I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
Chair Neal Roseberry called the meeting to order at 6:31 pm and established that quorum of the Design Review Board was present.

B. Approval of the November 5, 2019, Design Review Board Meeting Agenda
DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, moved to approve the November 5, 2019, Design Review Board agenda.

The motion passed unanimously.

II. MEMBER COMMENTS
None.

III. OWNER APPLICATIONS FOR REVIEW/DECISION

C. Wescott Woods Cluster (C)
c/o John Janowski, President (11426 Night Star Way, Reston, VA 20194)

The cluster representative was present.

DRB member Charlie Hoffman, seconded by DRB member Michael Wood, made the following motion:

Approved revision to cluster standards for exterior lighting (decorative) in the Westcott Woods Cluster to include the following:

   Front entry

   - Seagull Lighting, Model Hermitage 60081-71, 3 light, pendant chandelier, (approx. 19” H x 11” W), finish: Aged Oxidized Bronze (addition)
   - Seagull Lighting, Model Hermitage 88083-71, 3 light, wall lantern, (approx. 20.75” H x 11” W), finish: Aged Oxidized Bronze (addition)
   - Seagull Lighting, Model Hermitage 82081-71, 3 light, post lantern, (approx. 20.25” H x 11” W), finish: Aged Oxidized Bronze (addition)
Quoizel Newbury, Model numbers NY9042A/NY9042B/NY9042P, 2 light, post lantern, (approx. 21” H x 11” W), finish: Antique Brass, Polished Brass, or Pewter (addition)

Quoizel Newbury, Model numbers NY1178A/NY1178B/NY1178P, 2 light, hanging lantern chandelier (approx. 19” H x 9.5” W), finish: Antique Brass, Polished Brass, or Pewter (existing)

Quoizel Newbury, Model numbers NY8317A/NY8317B/NY8317P, 2 light, wall lantern (approx. 20” H x 11” W), finish: Antique Brass, Polished Brass; Pewter (existing)

Quoizel Newbury, Model numbers NY8318A/NY8318B/NY8318P, 3 light, wall lantern (approx. 22.5” H x 12.5” W), finish: Antique Brass, Polished Brass; Pewter (existing)

Quoizel Newbury, Model numbers NY9043A/NY9043B/NY9043P, 3 light, post lantern (approx. 23” H x 12” W), finish: Antique Brass, Polished Brass, Pewter (existing)

Garage

Quoizel Newbury, Model numbers NY8315A/NY8315B/NY8315P, 1 light, wall lantern (approx. 12.5” H x 7” W), finish: Antique Brass, Polished Brass, or Pewter (addition)

Seagull Lighting, Model Hermitage 88081-71, 1 light, wall lantern, (approx. 13.5” H x 7” W) finish: Aged Oxidized Bronze (addition)

Quoizel Newbury, Model numbers NY8317A, NY8317B/NY8317P, 2 light, wall lantern (approx. 20” H x 11” W), finish: Antique Brass, Polished Brass, Pewter (existing)

Rear

Seagull Lighting, Model Hermitage 88081-71, 1 light, wall lantern (approx. 13.5” H x 7” W), finish: Aged Oxidized Bronze (addition)

Quoizel Newbury, Model numbers NY8315A/NY8315B/NY8315P, 1 light, wall lantern (approx. 12.5” H x 7” W), finish: Antique Brass, Polished Brass, or Pewter (existing)

with the following stipulations:

1. that all Quoizel Newbury front lights (chandelier, front entry, post light, and garage) match in style and finish,
2. that the rear light may be a Quoizel Newbury or an original light ("jelly jar"),
3. that the rear light may be a different finish than the front lights,
4. that all Seagull front lights (chandelier, front entry, post light, and garage) match in style and finish,
5. that the rear light may be a Seagull light or an original light ("jelly jar"),
6. that the rear light may be a different finish then the front lights,
7. that Hampton Bay, Model HB891P-PVD, 3 light, wall lantern, finish: brass, remain as existing, but no longer continued to be installed.
8. that low wattage bulbs be used in all exterior lighting fixtures.

The motion passed unanimously.

