Reston Association  
Design Review Board Meeting Minutes  
September 10, 2019

PRESENT: Richard Newlon (sub), Jason Beske, Michael Wood

STAFF PRESENT: Lisa Heath, Jane Houston

ABSENT: Ken Knueven

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 September 10, 2019 Design Review Board Meeting Agenda 
   DRB member Michael Wood, seconded by DRB member Jason Beske, moved to approve the September 10, 2019, Design Review Board agenda.

   The motion passed unanimously.

C. Approval of the April 23, 2019 Design Review Board Meeting Minutes 
   DRB member Michael Wood, seconded by DRB member Jason Beske, moved to approve the April 23, 2019, Design Review Board Meeting Minutes.

   The motion passed unanimously.

II. MEMBER COMMENTS
   None

III. OWNER APPLICATIONS FOR REVIEW/DECISION

D. 2003 Lakebreeze Way (C#)
   Frederick Wieland

   The homeowner and affected party were present.

   DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

   Approved deck replacement (approx. 11’ D x 21’ L, deck boards, rail cap, Trex Select, color: “Woodland Brown”, step lighting, Moonrays, color: brown) to include stairs and landing (pressure treated wood, color: to match cluster standards) in rear location as indicated on submitted site plan and elevation drawings, “In Concept Only”.
**For final approval**, please submit elevation drawings and plans indicating the following changes:

- The depth of the deck shall be not exceed approx. eleven feet (11’)
- The depth of the upper landing shall not exceed approx. three feet (3’)
- The fascia board shall be correctly placed on the deck and railing
- The angled corner of the deck shall be installed only at the far end of the deck nearest 2005 Lakebreeze Way
- The stairway shall turn at a 90-degree angle away from 2001 Lakebreeze Way and shall not protrude further than the shared wall at 2001 Lakebreeze Way
- The step lighting shall be located on every other step, or per Fairfax County requirements for deck step lighting

The Design Review Board (DRB) recommends that the applicant study the possibility of adding decorative brackets to the deck design as an architecturally significant representation of original and existing decks in Lakewinds I Cluster.

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. 2117 Owls Cove (D#)
Edison Guerra

The homeowner was present.

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

Approved tree removals (3, deciduous and pine) in multiple locations as indicated on submitted site plan to include the following:

- Tree #1 (Red Oak, approx. 15” DBH)
- Tree #2 (Pine, approx. 13” DBH)
- Tree #5 (Red Oak, approx. 24” DBH)

as amended, to include the following changes:

- Tree #3 (Red Oak, approx. 14” DBH) shall not be removed
- Tree #4 (Red Oak, approx. 18” DBH) shall not be removed
- Two (2) replacement trees (Apricot) of a minimum of 2” caliper each must be installed and maintained in the approximate location of tree #5

The motion passed unanimously.
F.  Cameron Crescent Apartments (NR)  
c/o Jennie Rufino, Property Manager (1527 Cameron Crescent Drive, Reston, VA 20190)

The representative was present.

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

Approved tree removal (7, evergreen and deciduous) in locations indicated in submitted site plan to include the following:

- Tree #681 (Eastern White Pine, approx. 16” DBH)
- Tree #682 (Red Maple, approx. 22”/20”/16” DBH)
- Tree #683 (Eastern White Pine, approx. 20” DBH)
- Tree #686 (Eastern White Pine, approx. 16” DBH)
- Tree #687 (Black Cherry, approx. 23” DBH)
- Tree #688 (Black Cherry, approx. 19”/11” DBH)
- Tree #689 (White Oak, approx. 41” DBH)

as amended, to include following change:

One (1) replacement tree (Red Oak) of a minimum of 2” caliper must be installed and maintained in the approximate location of tree #688.

The motion passed unanimously.

G.  Lakewinds I Cluster Association (C)  
c/o Maria Allen, Vice President (2007 Lakewinds Way, Reston, VA 20191)

The cluster representative was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved addition to cluster standards for roofing in Lakewinds I Cluster, as indicated in submitted photos to include the following:

- EcoStar Synthetic Seneca Shake, color: “Cedar Brown” (addition)
- Natural Cedar Shake shingles (existing)

as proposed.

The motion passed unanimously.

