Reston Association  
Design Review Board Meeting Minutes  
January 14, 2020

PRESENT: Nick Georgas, Richard Newlon, Bruce Ramo

STAFF PRESENT: Anna Donato, Jane Houston, Meagan Micozzi

ABSENT: None

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
   Chair Nick Georgas called the meeting to order at 6:34 pm and established that a quorum of the Design Review Board was present.

B. Approval of the January 14, 2020, Design Review Board Meeting Agenda
   DRB member Nick Georgas, seconded by DRB member Bruce Ramo, moved to approve the January 14, 2020 Design Review Board agenda.
   
   The motion passed unanimously.

II. MEMBER COMMENTS

   None.

III. OWNER APPLICATIONS FOR REVIEW/DECISION

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

   The cluster representative was present.

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

   a. Approved revision to cluster standards for roofs in the Waterview Cluster to include the following:

   Elastomeric colors:
   • Slate Gray (existing)
   • Red (existing)
   • Richmond Green (existing)
   • Hawthorne (existing)
   • Tan (existing)
   • Aluminum Gray (existing)
Field Paint colors/McCormick:
- Old Drum Hill Grey (existing)
- Penny Lane #8670 (existing)
- Mandalay Bay #7478 (existing)
- Hawthorne #40-24 (Waterview custom color) quart formula: Base 19501, T29, I10, L25, C5 (existing)
- Capri Beige #41-8 (Waterview custom color) quart formula: Base 19501, T29, I10, L25, C5 (existing)
- Zephyr #8306 (existing)

ATAS International
- Charcoal Grey 62 (addition)
- Mission Red 8 (addition)
- Patina Green 12 (addition)
- Sierra Tan 9 (addition)
- Dove Grey 13 (addition)

PAC-CLAD
- Charcoal (addition)
- Teal (addition)
- Sierra Tan (addition)
- Cityscape (addition)

Englert
- Terra Cotta (addition)
- Everglade Moss (addition)
- Sierra Tan (addition)
- Dove Gray (addition)
- Charcoal Gray (remove)
- Deep Red (remove)

Valspar
- Beaufort Blue (delete)

as amended to include the following changes:

- DRB application and approval shall be required on all roof replacements
- Preferred roof replacement should match original 1964 roof color assigned to property to maintain cluster color palette, where possible
- When roofs are replaced or repainted, they be brought into compliance with the current standards.

b. Approved revision to cluster standards for windows in the Waterview Cluster to include:
• That the preferred wrap color shall be factory finished to match the original 1964 trim color assigned to the property address
• For properties not originally assigned black or white and where color matching of trim is not available, the following shall apply:
  • Gray green shall be permitted to be white
  • Tan shall be permitted to be white
  • Charcoal shall be permitted to be black
as proposed.

The motion passed unanimously.

D. Timberview Cluster (C#)
c/o TWC Management, Sarah Helander (397 Herndon Parkway, #100, Herndon, VA 20170)

The cluster representative was present. The affected parties were present.

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

Approved revision to cluster standards for exterior colors in the Timberview Cluster as follows:

• Existing beige homes to be painted Sherwin Williams, color: Monterey Tan SW3049 (or exact match) as determined by the cluster paint cycle, but not to exceed 6 years from the date on the approval letter.
• Existing white homes to be painted Sherwin Williams, color: River Birch SW3024 (or exact match) as determined by the cluster paint cycle, but not to exceed 6 years from the date on the approval letter.
• Existing grey homes to remain grey or paint Sherwin Williams, color: Timberview Grey when repainting is required.
  Front and Garage pedestrian doors to be replaced or repainted with Behr, color: Starless Night PPU14-20 (or exact match) within 18 months of the date on the approval letter.
• Garage doors to be replaced with C.H.I., color: Almond, or repainted, Sherwin Williams, color: Almond (or exact match) within 18 months of the date on the approval letter.

as amended.

The motion passed unanimously.

E. Concord Green Cluster (C)
c/o TWC Management (397 Herndon Parkway, #100, Herndon, VA 20170)

The cluster representative was present.
DRB member Richard Newlon, seconded by DRB member Nick Georgas, made the following motion:

a. Approved revision to cluster standards for roofs in the Concord Green Cluster as follows:

- CertainTeed XT301R, architectural, color: Heather Blend (addition)
- CertainTeed XT301R, architectural, color: Moire Black (addition)
- CertainTeed XT25, architectural, color: Autumn Brown (addition)
- CertainTeed XT25, architectural, color: Moire Black (addition)
- CertainTeed Landmark Premium, architectural, color: Max Def Heather Blend (addition)
- CertainTeed Landmark Premium, architectural, color: Max Def Moire Black (addition)
- CertainTeed Landmark Pro, architectural, color: Max Def Heather Blend (addition)
- CertainTeed Landmark Pro, architectural, color: Max Def Charcoal Black (addition)
- CertainTeed 3-tab, color: Cedar Brown (remove)
- GAF 3-tab, color: Autumn Brown (remove)

as proposed.