D. 11769 Indian Ridge Road (C*P#)
Richard Nielsen, Trust (3619 Buckeye Court, Fairfax, VA  22033)

The homeowner and the Affected Party were present

DRB member Michael Wood, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved existing window replacements, (sliders and fixed, color: brown) and trim capping (coil, color: brown), on property, as indicated in submitted photos, as amended:

The Design Review Board requires that the trim capping (coil) be painted to match house siding to minimize the visual effect of the unapproved capping, 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.

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

b. Approved existing patio door replacements (2, sliders, color: brown) and trim capping (coil, color: brown), on rear property, as indicated in submitted photos, as amended:

The Design Review Board requires that the trim capping (coil) on patio doors be painted to match house siding to minimize the visual effect of the unapproved capping, 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.

E. Turnbridge Cluster (C)
c/o Scott Blackerby, President, 11502 Turnbridge Lane, Reston, VA  20194

The cluster representative was not present.

DRB member Michael Wood, seconded by DRB member Neal Roseberry, made the following motion:
Approved addition to cluster standards for exterior materials as follows:

- Fiber cement (HardiePlank, Horizontal Lap, Select Cedarmill, wood-grained or smooth) or comparable composite manufacturer, for siding and trim, as proposed.

The motion passed unanimously.

F. 11268 Fairwind Way (C*P)
Abby Brown & Matthew Bosse

The homeowner was present.

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

a. Disapproved existing screen (HVAC screen, L shape, wood with lattice, stain color “Natural”) in rear location as indicated in submitted photos, as not in conformance with the Wyndemere Cluster Standards for HVAC units which does not allow screening.

The Design Review Board requires that the screen be removed 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 supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Michael Wood, made the following motion:

b. Disapproved existing ceiling fan light in rear lower level location, as indicated in submitted photos, as not in conformance with Wyndemere Cluster Standards for lighting.

The Design Review Board requires that the light fixture be removed, and a light cap be installed in its place 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 supersedes the six months/eighteen-month timeline listed below.

The motion passed unanimously.

DRB member Neal Roseberry, seconded by DRB member Michael Wood, made the following motion:
c. Approved existing deck and fence color, with the stipulation that when deck and fence need to be repaired/replaced, they be brought into conformance with the Wyndemere Cluster Standards.

The Design Review Board strongly urges the cluster board to consider updating their standards for exterior colors for decks and fences, 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.

G. 1674 Cedar Hollow Way (D*L)
Gary Fischer & Shannon Whitefischer

The homeowner was present

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

a. Approved existing portico/pergola (approx. 6’ x 16.4” x 17”, HardiePlank, Lap Siding Select Cedarmill, color: Behr “Mocha Accent” to match house, trim, color: “Behr “Native Soil” to match house, gutters and downspouts, asphalt shingles, color to match house) in front entrance location as indicated on submitted site plan and photos, with the following stipulations:

1. that all posts (5) be seamlessly wrapped with the approved siding, to match house,

2. that the fascia be seamlessly wrapped with the approved siding, to match house, and that

3. the portico/pergola ceiling remain unfinished to be a lighter color than the approved siding.

b. Approved existing deck (natural wood, left to weather naturally, and pipe railing), to include stepped risers and planters (natural wood, left to weather naturally) with exposed bolts, in front entrance location, as proposed.

c. Approved existing gable vent in front location, as proposed.

d. Approved existing window replacements in front location, (casement and fixed, color: brown), as proposed.

The motion passed unanimously.

H. 2002 Halyard Lane (D*#)
Robert & Robyn Burdett
The homeowner was not present; the Affected Party was present

DRB member Neal Roseberry seconded by DRB member Michael Wood made the following motion:

Disapproved existing tree removal (2 – dead, deciduous, 21” DBH), as indicated on submitted site plans and photos, due to non-compliance with the RPA requirements of the Chesapeake Bay Preservation Ordinance.

The Design Review Board requires the applicant to submit a landscaping plan to replant between 10-20 trees (tree types to be determined) within thirty (30) days, to be reviewed by a Full Design Review Board.

The motion passed unanimously.

1. 12097 Walnut Branch Road (D#)
   Drew & Christa Soltis

The homeowner and the Affected Party were present.