H.  Lakeport Cluster (C)  
c/o Mary Sapp, President (1961 Lakeport Way, Reston, VA 20191)
The cluster representatives were present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved revision to cluster standards for windows in Lakeport Cluster, as indicated on submitted plans and photos to include the following:

Frame Colors:
- For houses with cedar siding: McCormick “Amber White” 101, McCormick “Wheat”108 (existing)
- For houses with Hardieplank siding: “Sail Cloth”, “Curated Cream”, “Sunrise Vintage Linen” (addition)
- Colors are not required to be an exact match, but rather similar, to trim color (addition)

Dimensions and Materials:
- Each side of the outer window frames will be within 1” of the original size of the windows (revision from .5”)
- Lakeport Cluster Window Frame Dimension Worksheet is approved for unit owner use in applications submitted to the Reston Association (RA) Design Review Board (DRB) staff (addition)
- Vinyl windows are allowed (addition)

Window Types and Location:
- All replacement windows shall be replaced with the same style as the originals (existing)
- All replacement windows on a given elevation shall be replaced at the same time (existing)

Grids:
- Grids/mullions are not allowed on all windows (existing)
- Grids/mullions are not allowed on all doors (addition)

Insert Windows, Trim Capping, Window Additions:
- Insert windows (pocket windows) are allowed (addition)
- Trim capping is allowed (addition)
- Addition of new windows is allowed (addition)

Reston Association Design Review Board Approval:
- Replacement and additions of windows and doors (excluding front doors) requires RA DRB staff approval (addition)

as proposed.

The motion passed unanimously.

I. 2046 Chadds Ford Drive (C*P)
    Joseph and Rachael Miner
The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved existing exterior color (Cabot ST, color: “Pacific Redwood”) on deck in rear location as indicated on submitted photos, due to the existence to similar DRB-approved exterior deck colors, as amended, to include the following change:

When the deck needs to be re-stained or rebuilt, it shall be brought into conformance with the current DRB-approved exterior color palette for decks in Chadds Ford Cluster.

The motion passed unanimously.

J. Baldwin Grove Cluster (C)
c/o Vickie Leith, Property Manager (365 Herndon Pkwy., #106, Herndon, V 20170)

The representative was not present.

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

Approved addition to cluster standards for patio doors in Baldwin Grove Cluster, as indicated in submitted materials, to include the following:

- Lifestyle, Double Sliding Door, vinyl, with grids, color: white or off-white or cream to include existing or replacement transom (addition)
- Comfortworld, CLC22, hinged, 15-lite, with grids, color: white, off-white or cream (existing)
- Andersen, Frenchwood, outswing patio door, with “Colonial Grille” grids, Newbury hardware, color: brushed chrome, painted to match the color of the trim (existing)

as proposed.

The motion passed unanimously.

K. 11442 Tanbark Drive (D)
Allison Baker

The homeowner was not present.

DRB member Jason Beske, seconded by DRB member Richard Newlon, made the following motion:

Approved screened porch (approx. 15’ W x 15’ L, deck boards and railings, pressure treated wood, left to weather), pedestrian door (Andersen 4000, full-view screen door, color: “Bronze”), skylights (2, approx. 22” W x 46” L, Velux, color: frames to match
roofing), roofing (color and shingles to match existing on house) and deck (approx. 12’ W x 10’ L, deck boards, railings and stairs, pressure treated wood, left to weather) to include step lighting (disc, color: black) in rear location as indicated in submitted elevation plans and drawings, as amended, to include the following changes:

The existing rear exterior decorative light shall be moved from its current location to an appropriate location adjacent and outside the screened porch and the step lighting shall be located on every other step, or per Fairfax County requirements.

The motion passed unanimously.

L. Belcastle Court Cluster (C)
c/o James Scheeler, President (P.O. Box 3402, Reston, VA 20195)

The cluster representative was present.

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

Approved addition to cluster standards for garage doors in Belcastle Court Cluster, as indicated in submitted plans to include the following:

- Garage doors: steel (CHI 2294, approx. 16’ x 7'/4 panel long, insulated or equal, 16-panel, recessed, no windows, hardware: owner option) (addition)
- Garage doors: wood (Wayne Dalton, 105/110 approx. 16’ x 7’, hardboard or equal) (existing)
- Exterior colors: for cedar siding trim on house (McCormick “Greystone”) (existing)
- Exterior colors: for Hardieplank siding trim on house (“Sailcloth” JH20-10) (addition)

as amended, to include the following change:

All steel garage doors shall have a smooth finish.

The motion passed unanimously.