b. Approved addition to cluster standards for exterior colors for decks in the Concord Green Cluster as follows:

- Left to weather naturally (existing)
- Behr Semi-Transparent Stain, color: Castle Gray ST-147 (addition)
- Behr Semi-Transparent Stain, color: Tugboat ST-141 (addition)
- Behr Semi-Transparent Stain, color: Sable ST-135 (addition)
- Behr Semi-Transparent Stain, color: Cedar ST-146 (addition)
- Behr Semi-Transparent Stain, color: Chocolate ST-129 (addition)
- Behr Deckover Solid Sealer, color: Castle Gray SC-147 (addition)
- Behr Deckover Solid Sealer, color: Cedar SC-146 (addition)
- Behr Deckover Solid Sealer, color: Russet SC-117 (addition)
- Behr Deckover Solid Sealer, color: Sandal SC-121 (addition)

as proposed.

The motion passed unanimously.

F. Arbor Glen Cluster (C)
c/o Roe Buchanan, President (P.O. Box 723, Herndon, VA 20172)

The cluster representative was present.
DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

Approved revision to cluster standards for roofs in the Arbor Glen Cluster as follows:

- CertainTeed Landmark, architectural, color: Heather Blend (addition)
- CertainTeed Landmark Pro, architectural, color: Max Def Heather Blend (addition)
- CertainTeed 3-tab, color Cedar Brown (remove)

as proposed.

The motion passed unanimously.

G. Hunters Green Cluster (C)
c/o Yanni Chryssomitis, President (11629 Hunters Green Court, Reston, VA 20191)

The cluster representative was not present.

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

Approved addition to cluster standards for roofs in the Hunters Green Cluster as follows:

- CertainTeed Landmark, architectural, color: Burnt Sienna (addition)
- CertainTeed Landmark, architectural, color: Heather Blend (addition)
- CertainTeed 3-tab, color: Cedar Brown (existing)
- CertainTeed XT 25, color: Cedar Brown (existing)

as proposed.

The motion passed unanimously.

H. Harbor Point Condominiums (C)
c/o TWC Management (397 Herndon Parkway, #100, Herndon, VA 20170)

The cluster representative was not present.

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

Deferred review of application to the March 17, 2020 Full Design Review Board meeting to give applicant an opportunity to provide additional/required information and be present for the review of the application.
The motion passed unanimously.

I. Island Walk Co-op (NR)
c/o Suzanne Welch, CPDC (8403 Colesville Road, #1150, Silver Spring, MD 20910)

The cluster representative was present.

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

a. Approved removal of existing fence and gates, and installation of replacement fence and gates, (ActiveYards, Tupelo, vinyl, pyramid post caps, color: Khaki) on property as indicated on submitted site plans and photos, as follows:

- Approx. 1167’ at 6’ H (stepped to grade)
- Approx. 1240’ at 4’ H
- Approx. 97 gates (flat top) at 4’ H
- Approx. 5 gates at (flat top) 5’ H

as proposed.

b. Approved removal of existing trash enclosures and installation of replacement trash enclosures (4, IronWorld, galvanized steel, interlocking boards, color: Tan) on property as indicated on submitted site plans and photos, as follows:

- Location #1 – approx. 6’ H x 21’ L x 16’ W
- Location #2 – approx. 6’ H x 21’ L x 14’ W
- Location #3 – approx. 6’ H x 20’ L x 14’ W
- Location #4 – approx. 6’ H x 17’ L x 16’ W

as proposed.

The motion passed unanimously.

J. 11580 Lake Newport Road (D)
Sunny Ho & Steve Ross

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Richard Newlon, made the following motion:
Approved screened porch (approx. 22’ L x 14’ W), elevated deck, (approx. 27’ L x 14’ W) and stairs, in rear location as indicated on submitted site plan, renderings, and photos, to include the following:

- Porch floor: (pressure-treated wood, tongue-and-grooved, left to weather naturally)
- Deck boards and stairs: (Trex, color: Saddle)
- Railings: (Trex, Reveal, powder coated aluminum, color: black)
- Pedestrian door: (Andersen, 3000 Series, 36” x 80”, aluminum, full view, color: black)
- Skylights: (3, approx. 22” x 72”)
- Gutters and downspouts: (K-style, 6” aluminum with 3” x 4” downspout, color: Royal Brown)
- Roofing: to match existing house shingle

as proposed.

The motion passed unanimously.

K. 1654 Waters Edge Lane (C)
David Whetton & Nancy Hunter

The homeowner was not present. Homeowner’s designated representative (Tom O’Neil) was present.

