade: (Parex, color coating and reveals for neighborhood schemes installed over existing stucco/CMU wall for exterior walls, window trim, and patio door trim) or equal
• Gutters & downspouts: (Parex, aluminum case style, square system, gutter color: black, downspout color: painted to match the siding) or equal, to include the relocation of the downspouts to the side elevations
• Railings: (Fairway, custom aluminum, simple vertical pickets, on balconies and front entry locations, color: black) or equal
• Fascia: (Fairway, balcony slab edge, metal, color: black) or equal
• Window and door replacements (Metropolitan, sliders, vinyl, color: “Ebony King”) or equal, to include the conversion of the second balcony sliding doors to picture windows
• Window panels: (inserts, mounted below windows, color “Gray”) or equal
• Metal panels: (decorative metal louver panels, pin mounted covers for mechanical units and corrugated metal façade panels for the upper level storefront locations, mechanical panel color: silver, corrugated metal, façade panel color: black) or equal
• Building base: (Glen Gery, thin brick, W15-1557, color: “Mods”) or equal

as proposed.

The motion passed unanimously.

G. South Lakes Drive Sidewalk (NR)
c/o Masoud “Max” Hojatzadeh, Project Manager (Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, VA 22033)

The project representatives were present.

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

Approved site grading (three (3) segments, approx. 3,500’ L, 5’ W, concrete sidewalk, Segment 1: Greenskeepers Court to Soapstone Drive, Segment 2: Whisperwood Glen to Ridge Heights, Segment 3: South Lakes @ Twin Branches) in locations as indicated on submitted site to include the following:

• Concrete bus pads
• ADA-compliant curb ramps
• Bus shelter: approx. 6’-7” D x 14’-2” L x 9’ H, 5’ bench, concrete pad, finish: bronze, at Green Watch Way
• Cross walk and pedestrian signals at South Lakes Drive and Twin Branches Road
• Tree removal: 25, deciduous and evergreen

as proposed.

The motion passed unanimously.

H. North Shore Drive Sidewalk (NR)
c/o Seyed Nabavi, Project Manager (Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, VA 22033)

The project representatives were present.

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

Approved site grading (approx. 2,754’ L, 5’ W, concrete sidewalk, south-side of North Shore Drive from Sycamore Valley Drive to North Shore Court), in locations as indicated in submitted site plans to include the following:

• Concrete bus pads
• ADA-compliant curb ramps
• Re-location of pole lights
• Tree removal

as amended with the following changes:

The tree removal list, to include size and species, must be submitted to Staff for electronic circulation and unanimous approval from the Design Review Board within thirty (30) days of this approval. The Design Review Board reserve the right to require tree replacements as necessary.

The motion passed unanimously.

I. Sheraton Hotel (NR)
c/o Brian Winterhalter (Cooley LLPO, 11951 Freedom Drive, Reston, VA 20190)
c/o Dover 4 LP (Reston Hotel, LLC, 4200 City Avenue, Philadelphia, PA 19131)

The project representatives were present.

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

1. Approved façade modifications (exterior colors and materials) as indicated on submitted elevations and renderings to include the following:
- Main Eifs or Dafs/SPT-02: (STO HP, medium gray sand finish, color: “Diamond Dust”, for the signage wall and window walls)
- Accent Eifs or Dafs/XPT-01: (STO HP, light gray sand finish, color: “White Linen”, for balconies and structural fins)
- Control Joints/Scoring
- Columns MT01: (Knotwood, aluminum, wood-look wrapped columns, porte-cochere locations, color: “Kaila”)
- Roofing: (Pac-clad, standing seam metal, color: “Slate Gray”, to match existing)

as amended, contingent upon the applicant submitting a modified drawing simplifying the control joints/scoring angles on the East elevation to Staff to be circulated electronically to all members of the DRB for unanimous approval.

Note: The Design Review Board has received the modified drawing from the applicant and provided approval via email unanimous consent (attached).

The motion passed unanimously.