M. Christ the Servant Lutheran Church (NR)
Frederick W. Sherman (2320 Hunters Wood Plaza, Reston, VA 20191)

The representative was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

Approved decorative lighting (6 total, 5- approx. 22” L x 11” W, Love It Lighting, aluminum, color: bronze, and 1, Boca, approx. 7” L x 2.5” W, LED 12V, finish: bronze), and accent lighting (Ozark Mini Flood light, aluminum, finish: dark bronze)
to include landscape lighting (4, approx. 22” H x 6” W and 14” H x 6” W, Sarasota, path light, mushroom top, finish: weathered brass) in front and side elevations as indicated in submitted plans, as amended, to include the following change:

The lighting shall not exceed 2700 kelvins.

The motion passed with the votes as follows:

AYE: Richard Newlon, Jason Beske
NAY: Michael Wood
ABSTAIN: None

1538 Woodcrest Drive (C*P)
Fred Mortimer

The homeowner and representative were present.

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

Approved existing window replacement (double-hung, vinyl, with grids, color: white) on upper-level front elevation as indicated in submitted photos, as amended, to include the following changes:

When the windows are due to be replaced, all windows must be replaced at the same time using the same window style, size, material and color and approved by Reston Association Design Review Board staff in conformance with the cluster standard for windows in Woodcrest Cluster.

The motion passed unanimously.

11591 Embers Court (D*P)
Timothy Manning

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Jason Beske, made the following motion:

1. Approved existing ground level deck alterations (approx. 16’ W x 6’ D) in front location as indicated in submitted photos to include the following:

- Materials: posts, lattice and stoop (pressure treated wood, color: Behr Deckover, “Chocolate”, Behr, “Bear Rug”) and ceiling/rafters (pressure treated wood, color: Behr, custom PR640 and Behr “Ultra White”)
- Doors: pedestrian (JeldWen Sunburst LH, full-view side light, color: match to existing window panels) and storm door (Emco Forever Ultracore self-storing, color: match to existing window panels)
• Railing: (pressure treated wood, aluminum, round pickets, color: black) and walkway (approx. 23’ L x 3’ W, stamped concrete, color: gray)

as amended, to include the following change:

The rear fascia board of the porch shall be painted white to match the existing ceiling rafters.

2. Approved existing fence (board-on-board, dog-ear top rail, color: left to weather, board-on-board, flat top rail, left to weather) on side and rear locations as indicated in submitted photos, as proposed.

The motion passed with the votes as follows:

AYE: Richard Newlon, Jason Beske
NAY: Michael Wood
ABSTAIN: None

P. Golf Course Square Cluster (C)
c/o Kristen Patterson (2052 Golf Course Drive, Reston, VA 20191)

The representative was present.

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

Approved tot-lot (Playworld, Playground Specialists, Inc., approx. 633 sq. ft. total equipment area, slides/climbers/bell/ladders/swings/mats/beam, colors: “Beige”, “Forest Green”, “BST”, Eco Brown”) in common area adjacent Golf Course Drive as indicted in submitted site plan, as proposed.

The motion passed unanimously.

Q. Governours Square Cluster (C#)
c/o Kevin Eaglet, President (13523 Highland Mews Place, Reston, VA 20190)

The representatives and affected party were present.

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

Approved tree removal (Tree #1 Oak, approx. 29” DBH) in common area location as indicated on submitted site plan, as amended, to include the following changes:

• Tree #2 (Mulberry, two-trunked) shall not be removed
• Tree #3 (Maple, approx. 24” DBH) shall not be removed
• Tree #4 (Cherry, approx. 10” DBH) shall not be removed
• One replacement tree (Dogwood) of a minimum of 2” caliper must be installed and maintained in the approximate location of tree #1.

The motion passed with the votes as follows:

AYE: Michael Wood, Jason Beske  
NAY: Richard Newlon  
ABSTAIN: None

IV. CLOSE OF MEETING/ADJOURNMENT

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

The motion passed unanimously.

The meeting adjourned at 8:46 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
September 17, 2019

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

STAFF PRESENT: Anna Donato, Margo Collins

ABSENT: 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 September 17, 2019 Full Design Review Board Meeting Agenda
   DRB member Ken Knueven, seconded by DRB member Neal Roseberry, moved to approve the September 17, 2019, Design Review Board Agenda.

   The motion passed unanimously.

C. Approval of the August 20, 2019 Full Design Review Board Meeting Minutes
   DRB member Nick Georgas, seconded by DRB member Neal Roseberry, moved to approve the August 20, 2019, Design Review Board meeting minutes.