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

Approved removal of existing elevated deck, and installation of sunroom (approx. 16’-4” W x 6’-3” D) in rear location as indicated on submitted site plan and elevation renderings, to include the following:

- Siding: T1-11 (color: to match existing house)
- Trim: (material and color to match existing house)
- Sloped roof: (sloped, asphalt shingles to match existing house shingle)
- Skylights: (4, 22 ½” x 45 ¾”, Velux, color: neutral gray)
- Gutters and downspouts, (aluminum, color: white, to match existing)
- Windows: (2, approx. 7’-4” x 6’, and 1, approx. 4’-4” x 6’, Pella Architect series, picture, wood, color: Putty, as a close match to existing house trim)
- Window conversion: (1, from triple casement and casement to picture, approx. 8’ x 6’, Pella Architect series, wood, color: Putty, as a close match to existing house trim)
- Pedestrian door: (Pella Architect series, wood, approx. 6’-10” x 2’ 8”, full light, color: Putty)

as proposed.
The motion passed unanimously.

L. 2400 Southgate Square (C)
Olga Glushko

The homeowner was present.

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

Approved existing roof (TrueDefinition Duration, architectural shingles, color: Desert Tan) on property as a close match to the DRB-approved cluster standards for roofing in Southgate Square Cluster, as proposed.

The Design Review Board encourages the cluster to update their cluster standards for roofing to include Desert Tan as an option to the roof color palette, and if so, to make application to revise standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

M. 2109 Lirio Court (D)
Robert & Jennifer Duncan

The homeowner was present.

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

Approved fence (board-on-board, left to weather naturally), and gate (1, board-on-board, left to weather naturally) in rear and side locations, as indicated on submitted site plan and photos, as amended, as follows:

- Approx. 60’ L in rear location – 6’ H
- Approx. 55’ L on left side location (to include gate), stepped from 6’ H to 3’ H or 4’ H, from rear fence corner location moving towards rear of home.
- Approx. 45’ L on right side location, stepped from 6’ H to 3’ H or 4’ H, from rear fence corner location moving towards rear of home.

The motion passed and the votes recorded as follows:

Ayes: Richard Newlon, Bruce Ramo
Nays: Nick Georgas

N. 11555 Underoak Court (C)
Cynthia Wang & Thomas Breitbarth

The homeowner was present.
DRB member Nick Georgas, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved screened porch (approx. 16’ W x 10’ L) and elevated deck (approx. 16’ W x 8’ H) in rear location as indicated in submitted site plan and renderings, to include the following:

- Deck boards: (pressure-treated, tongue-and-grooved, southern yellow pine)
- Roof: (CertainTeed, shed-style, asphalt, color: Charcoal Black, to match house shingles)
- Gutters and downspouts: (5”, color: white)
- Ceiling fan (1, Hunter Lantern Bay, LED, 54”, color: Matte Bronze)

as proposed.

b. Approved window conversion (1, 4’ sliding, to patio door, Ply Gem, American Craftsman, 6’, sliding, vinyl, no grids, color: white) to include 4” PVC trim, color: white, on rear location, as indicated on submitted photos, as proposed.

c. Approved replacement fence, and fence extension to property line (6’, board-on-board, pressure-treated wood, left to weather naturally) and gate (1, 6’, board-on-board, flat top, pressure-treated wood, left to weather naturally), in rear location as indicated on submitted site plan and photos, as proposed.

d. Approved patio (approx. 20’ x 18’, EP Henry Coventry stone pavers, polymeric adhesive sand grout, color: pewter blend) in rear location as indicated on site plan and photos, as proposed.

e. Approved retaining wall (approx. 18’ L x 12” H, pressure-treated timbers) on rear, left side location, as indicated on submitted photos, as proposed.

The motion passed unanimously.

IV. CLOSE OF MEETING/ADJOURNMENT

O. DRB member Nick Georgas, seconded by DRB member Bruce Ramo, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:21 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: 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
PRESENT: Chair Richard Newlon, Neal Roseberry, Ken Knueven, Nick Georgas, Bruce Ramo, Charlie Hoffman, Michael Wood, Sanjay Arora, Reston Association General Counsel: Anthony Champ (non-voting)

ABSENT: Jason Beske

STAFF PRESENT: Anna Donato, Lisa Heath

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
   Chair Richard Newlon called the meeting to order at 7:03 pm and established that quorum of the Design Review Board was present.

B. Opening Remarks
   None.

C. Approval of the January 21, 2020 Full Design Review Board Meeting Agenda
   DRB member Nick Georgas, seconded by DRB member Neal Roseberry, moved to approve the January 21, 2020, Design Review Board Agenda.

   The motion passed unanimously.

D. Approval of the November 12, 2019 Full Design Review Board Meeting Minutes
   DRB member Ken Knueven, seconded by DRB member Michael Wood, moved to approve the November 12, 2019, Design Review Board meeting minutes.

   The motion passed unanimously.

II. MEMBER COMMENTS

None

III. OWNER APPLICATIONS FOR APPEAL

E. 11752 Indian Ridge Road (A-1#*)
   Brendan and Caitlyn Henry

   The homeowner and the affected party were present.

   DRB member Neal Roseberry, seconded by DRB member Bruce Ramo, made the following motion:
That the Design Review Board found that new information was presented, specifically previous resolution of nonconformance of cluster standards for window trim in Hunters Green Cluster, and that this new information constituted a sufficient reason to grant the appeal.

