

# Halstead Glen Cluster Design Standards

---

November 2024



# Halstead Glen Cluster Information

Architectural Style: Traditional Townhomes

Builder: William L. Berry

Date of Construction: 1987

Section: 61 Block: 2 Lots: 1-67

Streets: Heritage Oak Court and Heritage Oak Way

General Materials: Brick, wood siding

## **Cluster Standards, Design Guidelines, and do I need an application?**

Cluster Standards are the design options for the exterior elements of your home. The standards included here are either builder original designs, or updates chosen by your cluster and formally adopted and enforced by Reston Association through the Design Review Board (DRB) application process.

Your Cluster Standards work in conjunction with the Reston Association (RA) Design Guidelines. The RA Design Guidelines are the general umbrella rules for design in Reston. They also determine whether or not your project will require you to submit a DRB application.

The DRB process plays a vital role in RA's responsibility in maintaining accurate property records and tracking changes to properties over time. **While the elements in your cluster standards are already DRB approved as options for your home, your individual application may be required in order to adopt the change into your personal property record.**

**Please consult the RA Design Guidelines for Cluster Properties, and your covenants advisor for assistance in determining if you need to submit an application.**

**[Find my Covenants Advisor](#)**

**[Reston Association Design Guidelines for Cluster Properties](#)**

**Reston Association has partnered with Sherwin Williams  
to make it easier to maintain and update your home:**



# ELIGIBLE DISCOUNTS

Halstead Glen residents will be eligible for the following:

30 to 40 % off paints and stains\*

15 % off paint supplies



**SHERWIN-WILLIAMS.**



\*Discount varies by product line

Offer is subject to change

**Use the account number below to access the  
Halstead Glen Cluster discount**



## HALSTEAD GLEN CLUSTER

**Sherwin-Williams Paint Store**

495A Elden St  
Herndon, VA 20170

**Account Number**

1222-3157-4

**\*\*All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must the go to the paint store that sells the manufacturer’s paint and obtain the specified color \*\***

## Color Palette

COLOR CHANGES MUST BE APPROVED BY THE DESIGN REVIEW BOARD

### Siding

				
Benjamin Moore “Brushed Aluminum” 1485	Benjamin Moore “Crown Point Sand” HC-90	Benjamin Moore “Fieldstone” 1558	Benjamin Moore “Fairway Oaks” 1075	Benjamin Moore “Oakwood Manor” 1095
	No Sample Avaliable	No Sample Avaliable	No Sample Avaliable	
James Hardie Plank composite “Cobblestone”	James Hardie Plank composite “London Fog”	James Hardie Plank composite “Mansion Tan”	James Hardie Plank composite “Platform Beige”	James Hardie Plank composite “Navajo Beige”
No Sample Avaliable	No Sample Avaliable	No Sample Avaliable		No Sample Avaliable
James Hardie Trim composite “Brushed Buff”	James Hardie Trim composite “Good Fortune”	James Hardie Trim composite “Bucktown Beige”	James Hardie Trim composite “Navajo Beige”	James Hardie Soffit composite “Vented Smooth”
		No Sample Avaliable		
		Boral TruExterior Trim		

#### Stipulations:

- Siding may be either Smooth or Select Cedarmill finish.
- Trim may be either 4/4 NT3 Smooth or 5/4 NT3 Smooth.
- Siding must have a 7-7.5” exposure.

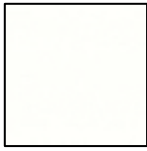
***Please note the deadlines listed below. You must begin your installation within six (6) months and complete it within eighteen (18) months. Please notify your Covenants Advisor upon completion of your project.***

**\*\*All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must go to the paint store that sells the manufacturer's paint and obtain the specified color \*\***

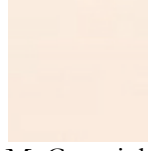
COLOR CHANGES MUST BE APPROVED BY THE DESIGN REVIEW BOARD

### **Trim/Garage Doors/Front Porch Railing**

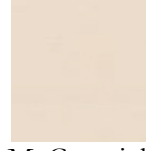
THESE ELEMENTS MUST BE ONE COLOR AND MUST MATCH



McCormick  
"Amber White" 101



McCormick  
"Wheat" 108



McCormick  
"Greystone" 110



Benjamin Moore  
"Oakwood Manor"  
1095

### **Front Doors/Shutters**

THESE ELEMENTS MUST BE ONE COLOR AND MUST MATCH



McCormick  
"Cobblestone Grey" 215



McCormick  
"Farm House Red" 217



McCormick  
"Foxhall Green" 202



McCormick  
"Hearthstone" 216



McCormick  
"Old Colonial Red" 225



McCormick  
"Old Carriage Brown" 223

<http://www.mccormickpaints.com/stores>

### **Front Entry Storm Doors**

Match front entry door or house trim

### **Rear Patio Door Color**

White

### **Garage Doors**

Match house trim and front porch railing

**\*\*All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must go to the paint store that sells the manufacturer's paint and obtain the specified color \*\***