   The motion passed unanimously.

II. MEMBER COMMENTS

Chair Richard Newlon provided an update, at the request of a member, on the status of establishing quorum for a pending appeal. The RA Board is in the process of conducting interviews for a ninth member and the DRB may be able to hear the pending appeal at the November full board meeting, if a new DRB member is appointed in October.

III. OWNER APPLICATIONS FOR APPEAL

D. Towns of Baldwin Grove Cluster (C)
   c/o Vickie Leith, Property Manager (NRP, 365 Herndon Parkway, Suite 106, Herndon, VA 20170)

   The cluster representative was present.

   In consideration of the new information presented by the cluster that they wish to retain the original roofing materials and add the new roofing materials, upon appeal, amended the Design Review Decision of July 9, 2019, specifically:
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)
- Owens Corning, architectural shingle, color: “Brownwood”, or similar (addition)
- Owens Corning, architectural shingle, color: “Brownwood Teak”, or similar (addition)
- Three-tab (3-tab) shingles (existing)
- CertainTeed, 3-tab, color: “Oakwood” (existing)

as proposed.

The motion passed unanimously.

IV. OWNER APPLICATIONS FOR REVIEW

E. 11627 Chapel Cross Way (C)
Craig Thibaudeau

The homeowner was present.

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

Disapproved existing retaining walls (2, concrete modular block, color: red) in front right and left side locations as indicated in submitted photos as not in conformance with the Design Guidelines for retaining walls which clearly states the use of uniform blocks of the same size and color is not “Not Allowed”. The Design Guidelines for retaining walls state 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 appearance that mimics natural stone.

The Design Review Board requires that the retaining walls be removed 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 Design Review Board further notes that if the applicant wishes to request an appeal, the request must be made in writing and submitted to the Design Review Board Secretary within fifteen (15) days of the date on the decision letter. The written appeal must clearly state the portion(s) of the decision being appealed, and include the following information:

1. Misapplication of a Design Guideline (state specific guideline and how it was misapplied); and/or
2. New or additional design information that was not available to the original reviewers and is relevant to the application.
Upon receipt of your request, staff will schedule your appeal for the next available meeting of the Full Design Review Board (FDRB). You will be expected to attend this meeting to discuss your appeal with the FDRB and will be notified of the date. If you have questions about the appeal process, please contact your RA Covenants Advisor (copied).

The motion passed and the votes recorded as follows:

Aye: Neal Roseberry, Nick Georgas, Bruce Ramo, Charlie Hoffman, Michael Wood
Nay: Richard Newlon, Ken Knueven
Abstain: None

F. Lake Anne House (NR)
c/o Lynne J. Strobel (Lerner, Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite, 1300, Arlington, VA 22201)

The project representatives were present.

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

1. Approved site lighting (15’ H, Global Lighting Perspectives, GC7022, 60W LED, 6794 lumens, 3000K CCT, pole lights, architectural style, slim profile poles, single post top light, finish: “Statuary Bronze”) in parking area locations as indicated on submitted site plan, as proposed.

The motion passed unanimously.

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

2. Approved canopy modifications (reduced number of columns, brick veneer base, approx. 36” H, cast stone cap, steel columns, painted: bronze to match the adjacent bollards) to include sign (12” H, “LAKE ANNE HOUSE”, Neuropol font, color: bronze) in front entry location as indicated in submitted site plan, as proposed.

The motion passed unanimously.

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


The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:
4. Approved exterior color/material modification (retaining wall one, Strong Hold, tiered modular block, natural concrete finish, color: gray) to include railing (horizontal, guard rail, color: bronze) adjacent Baron Cameron Avenue, as proposed.

The motion passed unanimously.

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

5. Approved exterior color/material modification (retaining wall two, brick to match the senior building, guardrail, simple vertical pickets, finish: “Dark Bronze” to match terrace railings) adjacent North Shore Drive, as proposed.

The motion passed unanimously.

G. Tall Oaks Village Center

The project representatives were present.

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

1. Approved landscape plan modification (playground equipment, shade structures, colors: natural tones of tan/brown) in locations as indicated in the submitted site plan and renderings, with the stipulation that the shade structures not have any graphics.

The motion passed unanimously.