The motion passed with the votes recorded as follows:

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

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

In consideration of the new information regarding the previous resolution of nonconformance of cluster standards for window trim in Hunters Green Cluster, the Design Review Board, upon appeal, amended the Design Review Board decision of October 8, 2019.

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

Approved existing window replacements (Paradigm 8300 Series, vinyl, sliding and picture, color: Bronze), to include trim capping (aluminum, PVC trim coil, color: Bronze), and existing sliding door replacements (3, Paradigm, vinyl, color: Bronze), on property as indicated in submitted photos, as amended, to include the following changes:

The Design Review Board requires that the trim capping (coil) be painted to match the house siding to minimize the visual effect of the unapproved capping, within six months of the date of this letter. This deadline supersedes the typical six months/eighteen-month timeline.

The motion passed with the votes recorded as follows:

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

IV. OWNER APPLICATIONS FOR REVIEW

F. 2002 Halyard Lane (D#*)
Robyn and Bob Burdett

The homeowner and neighboring homeowners were present. The affected party was not present.

DRB member Neal Roseberry, seconded by DRB member Ken Knueven, made the following motion:
Deferred decision on tree removal to allow the affected party, as well as the applicant, to be present no later than four (4) months from the date of this letter. If, after four (4) months from the date of the letter, either the applicant or affected party is not in attendance at the Design Review Board meeting to which the application is scheduled to be presented, the application shall be presented without their presence.

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.

G. Kensington Senior Living (NR-1*)  
c/o Michael Rafeedie, Kensington Reston Owner, LLC (11501 Sunrise Valley Drive, Reston, VA 20191)

The project representative was present.

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

a. Disapproved temporary signs (2, banner, approx. 12’ W x 5.5’ H and approx. 24’ W x 5.5’ H, “INFORMATION CENTER (571)494-8100), THE KENSINGTON ASSISTED LIVING AND MEMORY CARE, “K” logo, photos, “We promise to love and care for your family as we do our own”, ASSISTED LIVING AND MEMORY CARE OPENING FALL 2020”, photos, “The Kensington Assisted Living and Memory Care”, “K” logo, “(571)494-8100, thekensingtonreston.com”, multiple colors, construction fence) located along Sunrise Valley Road as indicated in submitted drawings and site plan.

The Design Review Board notes that blank fabric only may be installed on the construction fence.

b. Approved temporary signs (2, identification, approx. 4’ x 8’, vertical format, “K” logo, “KENSINGTON ASSISTED LIVING”, colors: blue lettering, white background, blue border, PVC posts, color: white) to be located on the outside of construction fence, “In Concept Only”.

For final approval, please submit the following:

- Final sign construction, dimensions, location, lettering, wording, colors, photos and logo design to be submitted electronically for Design Review Board unanimous email consent approval

The Design Review Board requests that Staff provide the applicant with previously approved signage examples from Tall Oaks/Stanley Martin and Van Metre applications as examples.
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.

c. Approved modification to monument sign (“KENSINGTON, Assisted Living & Memory Care” with “K” logo, stone veneer base, Eldorado Stone, RoughCut, dry stack, color: Autumn Leaf, purlin centered on posts top, logo & line color, Brilliant Gold, letter color: medium bronze, stucco background color: Ivory) in location as indicated on submitted site plan, as proposed.

d. Approved modification to directional/informational signs (7, 5- directional, A1-A3, B & E, approx. 4” x 4” post, color: Bronze #312, aluminum panel, blue background, white lettering, Brilliant Gold border, “GUEST PARKING”, “GARAGE PARKING” [double-sided], “LOADING”, “K” logo, vinyl arrows, color: white, decorative caps, 2- informational, C-C1, approx. 48” L x 8” H, aluminum panel, blue background, Brilliant Gold border, vinyl reflective letter, color: white, “9'-0” CLEARANCE”, “13'-0” CLEARANCE”, chain-mounted) in locations as indicated in submitted site plan, as proposed.

e. Approved modified lighting plan in locations as indicated in submitted site plan to include the following:

  - Area light: (1, San Marcos, Post Mount Lantern, approx. 6.5” W x 6.5” L x 20.5” H, etched glass or clear beveled, 3000K, finish: Black with Antique Cooper Accents)
  - 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” H x 3” W, 12V, finish color: Bronze)
  - Pendant light: (1, San Marcos, Outdoor Chang Hung Lantern, approx. 6.5” W x 6.5” L x 17.5” H, etched glass or clear beveled, 3000K, finish: Black with Antique Cooper Accents)
  - Wall sconce: (17, San Marcos, Outdoor Wall Mount, approx. 6.5” W x 15” H, etched glass or clear beveled, 3000K, finish color: Black with Antique Cooper Accents)
  - Wall downlight: (4, Ignify, Gardco, 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

as amended, to include the following change:
The Design Review Board requires that all LED fixtures be a maximum of 3000 kelvins and all lights have a consistent light source and color.

The Design Review Board recommends that the applicant consider the option of replacing the landscape lighting to be consistent with the same manufacturer, style and design (Option 1 of previous submission) of the other approved decorative lighting.