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

2. Approved landscape plan (hardscape and softscape, porte-cochere and secondary entry location) as indicated on submitted site plan, “In-Concept Only”, as amended, to include the followings:

- Canopies: (wood-like slats, spaced maximum 12” apart, wood wrapped columns)
- Pavers: (pedestrian unit pavers, vehicular unit pavers, cobblestone, detectable warning, color: gray tones)
- Sidewalks: (natural concrete)
- Planters: (large box style, finish: Corten steel)
- Bench: (solid block, finish: concrete)
- Bollard: (granite finish, color: black)
- Stones: (landscape style)
- Tree removals
- Vegetation

with the following changes:

Natural colored rocks be used instead of white rocks.

3. Approved signs as indicated in submitted elevations and renderings, “In-Concept Only”, to include the following:

- Sheraton sign 1: (“S” logo future location West elevation)
• Reveals: (Chevron to mimic the Sheraton logo for future signage location)
• Sheraton sign 2/3: (2, “Sheraton” Porte-cochere entry canopy locations)
• Sheraton sign 4: (approx. 22 square feet, “Sheraton”, concrete backwall, cutout letters, sign wall finish: “Corten steel”)

as proposed.

**For final approval, please submit the following:**

1. Final landscape plan, clearly identifying size and species of trees to be removed and all proposed vegetation.
2. Details of all proposed elements (patios, walkways, planters, etc.) including dimensions, materials and colors with cut sheets
3. Comprehensive sign package.

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.

J. Design Review Board

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the motion to approve the revised Design Review Board Minutes, as proposed.

The motion passed unanimously.

V. EXECUTIVE SESSION
None

VI. DISCUSSION

K. Design Review Board Process Improvements

Anna Donato announced that Staff will be implementing a new position in October for the Cluster Outreach Specialist. A current member of the Covenants Department, Meagan Micozzi, has accepted the position and will begin in her new role in early October. Meagan will be facilitating the Cluster Standards Panel meetings in 2020 and proposed dates and times for these meetings will be reviewed at the next full Design Review Board meeting.

VII. CLOSE OF MEETING/ADJOURNMENT

L. DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 9:48 pm.
Richard Newlon, Chair

D Indicates Detached Single-Family Property
C Indicates Cluster Property
NR Indicates Non-Residential Property (Commercial, Condominium, Apartments)
RA Indicates Reston Association Property
# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee

cc: Harry P. “Hank” Lynch, Chief Executive Officer
    Reston Association

    Jared Wilcox, Chair
    Reston Planning and Zoning Committee

    Director Julie Bitzer
    Reston Association Board Liaison

    Director Aaron Webb
    Reston Association Board Liaison

    Director Catherine Baum
    Reston Association Board President

    Anthony Champ
    Reston Association General Counsel
Reston Association
Design Review Board Meeting Minutes
September 24, 2019

PRESENT: Richard Newlon, Neal Roseberry, Charlie Hoffman

STAFF PRESENT: Anna Donato, Jane Houston, Meagan Micozzi

ABSENT: None

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
   Chair Richard Newlon called the meeting to order at 6:33 pm and established
   that quorum of the Design Review Board was present.

B. Approval of the September 24, 2019 Design Review Board Meeting
   Agenda DRB member Richard Newlon, seconded by DRB member Neal
   Roseberry, moved to approve the September 24, 2019 Design Review Board
   Meeting Agenda.

   The motion passed unanimously

C. Approval of the August 13, 2019 Design Review Board Meeting Minutes
   DRB member Richard Newlon, seconded by DRB member Neal Roseberry,
   moved to approve the August 13, 2019, Design Review Board meeting minutes.

   The motion passed unanimously.

II. MEMBER COMMENTS
   None

III. OWNER APPLICATIONS FOR REVIEW/DECISION

D. Hemingway Cluster (C)
   c/o Richard Eckhardt, Treasurer (11560 Hemingway Drive, Reston, VA 20194)

   The cluster representative was present.

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

   Approved addition to cluster standards for roofing in the Hemingway Cluster to
   include the following:

   • CertainTeed, Landmark, architectural, color: “Weathered Wood” (addition)
   • CertainTeed, 3-tab, color: “Weathered Wood” (existing)
as proposed.

The motion passed unanimously.

E. Bentana Woods West Cluster (C#)
Eileen DuBose, Director (1510 Scandia Circle, Reston, VA 20190)

The cluster representative was present. The affected party was not present.