DRB member Neal Roseberry, seconded by DRB member Michael Wood, made the following motion:

a. Approved in concept only, inground swimming pool (approx. 36’ L x 18’ 6” W, blue flagstone coping, stone veneer pool wall, Tuscany-Petra Azul waterline tile), in rear yard, to include the following:

   - Patio and Pool deck (Techo-Bloc Blu60, random pattern pavers set on crushed stone, color: Sandlewood)
   - Spa (7’ diameter, raised 48” retaining wall, natural fieldstone veneer, coping, tile and interior finish to match pool)
   - Retaining walls (12” W x 24” H, natural fieldstone, bluestone flagstone caps)
   - Firepit (12” H) and patio (14’ diameter, 24” H seat wall, natural fieldstone, bluestone flagstone caps)
   - Pavilion (approx. 24’ W x 24’ L x 8’ H, HardiePlank siding, color to match existing home; tongue and groove cedar ceiling; shingles to match existing home; 2 ceiling fans; 2 - 10” round composite columns, base – natural fieldstone veneer, columns painted to match existing home; bathroom; grill station (natural fieldstone veneer, granite countertop), storage area with double entry doors, painted to match existing home
   - Outdoor grill island (approx. 7’ L x 2’.5” D)
   - Pool equipment (Jandy Stealth Pro Series 2 HP pump, Jandy DEV48 Diatomaceous Earth filter, Jandy JXi pool/spa heater, Jandy JXi aquapure saltwater pool system, Jandy RS8 Aqualink RS control system, Polaris Vac-Sweep 380 pool cleaner
   - Fence enclosing pool (48” H aluminum, color: black) and gate (single lock),

   with the following stipulations:
1. that for final approval, applicant submit a landscape plan, to include screening plan for pool equipment,
2. that applicant consider changing proposed lighting on pool house as not to affect adjacent neighbor,
3. that no adverse damage occur to adjacent neighbor’s property as a result of this project, and that
4. any change in drainage patterns may not be detrimental to neighboring properties or existing vegetation.

b. Approved tree removal(s) as follows:

- 1 – Red Oak, DBH 26”
- 1 – Red Oak, DBH 18”
- 1 – White Oak, DBH 22”
- 1 – Oak, DBH 8”
- 1 – Hickory, DBH 6”

as indicated on submitted site plan, to enable room for inground swimming pool and pool decking, with the stipulation that 3 new deciduous trees be planted (locations and types of trees to be determined when landscape plan is submitted)

as proposed.

The motion passed unanimously.

J. Southgate Square Cluster (C)
c/o Samantha Beavers, President (2414 Southgate Square, Reston, VA 20191)

The cluster representative was present.

DRB member Michael Wood, seconded by DRB member Neal Roseberry, made the following motion:

a. Approved revision to cluster standards for doors in Southgate Square Cluster (ProVia Legacy solid steel, smooth door or similar product), color to match Southgate Square Cluster approved color palette for doors.

b. Approved revision to cluster standards for replacement windows and sliding glass doors in Southgate Square Cluster (Pella 350, 250 or TS white vinyl or similar product) with the following stipulations:

1. that windows and sliding glass door replacements be white
2. that all windows be replaced at the same time
3. that no grids be installed
4. that trim capping be allowed and must match house trim

c. Approved revision to cluster standards for Chimneys in Southgate Square Cluster (chimney flue color: Valspar Cabin Plank #2011-10).
d. Approved addition to cluster standards for exterior materials in Southgate Square Cluster to include PVC or wood panels under windows in front location, painted to match the Southgate Square Cluster approved color palette for exterior colors, as proposed.

The motion passed unanimously.

K. 2150 Cartwright Place (C)
Rose Hernandez

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Neal Roseberry made the following motion:

Approved roof replacement (CertainTeed, Landmark, architectural shingles, color: Heather Blend) on property, as proposed.

The Design Review Board stipulates that if the cluster does not appeal this decision within thirty (30) days, CertainTeed, Landmark, architectural shingles (color: Heather Blend) will be added to the standards for roofing in Sawyers Cluster.

The motion passed unanimously.