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, shields be installed, or lighting to be redirected.

f. Approved ornamental/privacy fencing (approx. 6’ H, 770 linear ft., Ultra Aluminum Manufacturing, Inc. UAS-100 Spear Top, finish: Satin Black Powercoat) on property as indicated on submitted site plan, as proposed.

g. Disapproved siding (Eldorado Stone, RoughCut, color: Autumn Leaf, 80% surface, Eldorado Stone, Country Rubble, color: Millstream, 20% surface) on all elevations as indicated in submitted renderings.

The motion passed unanimously.

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

Approved siding (Eldorado Stone, RoughCut, dry stack, color: Autumn Leaf) on elevations as indicated in submitted renderings, as amended, to include the following change:

The siding shall be installed on 100% of all elevations on which it was previously approved.

The motion passed with the votes recorded as follows:

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

12052 North Shore Drive (NR-2)
c/o Elizabeth Dietrich (Network Building and Consulting, NB+C, 6-95 Marshalee Drive, #300, Elkridge, MD 21075)

The project representative was present.

DRB member Richard Newlon, seconded by DRB member Michael Wood, made the following motion:
Deferred decision on replacement light pole, utility meter, antennas, conduits and signage installation to include the following:

- Site lighting pole replacement (approx. 28’ H x 5” W, Valmont, square, steel, color: gray)
- Existing light fixtures (reinstallation at original height, approx. 26.8’)
- Antennas (approx. 24.1”, AT&T, Amphenol, color: gray to match light pole, Nokia Pico Pole Top Mount approx. 4 x 4, MIMO & LLA, Dedication Omni, radio equipment enclosure, approx. 1’ H, Metro Cell, Model #SSC-760236577N23X)
- Concealment canister (approx. 59” H x 18” W, circular, steel, color: gray to match light pole)
- Conduits (multiple) located at base of pole
- Signage (3, 2-AT&T Service Disconnect Placard, 2, approx. 9” x 11”, “NOTICE”, color: blue, logo, color: black) located opposite each other 3’ below antenna radome, 1 – RF
- PTS AC Load Center (approx. 14” x 6”)
- Utility meter/post (approx. 11.5” x 3”, Milbank Mfg. Co., color: gray to match pole, wood post, approx. 4” x 4”)

to allow the applicant the opportunity to do the following:

- Study and present conduit placement options allowing conduits to be installed inside the concrete foundation to improve appearance and mitigate visual impact
- Determine if the electric meter can be located on the pole or underground to improve appearance and mitigate visual impact; if it cannot, then present pole options other than wood
- Provide any documentation from utility companies, to include Dominion Energy, regarding conduit placement possibilities

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.

V. EXECUTIVE SESSION

None

VI. DISCUSSION

None

VII. CLOSE OF MEETING/ADJOURNMENT

K. DRB member Michael Wood, seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

The motion passed unanimously.
The meeting adjourned at 8:53 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  
January 28, 2020

PRESENT:  Charlie Hoffman (sub), Jason Beske, Michael Wood

STAFF PRESENT:  Lisa Heath

ABSENT:  Ken Knueven

I.  PROCEDURAL ITEMS

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

B.  Approval of the January 28, 2020, Design Review Board Meeting Agenda  
DRB member Charlie Hoffman, seconded by DRB member Michael Wood, moved to approve the January 28, 2020 Design Review Board agenda.

The motion passed unanimously.

C.  Approval of the December 3, 2019 Design Review Board Meeting Minutes  
DRB member Charlie Hoffman, seconded by DRB member Michael Wood, moved to approve the August December 3, 2019, Design Review Board meeting minutes.

The motion passed unanimously.

II.  MEMBER COMMENTS

None.

III.  OWNER APPLICATIONS FOR REVIEW/DECISION

D.  Tanners Cluster (C)  
c/o Dan Gordon, Property Manager (Capital Property Management, 3914 Centreville Rd., #300, Chantilly, VA 20151)

The cluster representatives were present.

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

Approved revision to cluster standards for mailboxes in the Tanners Cluster (11, approx. 62” H x 30.5” W x 18” D, AF Florence Manufacturing Co., Vital/Valiant, Models 1570-8PG, 1570-12PG, 1570-16PG, aluminum, pedestal-mounted, color:
Postal Gray) in seven (7) locations as indicated in submitted site plan, to include the following:

- Pad (2, approx. 2’ x 3’, concrete, color: gray) in location “B”
- Pad relocation (“G”, approx. 5.6’ L x 4’ W, concrete, color: gray) in location approx. 8’ to the right of the existing pad “G”

as amended, to include the following change:

The removal location of concrete pad “G” shall be restored to its original condition to include grass/vegetation and maintained thereafter.

The motion passed unanimously.

E. 1120 Round Pebble Lane (D)
Wendy and James Duncan

The homeowner was present.