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

Approved informational signs (3, single-sided, approx. 38” H x 48” W, high-density urethane, “BENTANA WOODS WEST”, wood-grain finish, mounted on 4” x 4” cedar posts with PVC sleeves, background color: “Brown Pantone 463C”, letter and border color: “Beige Pantone 7401 C”) in locations as indicated on submitted site plan, as amended, with the following changes:

Lights not be installed for any of the sign locations.

The motion passed unanimously.

F. Old Chatham Cluster (C)
c/o Lisa Locascio, Vice President (1277 Lamplighter Way, Reston, VA 20194)

The cluster representative was not present

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

Approved addition to cluster standards for exterior colors for decks in the Old Chatham Cluster to include the following:

• Behr, semi-transparent stain, color: “Wrangler Brown ST 109” (addition)
• Behr, transparent stain, color: “Clear 500/400” (addition)
• Behr, transparent stain, color: “Cedar Naturaltone 501/401” (addition)
• McCormick, color: “Powder Mill Gray #450” (existing)
• Benjamin Moore, color “Cliffside Gray #PM-5” (existing)
• Color match to house siding (existing)
• Left to weather (existing)

as amended, with the following changes:

All deck railings be painted white or be left to weather naturally, in conformance with the cluster standard for railings and the character of the Old Chatham Cluster.

The motion passed unanimously.
G. Saddler Oaks Cluster (C)  
c/o Matt Sewell, President (2292 Gunsmith Square, Reston, VA 20191)  

The cluster representative was not present.  

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:  

Approved addition to cluster standards for roofing in the Saddler Oaks Cluster to include the following:  

• GAF, Timberline HD or Ultra HD, architectural, color: “Barkwood” (addition)  
• GAF, Timberline HD or Ultra HD, architectural, color “Charcoal” (addition)  
• GAF, Timberline HD or Ultra HD, architectural, color “Pewter Gray” (addition)  
• GAF, Timberline HD or Ultra HD, architectural, color “Slate” (addition)  
• GAF, Timberline HD or Ultra HD, architectural, color “Mission Brown” (addition)  
• GAF 3-tab, color: “Dark Mahogany” (existing)  
• GAF 3-tab, color: “Weathered Gray” (existing)  
• GAF 3-tab, color: “Misty Gray” (existing)  
• GAF 3-tab, color: “Charcoal Blend” (existing)  

as proposed.  

The motion passed unanimously.  

H. 2310 Colts Brook Drive (D)  
Sounil & Grace Yu  

The homeowner was present.  

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

Approved solar panels (28, 68.5” W x 40.6” L, Q Cells 335 - Q.Peak Duo BLK-G6, sleek mounted, rear roof top location, color: black anodized) to include inverter box (approx. 6.9” H x 8.3” W x 2.9” D, Enphase IQ7 microinverter, mounted in left side location) as indicated on submitted site plan and photos, as proposed.  

The motion passed unanimously.  

I. Highland Park Cluster (C)  
c/o Rebecca Albin, Vice President (1342 Red Hawk Circle, Reston, VA 20194)  

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

1. Approved revision to cluster standards for exterior colors in the Highland Park Cluster as follows:

**Color Schemes**

**Package #1:** (Lot #'s 1306, 1314, 1334, 1346)
- Window and garage doors to match approved trim color: Benjamin Moore “Muskoka Trail #974” or Sherwin Williams “Neutral Ground SW #7568”.
- Alternate color for garage door: Benjamin Moore “Nature’s Essentials 1521” or Sherwin Williams “Wool Skein SW6148”, as a close match to Duron “Burbury Beige 8671W”
- Front entry door and deck railings: Benjamin Moore, “Dragons Breath 1547” or Sherwin Williams, “Black Fox SW7020”, as a close match to Duron “Tudor House 8806N”

**Package #2:** (Lot #'s 1302, 1310, 1320, 1324, 1328, 1336, 1340, 1344, 1348)
- Window and garage doors to match approved trim color: Benjamin Moore “Briarwood EXT RM” or Sherwin Williams “Taupe Tone SW7633”.
- Alternate color for garage door: Benjamin Moore “Plymouth Rock 1543” or Sherwin Williams “Mega Greige SW7031”, as a close match to Duron “Wood Cut 8694M”
- Front entry door and deck railings: Benjamin Moore “Bavarian Forest 2054-10” or Sherwin Williams “Cascades SW7623”, as a close match to Duron “Earthbound Green AC091N”