## Fences

Left to weather naturally, or treated with a clear colorless (non-tinted) sealant

## Decks

Material:

- Trex composite
- Timber Tech composite
- Cedar
- Pressure treated wood (wood cannot be stained to match Trex colors)

Color Palette:

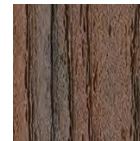
- Left to weather naturally
- Treated with a clear, colorless (non-tinted) sealant
- Painted to match either the house siding or trim
- Behr Premium Advanced DeckOver Smooth Finish Stain



Trex, color: "Havana Gold"



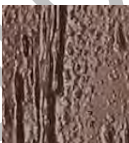
Trex, color: "Island Mist"



Trex, color: "Spiced Rum"



Trex, color: "Tiki Torch"



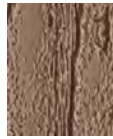
Trex, color: "Fire Pit"



Trex, color: "Gravel Path"



Trex, color: "Rope Swing"



Trex, color: "Tree House"



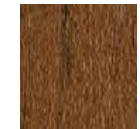
Trex, color: "Vintage Lantern"



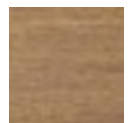
Timber Tech, Color: Mahogany



Timber Tech, color: Kona



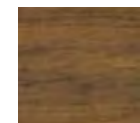
Timber Tech, Color: Brown Oak



Timber Tech, color: Weathered Teak



Timber Tech, color: Tigerwood



Timber Tech, color: Antique Leather

**\*\*All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must go to the paint store that sells the manufacturer's paint and obtain the specified color \*\***



Timber Tech, color: Rustic Elm



Timber Tech, color: Coconut Husk



Timber Tech, color: Driftwood



Timber Tech, color: Stone Ash



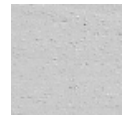
Behr DeckOver, color: Dark Walnut



Behr DeckOver, color: Wood Chip



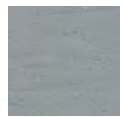
Behr DeckOver, color: Padre Brown



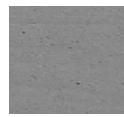
Behr DeckOver, color: Cape Cod Gray



Behr DeckOver, color: Chatham Fog



Behr DeckOver, color: Colony Blue



Behr DeckOver, color: Drift Gray



Behr DeckOver, color: Tugboat

#### Stipulations:

- That the top railing match either the baluster or deck surface.
- That the fascia and balusters match each other.
- That there be a maximum of two colors per deck.
- That the upper and lower decks may be different material as long as they are in conformance with the approved color palette.
- That all existing decks be grandfathered in as existing, however when they are replaced, they conform with the current cluster standards for decks.
- That if any deck is modified and/or repaired by greater than 50%, it be brought into conformance with the current standard for decks.
- That understory, fascia board and top guard (cap) match either the deck surface or railings.

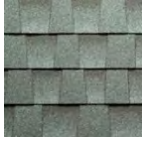
*Please be advised that it is your responsibility to ensure that your project/modification is completed in accordance with the specifications listed with this approval, which may not match the specifications submitted with your application.*

COLOR CHANGES MUST BE APPROVED BY THE DESIGN REVIEW BOARD

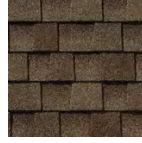


**\*\*All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must go to the paint store that sells the manufacturer's paint and obtain the specified color \*\***

### **Roofing**



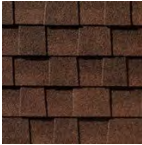
GAF  
Timberline "Antique Slate"



GAF  
Timberline "Barkwood"



GAF  
Timberline  
"Burnt Sienna Blend"



GAF  
Timberline "Hickory"



GAF  
Timberline "Weathered Wood"

[GAF Timberline Roofing](http://www.gaf.com/usa/roofing)