DRB member Charlie Hoffman, seconded by DRB member Jason Beske, made the following motion:

Approved screened porch (approx. 19’ W x 18’ D, Eze-Breeze, vinyl, vertical panels, color: white) to include decks (2, approx. 7’ D x 15’ L and approx. 24’ L x 10.6’ W, Fiberon, composite, color: Graphite) and patio (approx. 15’ L, flagstone, geometric shape, curved shape, color: natural) in rear and side yard locations to include the following:

- Siding and trim: (Hardi-Panel, Hardi Plank, color: match to existing siding, PVC, color: white)
- Columns: (PVC wrap, color: white)
- Railing: (posts, cedar, header and rails, American, aluminum spindles, color: black)
- Fireplace: (Stone Craft, Ledgestone, cultured, color: Bucktown)
- Windows: (Eze-Breeze, vinyl, 4-track, color: white, trapezoids, vinyl, color: clear)
- Pedestrian doors: (4, 3- conversion, Carter Lumber, French double, 6-lite, color: Classic Oak, 1- single, Carter Lumber, single, 6-lite, color: Classic Oak)
- Security light: (2, mini dual flood, color: to match surface to which it is attached)
- Roofing: (shingles to match existing)
- Gutters and downspouts: (material and color: to match existing)

as amended, to include the following change:
The security lights shall be 3000K or less and directed towards the stairs.

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.

F.  1545 Twisted Oak Drive (C)
Craig Alden

The homeowner was present.

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

Approved replacement roof (GAF, Timberline HD, architectural shingles) to include gutters and downspouts (approx. 5”, color: white to match existing) on property as indicated in submitted photos, as amended, to include the following change:

The color of the shingles shall be Weathered Wood, in conformance with the cluster standards for roofing in Chestnut Ridge Cluster.

The Design Review Board suggests the cluster board consider whether it wishes to add GAF Timberline HD with architectural shingles in the color “Charcoal” and/or other colors and styles to the Chestnut Ridge 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 unanimously.

G.  1630 Autumnwood Drive
Scott and Emily Shepard

The homeowner was present.

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

Approved replacement screened porch (approx. 20’ W x 16’ D, pressure treated wood, Eze-Breeze, vinyl, screen, color: black) and deck (approx. 16’ D x 8’ W, Trex, color: Spiced Rum) to include stairs and landing (approx. 12’ L, 4’ W, landing, approx. 12’ L x 5’ W) and patio extension (approx. 22.5’ D x 18” W, pavers to match existing) in rear location to include the following:
- Siding and trim boards: (vinyl, color: white to match existing home)
- Pedestrian door: (Anderson 3000, approx. 36” W x 80” H, storm, full-view)
- Roofing: (shingles to match existing home)
- Gutters and downspouts: (approx. 5”, vinyl, color: white to match existing home)
- Railing: (metal, deck rail cap, Trex, color: Spiced Rum)
- Skylights: (4, approx. 30” x 46”, fixed, color: to match roof)
- Lighting: (11, risers, Malibu, LED, low voltage, 7, deck rail, LED, low voltage)
- Seat wall: (2, approx. 18” H x 9’ L, pavers/cap, style and color to match existing patio)
- Firepit: (approx. 5’ L x 5’ W, pavers, style and color to match existing patio)

as amended, to include the following change:

The step lighting shall be 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 motion passed unanimously.

H. 1803 Cranberry Lane (D*P)
Jeff Morency

The homeowner’s representative was present.

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

Approved existing fence and gate (approx. 48” H, split rail, color: left to weather) in left, side-yard location as indicated in submitted photos, due to atypical property orientation, as proposed.

The motion passed unanimously.

I. Hampton Pointe Condominium Association (NR)
c/o Margaret Murphy, President (1520 Church Hill Place, Reston, VA 20194)

The condominium representatives were present.

DRB member Jason Beske, seconded by DRB member Michael Wood, made the following motion:
Approved condominium standard for under deck weather guards in Hampton Pointe Condominium to include the following:

- **Primary purpose:** The primary purpose of the under-deck weather guard is to provide a substantially waterproof surface above the Unit Owner’s deck when there is a deck located above such Unit Owner’s deck to redirect liquid descending from the deck located above, collecting the runoff, and redirecting the runoff to the gutter system which is part of the under-deck weather guard.

- **Location:** The under-deck weather guard shall be attached to, and be suspended from, the underside of the joists of the deck above or other similar attachment, but not attached directly to the planking forming the deck above, for the purpose of directing runoff to the gutter portion of the under-deck weather guard system which shall direct the runoff to a downward portion of the gutter system located on the landward side of the under-deck weather guard system.

- **Color of components of the weather guard:** The color of the under-deck weather guard components shall be compatible with the Unit Owner’s deck base and trim colors, subject to the approval of the Board of Directors, and Reston Association, if needed.

- **Slope of the weather guard:** The slope of the under-deck weather guard, from the back of the above deck to the landward side of the Unit Owner’s deck, shall be (as recommended by manufacturers) generally between 1/8 and 1/2 inch drop per foot, to provide positive drainage.