**Package #3:** (Lot #'s 1300, 1304, 1308, 1312, 1322, 1326, 1332, 1338, 1342, 1350)
- Window and garage doors to match approved trim color: Benjamin Moore “Collingwood 859” or Sherwin Williams “Worldly Gray SW 7043”.
- Alternate color for garage door: Benjamin Moore “Brickhouse Tan CW-145” or Sherwin Williams “Sandbar SW7547”, as a close match to Duron “Bauhaus Buff 8692W”
- Front entry door and deck railings: Benjamin Moore “Chestnut 2082-10”, as a close match to Duron “Robust Red AC114N”

**Decks** (Flooring)
- Trex, color: “Gravel Path” (addition)
- Trex, color: “Rope Swing” (addition)
- Sherwin Williams, Super Deck, color: “clear sealer” (addition)
- Left to weather (existing)

**Decks** (Rear deck railings)
2. Approved addition to the cluster standard for window replacements in the Highland Park Cluster to include the following:
   - Thompson Creek (double-hung, casement, fixed/picture, circle top, grids (1/2 or full), frame color to match the approved house trim color).
   as proposed.

The motion passed unanimously.

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

3. Approved addition to the cluster standards for doors in the Highland Park Cluster to include the following:

   **Front Entry Doors**
   - Thompson Creek, 420 style, fiberglass, 4 panel with clear glass, 12” sidelites, 1/2 lite, transom, no grids, color to match approved color palette for front doors.
   
   as proposed.

The motion passed unanimously.

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

   **Rear Patio Doors**
   - ProVia Legacy, 460 style, double door, smooth steel, full view, clear glass, color to match approved color palette for windows and trim.
   - ProVia Legacy 460 style, double door, smooth steel, full view, grids, color to match approved color palette for windows and trim.
   - ProVia Legacy 460 style, double door, smooth steel, full view, grids, transom with grids, color to match approved color palette for windows and trim.
• ProVia Legacy 460 style, double door, smooth steel, full view, clear glass, transom with clear glass, color to match approved color palette for windows and trim.
• ProVia Legacy 460 style, triple door, smooth steel, full view, clear glass, color to match approved color palette for windows and trim.
• ProVia Legacy 460 style, triple door, smooth steel, full view, clear glass, grids, color to match approved color palette for windows and trim.
• ProVia Legacy 460 style, triple door, smooth steel, full view, clear glass, grids, transom with grids, color to match approved color palette for windows and trim.

as amended, with the following changes:

The transom and door must match (all grids, or no grids).

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

4. Approved addition to the color palette and the cluster standards for decks (Trex, composite, flooring) in the Highland Park Cluster to include:

• Trex, color: “Gravel Path”
• Trex, color: “Rope Swing”

as proposed.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

5. Approved addition to cluster standards for walkways in the Highland Park Cluster to include:

• Flagstone; irregular square pattern, mortar, color: “Blue Flagstone” in front entry location

as proposed.

The motion passed unanimously.

J. 2503 Red Clover Court (D)
Stephen & Janet Werner
The homeowner was present.

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

Approved screened porch (approx. 19’ W x 15’ L) and elevated deck (approx. 26’ W x 27’ L) to include window replacement (1, conversion from bay window to door, Andersen, Series 368, hinged, color: white) and window addition (1, approx. 3’5” x 2’8”, Andersen, 400 Series, fixed, color: white) in rear locations as indicated on submitted site plan and renderings, to include the following:

- Deck boards, (Trex, color: “Winchester Grey”)
- Railings: (pressure-treated wood, painted color: white, or left to weather naturally)
- Pedestrian door: (Screen Tight, vinyl, 5-bar screen door, color: white)
- Roofing: (GAF, architectural, color: “Charcoal”, to match house shingles)
- Gutters and downspouts, (vinyl, color: white)

as proposed.

The Design Review Board asks the applicant to consider eliminating the use of knee braces or screen the bracing with vegetation, or install lattice around base of deck.

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.

K. Forest Edge Cluster (C#)
c/o Kathy Oris, President (1424 Greenmont Court, Reston, VA  20190)

The cluster representative and affected parties were present.