L. 11677 Newbridge Court & Newbridge Cluster
Patrick McConnel

The homeowner and cluster representative were present

DRB member Neal Roseberry, seconded by DRB member Michael Wood, made the following motion:

a. Approved any part of the modular block wall that is located on 11677 Newbridge Court property, in rear location,

b. Disapproved any part of the modular block wall that is on the Newbridge Cluster property, as not in conformance with the Design Guidelines for retaining walls which state that the use of uniform blocks of the same size and color is not allowed, and that if concrete manufactured block systems are used, the material should have a natural look, a random pattern that ranges in size and color, and rusticated in appearance that mimics natural stone, as amended:

The Design Review Board requires that the Newbridge Cluster submit an application for approval of the existing modular block wall located on cluster property.

IV. CLOSE OF MEETING/ADJOURNMENT
M. DRB member Neal Roseberry, seconded by DRB member Michael Wood, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:43 pm.

_______________________
Neal Roseberry, 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 JulieBitzer
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
November 12, 2019

PRESENT: Chair Richard Newlon, Ken Knueven, Bruce Ramo, Charlie Hoffman, Michael Wood, Sanjay Arora, Reston Association General Counsel: Anthony Champ (non-voting)

STAFF PRESENT: Anna Donato, Margo Collins, Lisa Heath

ABSENT: Neal Roseberry, Nick Georgas, 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. Opening Remarks
Chair Richard Newlon introduced the new DRB Member, Sanjah Arora.

C. Approval of the November 12, 2019 Full Design Review Board Meeting Agenda
DRB member Ken Knueven, seconded by DRB member Charlie Hoffman, moved to approve the November 12, 2019, Design Review Board Agenda.

The motion passed unanimously.

D. Approval of the October 15, 2019 Full Design Review Board Meeting Minutes
DRB member Ken Knueven, seconded by DRB member Charlie Hoffman, moved to approve the October 15, 2019, Design Review Board meeting minutes.

The motion passed unanimously.

II. MEMBER COMMENTS

None

III. OWNER APPLICATIONS FOR APPEAL

E. 11501 Maple Ridge (A-1#)
Victor Krivorotov & Lucy Badalian

The homeowner’s representative and the affected party were present.

DRB member Michael Wood, seconded by DRB member Charlie Hoffman, made the following motion:

That the Design Guidelines/Cluster Standards for masonry walls in Hickory Cluster were misapplied during the previous review, (specifically, the cluster standard for fences/walls states that the cluster
and the DRB must approve any modifications to the approved wall design) and this misapplication constituted a sufficient reason to grant the appeal.

AYE: Charlie Hoffman, Michael Wood, Sanjay Arora,
NAY: Bruce Ramo
ABSTAIN: Richard Newlon, Ken Knueven

Upon granting the appeal the Design Review Board, reviewed the matter anew.

DRB member Michael Wood, seconded by DRB member Charlie Hoffman, made the following motion:

Disapproved 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 photos, as proposed.

The Design Review Board recommends the applicant work with the cluster board and return with an application with a more workable solution for both parties.

The motion passed with the votes recorded as follows:

AYE: Ken Knueven, Charlie Hoffman, Michael Wood
NAY: Bruce Ramo, Sanjay Arora
ABSTAIN: Richard Newlon

F. 11752 Indian Ridge Road (A-2#)
Brendon & Caitlyn Henry

The Appellant was not present, the homeowner was present.

This appeal request was deferred by unanimous consent due to a lack of enough eligible DRB members to potentially grant the appeal.

The Design Review Board recommends that Appellant reach out to their Covenants Advisor to schedule this appeal request to the next available Full Design Review Board meeting where a quorum will be present.

IV. OWNER APPLICATIONS FOR REVIEW

G. Tall Oaks Village Center (NR-1)
c/o Carla Pezullo, President, North Virginia Division (14200 Park Meadow Drive, Suite 100N, Chantilly, VA 20151)

The project representative was present.