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

2. Approved bus shelter (approx. 8’-1” H x 9’-9” W x 5’-6” D, three-sided, clear tempered glass, etched Oak tree graphics, 5’ interior bench) located adjacent the central green/main entry location as indicated on submitted site plan and renderings, as amended, with the following changes:

- The leaf design may not continue over the top of shelter.
- The bench be a flat, simple design, painted to match the shelter and be relocated to the far left of the shelter to accommodate the ADA space on the right.

The motion passed unanimously.

DRB member Richard Newlon, seconded by DRB member Neal Roseberry, made the following motion:
3. Approved monument sign modifications (Tall Oaks Village Center and Tall Oaks Assisted Living) in locations as indicated on submitted site plan and renderings to include the following:

   a. Monument sign 1: (approx. 4’-6” H x 13’-6” W, “Tall Oaks Village Center”, 8” metallic letters, pin mounted and backlit, inlaid wood, polished concrete panel, concrete color: natural, letter color: metallic gold/silver and brown)
   
   b. Monument sign 2: (4’ W x 10’ H, “Tall Oaks Village Center”, 8” metallic letters, pin mounted and backlit, inlaid wood, polished concrete, concrete color: natural, letter color: metallic gold/silver and brown)
   
   c. Monument sign 3: (approx. 5’ H x 5’ W, “Tall Oaks Assisted Living” with graphic, 8” metallic letters, pin mounted and backlit, inlaid wood, polished concrete, concrete color: natural, letter color: metallic blue and gold, graphic color: gold, directional arrow color: blue)

   as amended, with the following changes:

   • Monument sign 2: Reduce the width of the inlaid wood as needed and increase the overall sign width proportionately, so that all sign letters are pressed into the polished concrete only.
   • Monument sign 3: Reduce the size of the letters to a maximum height of 8” and reduce the overall sign height proportionately as needed.

   The motion passed unanimously.

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

4. Deferred decision for temporary leasing signs (“Tall Oaks Village Center”, Stanley Martin and Van Metre) in locations as indicated on submitted site plan and renderings to give the applicant an opportunity to return with a revised coordinated package for both companies that complies with the Design Guidelines for commercial signs (attached), preferably in one sign.

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

   • Consider incorporating common elements (i.e.: “Tall Oaks Village Center”) in a band at the top of the sign and use consistent fonts and graphics
   • The sign be limited to two colors, one of which must be white
   • Limit the temporary sign display time as much as possible, to no more than 6-9 months, after which time the applicant(s) would need to apply for an extension, including further consolidation and reduction of the signage size, and a possible new location that better coordinates with new permanent monument signage

   The motion passed and the votes recorded as follows:
Aye: Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Bruce Ramo, Charlie Hoffman, Michael Wood
Nay: None
Abstain: Nick Georgas

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

5. Approved exterior colors/materials modification (retaining wall, stamped concrete, color: “McKinney Stone #475”) on multi-family building on right-side and rear elevations of building A, left-side elevation of building B, with the stipulation that the paint be flat and not a gloss.

The motion passed unanimously.

H. 1938 Upper Lake Drive (D)
John and Judith Newcomb

The homeowners were present.

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

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, 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: “Pearl 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: “Pearl 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)

as amended, with the following changes:
1. The ridgeline and eave line detail and design revised to match the second floor of the house.
2. The window heads alignment revised between windows and the addition, and the windows in the addition align with the heads of the windows on the house.
3. The basement foundation revised to be siding with the approved color and material to match the house siding.
4. The approved architectural roof shingles for the additions to be a close match to the existing shingles, or the entire roof must be replaced at the same time.
5. The second-floor windows on the front addition revised to align with the first-floor windows.
6. All windows on the house will be replaced with the approved color.

The motion passed unanimously.

V. EXECUTIVE SESSION
None

VI. DISCUSSION

I. Design Review Board Process Improvements

Anna Donato reviewed the 2020 DRB calendar with proposed dates for the Cluster Standard meetings that will begin in January 2020. The calendar will be sent to the DRB for a unanimous decision electronically.

The Design Review Board discussed scheduling an annual meeting for the review of the Design Guidelines and coordinating training for the board and staff. A sub-panel was established, Richard Newlon, Neal Roseberry and Michal Wood, to further coordinate with staff a training agenda meeting and staff will circulate a couple of dates and times in 2019 to determine the best dates and times.

VII. CLOSE OF MEETING/ADJOURNMENT

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

The motion passed unanimously.

The meeting adjourned at 9:08 pm.

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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)
• Color to match the trim color (addition)
• Color to match the front door color (existing)

as proposed.

The motion passed unanimously.

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

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, ½ 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