### **Brick**

No Sample Available

Graymont

No Sample Available

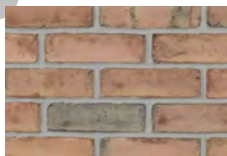
Sanford 174

No Sample Available

Sanford 267



Cushwa 82



Glen Gery  
Danish

<http://www.potomac-masonry.com/products.html>

**\*\*All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must go to the paint store that sells the manufacturer's paint and obtain the specified color \*\***

### **Window**

- Double-hung, fixed, transom and
- Bay with muntins and mullions (grids)
- Renewal by Andersen replacement windows, with grids, color: White
- Renewal by Andersen replacement windows, with grids, color: Canvas
- Andersen, color: white
- Andersen, color: Canvas

#### **Stipulation:**

- Window frame color does not need to match the window trim color if windows are replaced with the above DRB-approved manufacturers and colors;
- Window frame color must match window trim color if replacement windows are not the DRB-approved manufacture brand;
- Window worksheet must be submitted by the cluster board to RA Staff for the DRB-approved manufacturer and model of window replacements to confirm sizing, and
- No application required if all windows are being replaced at the same time with the DRB-approved manufacturer.

### **Window Trim Capping**

- Firestone, Una-clad, aluminum coil, color: Bone White, to match Andersen and Renewal by Andersen windows, color: white
- Firestone, Una-clad, aluminum coil, color: Almond, to match Andersen and Renewal by Anderson windows, color: Canvas
- Trim capping not to exceed 1" max

#### **Stipulations:**

- There must be no change to the style of the exterior window trim, and
- There must be no change to the color, configuration, or style of the windows.

# Upper Level Decks

## Color

All elements including railing and understory left to weather naturally, or treated with a clear colorless (non-tinted) sealant, painted/stained to match the house siding or painted/stained to match the house trim

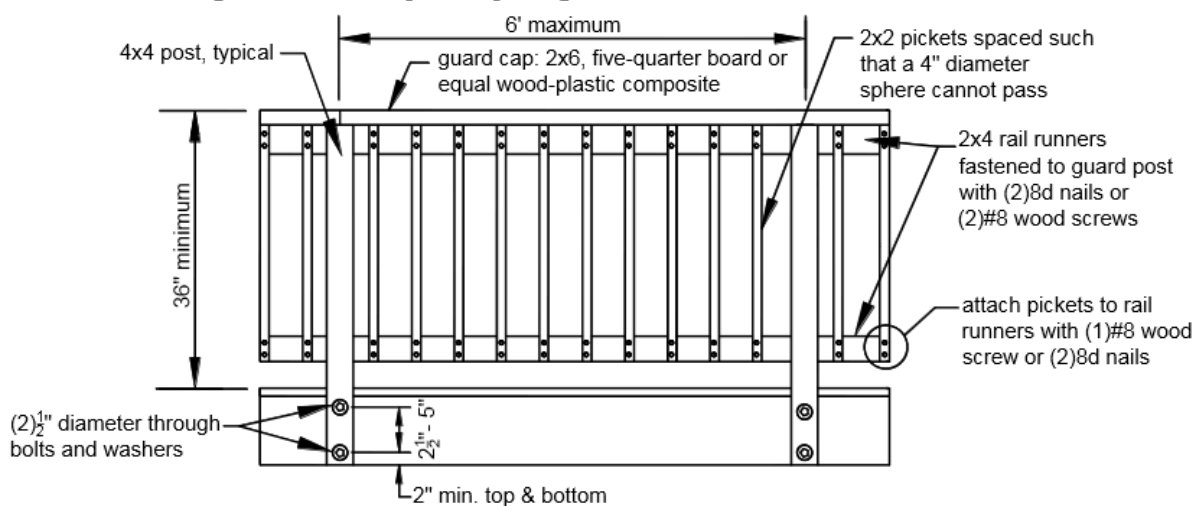
## Railings

Simple 2" x 2" vertical pickets, 4" x 4" wooden posts, with 2" x 6" cap board and 1" x 4" upper trim board.