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

Approved tree removal (4, evergreen and deciduous) in locations indicated in submitted site plan to include the following:

- #19, White Pine, 18” DBH, behind 1418 Greenmont Court
- #172, Chestnut Oak, 20” DBH, adjacent to 1407 Greenmont Court
- #193, Twin Oak, 45” DBH, behind 1422 Greenmont Court
- #93, White Oak, 42” DBH, behind 1466 Greenmont Court
as amended, with the following changes:

Applicant must submit a drainage plan to the Design Review Board Panel within thirty (30) days in association with the removal of tree #93 indicating the location of a replacement tree on cluster property. The Design Review Board may require the applicant to install replacement trees of an appropriate size/species should the removal of the trees compel valid complaints, alter the natural character of the wooded area, environmental integrity, or screening effect on adjacent properties.

The Design Review Board further reminds the applicant that stumps must be completely removed or ground below grade for trees in the front or visible from public pathways/streets; stumps must be completely removed, ground below grade or cut flush with the ground for trees in rear/side yards not visible from public pathways/streets; and unless otherwise stated, a replacement tree of a minimum of 2” caliper, of an appropriate species must be installed and maintained in its place.

The motion passed unanimously.

L. Hunters Woods Village Condominiums (C)
c/o Julia H. Doherty, President (11823 Breton Court - #22, Reston, VA 20191)

The cluster representative was not present

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

1. Disapproved informational signs (8, approx. 18” W x 18” H, “NOW ENTERING THE PROPERTY OF HUNTERS WOODS VILLAGE CONDOMINIUM ASSOCIATION NO SOLICITING LOITERING ALL VIOLATORS WILL BE PROSECUTED”, decorative border, post height max. 7”, aluminum/reflective, mounted 4” x 4” pressure treated wood posts, (background color: off-white/beige, letter and border color: burgundy) in locations 1,2,3,4,5,6,7,8 as indicated on submitted site plan, as not in conformance with the Design Guidelines that stipulate that signs be less obtrusive and more suitable for residential setting.

2. In the alternative, the Design Review Board approved informational signs (2, approx. 18” W x 18” H, “NOW ENTERING THE PROPERTY OF HUNTERS WOODS VILLAGE CONDOMINIUM ASSOCIATION NO SOLICITING LOITERING ALL VIOLATORS WILL BE PROSECUTED”, decorative border, post height max. 7”, aluminum/reflective, mounted 4” x 4” pressure treated wood posts, (background color: off-white/beige, letter and border color: burgundy) in locations 1 & 8 as indicated on submitted site plan, as amended.
3. In the alternative, the Design Review Board approved informational signs (6, approx. 12” W x 12” H, “NOW ENTERING THE PROPERTY OF HUNTERS WOODS VILLAGE CONDOMINIUM ASSOCIATION NO SOLICITING LOITERING ALL VIOLATORS WILL BE PROSECUTED”, decorative border, for signs, aluminum/reflective, mounted 4” x 4” pressure treated wood posts, with the top of the sign no higher than 36” above grade, to comply with the Design Guidelines (background color: off-white/beige, letter and border color: burgundy) in locations 2, 3, 4, 5, 6, 7 as indicated on submitted site plan, as amended.

The motion passed unanimously.

M. Lakeview Condominium (C)
c/o TWC Association – Teresa Whitmore (397 Herndon Parkway, #106, Herndon, VA 20170)

The cluster representative was present

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved replacement retaining wall (approx. 206’.6” L x 3’ H, pressure-treated timbers), and fence (approx. 202’.6” L x 3’ H, split-rail, pressure-treated wood) on property, as indicated in submitted site plans, and photos, as amended, with the following changes:

Black mesh be installed on the split-rail fence, and supplemental landscaping be installed in front of the retaining wall to soften its appearance.

The motion passed unanimously

IV. CLOSE OF MEETING/ADJOURNMENT

N. DRB member Charlie Hoffman, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:39 pm.

Richard Newlon, Chair

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

cc: Harry P. “Hank” Lynch, Chief Executive Officer
    Reston Association

    Director Julie Bitzer
    Reston Association Board Liaison

    Director Aaron Webb
    Reston Association Board Liaison

    Director Catherine Baum
    Reston Association Board President