DRB member Ken Knueven, seconded by DRB member Michael Wood, made the following motion:
Approved temporary leasing signs (4 total, 2-approx. 8’ H x 4’ W, “TALL OAKS, STANLEY MARTIN, Garage Townhomes and Condominiums, NOW SELLING, 703.278.2127”, vinyl, PVC posts with flat caps, post color: white, background colors: gray/gold, letter color: white, gold border) and (2- approx. 8’ H x 4’ W, “TALL OAKS VILLAGE CENTER, Van Metre, Retail/Office, CONTACT: TY HAUSCH, 703.272.2680”, vinyl, PVC posts with flat caps, post color: white, background colors: gray/gold, letter color: white, gold border) installed side by side at site entrance on North Shore Drive and corner location of Wiehle/North Shore Drive as indicated in submitted renderings, as amended, with the following changes:

1. The Stanly Martin sign (Garage Townhomes and Condominiums) and the Van Meter sign (Retail/Office) be removed when completely sold out, leased to capacity or four (4) years from the date of the approval, whichever comes first.

2. The maximum height from the ground must be no more than 12”.

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Ken Knueven, Charlie Hoffman, Michael Wood, Sanjay Arora
NAY: Bruce Ramo
ABSTAIN: None

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

Approved temporary leasing signs (approx. 96” H x 31.5” W, “SPACE AVAILABLE, VAN METRE, Ty Hausch, 703.272.2680, VanMetreCommercial.com”, background color: teal/black, letter color: white/teal) in door and window locations as indicated in submitted renderings, to be removed as the spaces are leased, as amended, with the following change:

1. The sign on the second story, in the tower location, not be installed.

The motion passed unanimously.

H. 11800 Sunrise Valley Drive #400 (NR-3)
c/o David Schneider (Holland & Knight LLP, 2350 Corporate Park Drive, Suite 110, Herndon, VA 20171)

The project representative was present.

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

Approved identification sign (approx. 11’ L X 3’-10 ½” H, ALTRUISTA HEALTH with logo, perforated vinyl, day/night face-lit channel letters and logo, letter colors: Pantone Process Blue C, letter colors: black by day, white by night, logo colors: Pantone Process Blue C, Pantone #305 C, 59% tint of Pantone #305 C) building-mounted, lower level location adjacent Sunrise Valley Drive as indicated in submitted renderings, as proposed.
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 motion passed unanimously.

I. Lake Anne Fellowship Square (NR-4#)
c/o Lynne J. Strobel (Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd, Ste 1300, Arlington, VA 22201)

The project representative was present.

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

Approved garage screens (public art project, option 1, approx. 4’ W x 7’ H, decorative perforated metal panels, acrylic panel, continuous screen, metal edge channels, finish: Bronze) to include planting relocation (2, large trees from either side of the terrace to a location adjacent Village Road) as indicated in submitted renderings, as proposed.

The motion passed unanimously.

J. Reston Town Center North (NR-5#)
c/o Joan Beacham, Project Coordinator (Building and Design and Construction, 12000 Government Center Parkway Suite 449, Fairfax, VA 22035)

The project representative was present.

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

Approved site plan (Reston Town Center North/Cameron Green, 47-acre site, street layout, future phased development blocks, central green/open space, tree save areas) for mixed use development located south of Baron Cameron Parkway, west of Fountain Drive, and east of Town Center Parkway, “In-Concept Only”, to include the following:

- Public Space (400,000 sq. ft. office, residential and retail)
- Central Green (centrally located, 2.34 AC)
- Curvilinear Streets
- Tree Preservation
- Athletic Field and County Recreation Center
- Open Space (9+ acres)
- Developable Blocks (8)

as proposed.
The Design Review Board notes that actual development within the resulting blocks will be subject to future Design Review Board and Fairfax County review and approval process, as proposed.

For final approval, the Design Review Board recommends the applicant consider the following items:

- Further define the buffers surrounding the developmental blocks with illustrative cross-sections and dimensions
- Revise the continuous open space/green area from west boundary (Block 5) through to east boundary (Block 4) and overall connectivity of green space throughout the development if possible
- Confirm and provide approx. minimum percentages of additional open/green space per developmental blocks in addition to the total open space requirements in the Memorandum of Understanding
- Provide a more cohesive merge in design and active involvement with Edgewater Park

The motion passed with the votes recorded as follows:

AYE: Richard Newlon, Bruce Ramo, Charlie Hoffman, Michael Wood, Sanjay Arora
NAY: Ken Knueven
ABSTAIN: None

V. EXECUTIVE SESSION

None

VI. DISCUSSION

None

VII. CLOSE OF MEETING/ADJOURNMENT

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

The motion passed unanimously.

The meeting adjourned at 9:40 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