Note: Decks should have a 2' minimum inset from the property line on each side

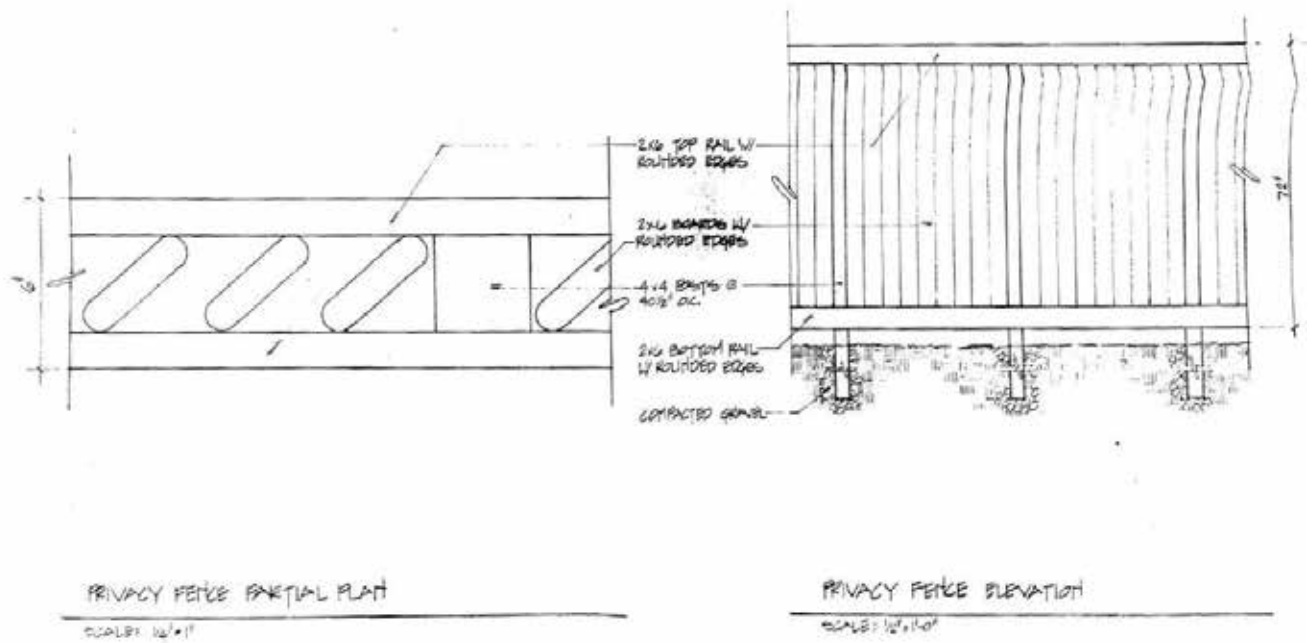
(Below is Fairfax County's typical railing design 2015)



Revision Date: November 2024

## Deck Privacy Screen

Louvered design, color to match deck



Privacy Screen Detail (to be adapted for decks)



## **Deck Spiral Staircase**

Staircase must have wood treads, black wrought iron railing and must be built inside the deck



# Doors

## Storm Door

Full view to match the entry door or house trim color

## Entry Doors



6 Panel door  
See color palette

## Rear Patio Door Style

Sliding doors with or without grids and fixed or transom with muntins and mullions (grids) or  
Sliding doors with or without grids and small transom without grids

## Rear Patio Door



Sliding doors without grids  
and fixed window with (grids)



Sliding doors without grids and  
transom without grids

### Garage Doors

Recessed Panel Garage Doors painted to match house trim (no glass allowed)



### [C.H.I. Overhead Doors](#)

Residential Recessed Panel Sandwich Style  
Model 2298



Original Builder Garage Door



Original Builder Garage Door



Original Builder Garage Door



# Entry Railing

Railings are wrought iron or wood construction and must be painted to match house trim