- **Gutters and downspouts of the weather guard:** The gutters and downspouts of the under-deck weather guard shall be of a color that matches or is compatible with the base and trim colors of the deck of the Unit Owner, subject to #3, above. The downspout shall be mounted, as discreetly as reasonably possible, and, as much as reasonably possible, shall be on the inside of, or immediately next to, a deck support post, with the narrow face of the downspout facing the front of the deck, directing runoff to a splash block or other erosion control, and away from the foundation of the building in which the under-deck weather guard is being installed. All efforts should be made to avoid attaching anything to the building walls, and, if not possible, the Unit Owner shall be responsible for restoring the walls to their original condition as notified by the Board of Directors, or Reston Association.

- **Mounting:** Guard and gutter will generally be mounted behind a fascia board that is part of the original or standard design and construction of the Unit Owner’s deck, or behind a newly installed fascia board compatible with the Unit Owner’s deck, and of material, and design and color as the building in which the under-deck weather guard is to be located. There shall be no openings in the portion of the under-deck weather guard suspended beneath the deck above except for (i) the small gaps between the floor boards of the deck above the under-deck weather guard, and (ii) the landward side of the portion of the under-deck weather guard suspended beneath the deck above and the gutter system into which the suspended portion of the under-deck weather guard directs the collected liquid and any small solid material collected by the under-deck weather guard. Under-deck weather guards shall be installed such that they can be removed without damage to the deck.
above or the building to which the under-deck weather guard is installed.

- **Sectioned installation**: For decks of unusual size or configuration, the under-deck weather guard may be broken down into more than one component section or in smaller sections to prevent bowing downward of the sections.

- **General design**: The under-deck weather guard shall be reasonably visually integrated into the deck support system so that it is largely unnoticeable from a distance.

- **Responsibility**: Once installed, the Unit Owner installing the under-deck weather guard, or the successor(s) in interest of the Unit Owner, shall be responsible for all damage to, or caused by, the under-deck weather guard or the installation or removal of the under-deck weather guard. The under-deck weather guard is not to be, and is not, a fixture, but is personal property owned by the Unit Owner, or the successor(s) in interest of the Unit Owner, who installed the under-deck weather guard. Upon request by the HPOA, the Unit Owner then owning the under-deck weather guard shall remove such portions of the under-deck weather guard as requested by HPOA Board of Directors in order to inspect and repair, as necessary, the underside of the deck above, or repair, replace or maintain any portion of the building in which the under-deck weather guard is installed, as necessary for such repair, replacement, or maintenance of any deck or other limited or general common elements as solely determined by HPOA Board of Directors. The Unit Owner then owning the under-deck weather guard shall repair, maintain, and clean, or caused to be repaired, maintained, or cleaned, at the Unit Owner’s expense, all portions of the under-deck weather guard, from time to time, as needed to cause the under-deck weather guard not to negatively affect the appearance of the building in which the under-deck weather guard is installed. Such maintenance shall include, without limitation, removing promptly any animal or insect life occupying the area between the top of the under-deck weather guard and the deck above unless the location of the animal or insect life is in the Common Area or Limited Common Area, in which event the Condominium Instruments may provide otherwise for the removal.

- **Conveyance**: The under-deck weather guard is not a fixture and is personal property. Like other personal property, if the under-deck weather guard is to be conveyed to a purchaser of the Unit for which the under-deck weather guard is installed, the under-deck weather guard should be separately conveyed. Notwithstanding whether or not the under-deck weather guard is separately conveyed, by the act of acquiring title to a Unit the purchaser so acquiring the title to the Unit acknowledges and agrees to the provisions of all the policy, rules and regulations, and to the Condominium Instruments, including without limitation this policy, and agrees to the provisions thereof, including without limitation the provisions of sections 10 and 11.

- **Process**: Prior to any installation of an under-deck weather guard, the Unit Owner desiring to install an under-deck weather guard is required hereby to submit the Unit Owner’s request on the Hampton Pointe Condominium Architectural Modification and Satellite Form along with all specific information required to
demonstrate that the under-deck weather guard and installation conforms to the provisions of this policy, and the Unit Owner shall provide any additional information requested by the HPOA Board of Directors. Installation of the under-deck weather guard is: a) subject to, and b) shall not commence until the Unit Owner receives approval, after review and approval by the HPOA Board of Directors, or the committee designated by the HPOA Board of Directors, or the Reston Association, if needed for such purpose, of the form and information required by Section 12.

• **Existing weather guards:** There are currently a number of pre-existing under-deck weather guards already installed in the community; the Board of Directors has a record of only one approval. A number of these Units were purchased with pre-existing under-deck weather guards; such pre-existing under-deck weather guards are grandfathered in, subject to the provisions of sections 9, 10, 11, and 12 of this policy. In the event a pre-existing weather guard is required by the HPOA Board to be removed, replaced, substantially altered, is a cause of any damage to any Unit, or the grounds of the condominium, all such removals, repairs, replacements, or alterations shall comply with all provisions of this policy, without limitation. Any costs associated with compliance with this policy shall be at the Unit Owner’s expense. Failure to comply with this policy shall lead to any costs incurred by the HPOA to make repairs, replacement, removal, etc., being assessed against the Unit Owner or successor.

The motion passed unanimously.

J.
1901 Ramstead Lane (D)
Krista Eaton

The homeowners and representative were present.

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

Approved addition (2, approx. 28.3’ D x 14.3’ W and approx. 9.8’ D x 22.9’ W), to include deck (approx. 11.8’ D x 17.5’ W) and walkway (approx. 6’ W x 40’ linear ft.) in front location as indicated in submitted drawings, “In Concept Only”.

**For final approval**, please submit the following for review at the next available Design Review Board Panel meeting:

• Accurate roof plan to include color and style of shingles
• Lighting plan to include manufacturer photos, dimensions, style and color of proposed security, decorative, ceiling downlighting, up-lighting, deck post, rail and step lighting
• Window/door layout clearly identifying both proposed replacement windows/doors (to include sidelites) and existing windows/door locations as well as manufacturer sheet
and photos of dimensions, style and color of proposed windows/doors and photos and descriptions of dimensions, style and color of existing windows/doors

- Materials and exterior color palette of all elements to include a coded legend identifying the color to the following elements: siding, trim, area below trim level and above brick, brick, columns, pedestal bases, railings, deck boards and top/bottom rails
- Gutter and downspout plan to include size, material and color
- Landscaping plan if there are any proposed tree removals (all trees over 4” DBH)

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.

K. 2274 Cocquina Drive (C)
Willa Suter

The homeowner was present.

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

Approved roof replacement (CertainTeed, architectural singles, color: Weathered Wood) on property as indicated in submitted photos, as proposed.

The Design Review Board suggests the cluster board consider whether it wishes to add GAF Timberline HD with architectural shingles in the color “Weathered Wood” and/or other colors and styles to the Cocquina Cluster standards on 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 unanimously.

L. Colts Neck Cluster (C)
c/o Mallory Frazier (11969 Greywing Court, Reston, VA 20191)

The cluster representative was present.

DRB member Jason Beske, seconded by DRB member Charlie Hoffman, made the following motion:

Approved replacement play equipment (approx. 27’ x 16’, CedarWorks, wood and plastic double-spire unit with stairs, climbing wall and two slides, color: left to weather naturally, blue slides, and red climbing accents) in rear tot lot location as indicated in submitted photos, as proposed.

Approved security lights (iThird LED, solar-powered, motion-sensing security lights,
dusk to dawn, stainless steel, affixed to play equipment, color: silver) in rear tot lot location as indicated in submitted site plan, as amended, to include the following change:

No more than three (3) security lights shall be installed at a temperature of no more than 3000K each, on the inner side of playground equipment and all shall be directed away from neighboring properties and towards the existing swing set.

The motion passed with the votes recorded as follows:

AYES: Charlie Hoffman, Jason Beske
NAYS: Michael Wood
ABSTAIN: None

M. 2325 Darius Lane (D)
Shashi and Subrahmayam Kuppa

The homeowner was present.

DRB member Jason Beske, seconded by DRB member Charlie Hoffman, made the following motion:

Approved solar panels (27- approx. 64” L X 45” W, Solaria PowerCT-365R-AC panels, 27- Enphase IQ 7 and IQ 7+ Microinverters, flush-mounted, front rooftop location, color: Pure Black) to include A/C disconnect switches, combiner boxes, cables and connectors, as indicated on submitted site plan and photos, as amended, to include the following change:

The A/C disconnect switches, combiner boxes, cables and connectors shall be installed in conformance with the Design Guidelines for cables and wires (any cable/conduit be firmly attached in a straight vertical line and be painted to match the surface to which it is attached), in an inconspicuous location and shall be appropriately concealed by vegetation or other natural means as to enhance visual appearance.

The motion passed unanimously.

N. Fairgreen Cluster
c/o Debbie Carroll, Treasurer (11880 South Lakes Court, Reston, VA 20191)

The cluster representatives were present.

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

Approved parking spaces (5, asphalt) to be located between 2111 and 2113 Colts Neck Court and extending to 2115 Colts Neck Court, as indicated in submitted drawings, “In Concept Only”.
For final approval, please submit the following for review at the next available Design Review Board Panel meeting:

- Accurate and coded site and landscaping plan illustrating grading, water flow, existing surrounding structures and proposed parking lot locations
- Landscaping analysis to indicate that trees, drip lines, root systems, water flow and stormwater management systems will remain intact and functional
- Dimensions and strip lines of parking spaces
- Curb and gutter conditions
- Fairfax County approvals and authorizations

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.

V. CLOSE OF MEETING/ADJOURNMENT

DRB member Charlie Hoffman, seconded by DRB member Michael Wood, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:00 pm.

________________________________________
Charlie Hoffman, Acting 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
    Director Julie Bitzer
    Reston Association Board Liaison
    Director Aaron Webb
    Reston Association Board Liaison
    Director Catherine Baum
    Reston Association Board President