# Rear Fences

## Materials

Cedar or pressure treated wood

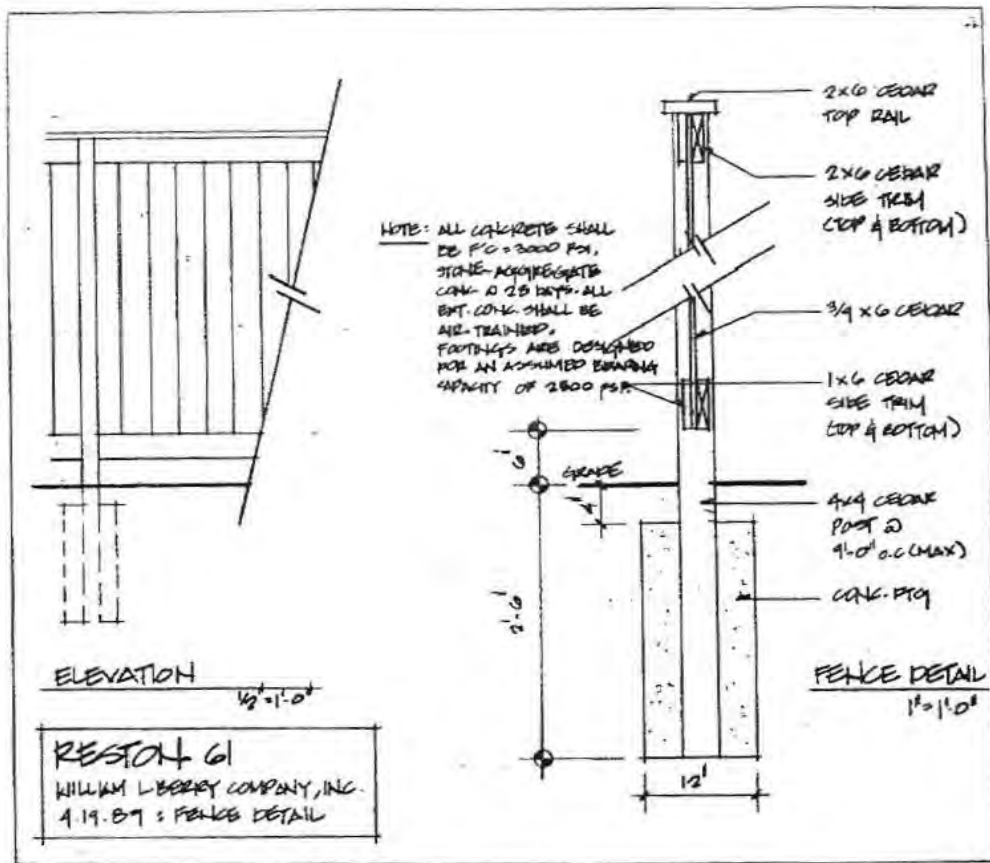
## Color

Left to weather naturally, or treated with a clear colorless (non-tinted) sealant

## Fence Design

Must be constructed flat and level with sections stepped, not sloped to accommodate any change in grade.





Fence Details

## Gates

### Rounded tops



Gate Exterior



Gate Interior



# Lights

**Note:** Members may use any light fixture manufacturer provided the that all lights on a single side of the house be replaced at the same time with fixtures that match the standard. Locations are: adjacent to front entry door, adjacent or above garage door, and adjacent to rear entry doors.

## **Front Entry, Garage and Rear Light Fixture**

Polished brass colonial style lamp with single bulb and clear glass, maximum height 18", maximum width 7"



Front or Rear Fixture



Front or Rear Fixture



Above Garage Door Fixture



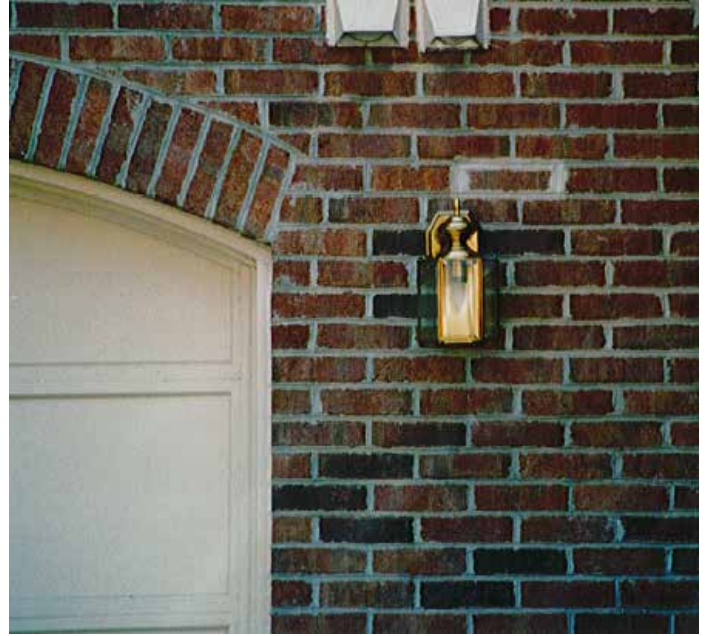
Rear Fixture

<https://www.lowes.com>

## Original Light Fixtures



Front Entry Location



Garage Door Location



Above Garage Door



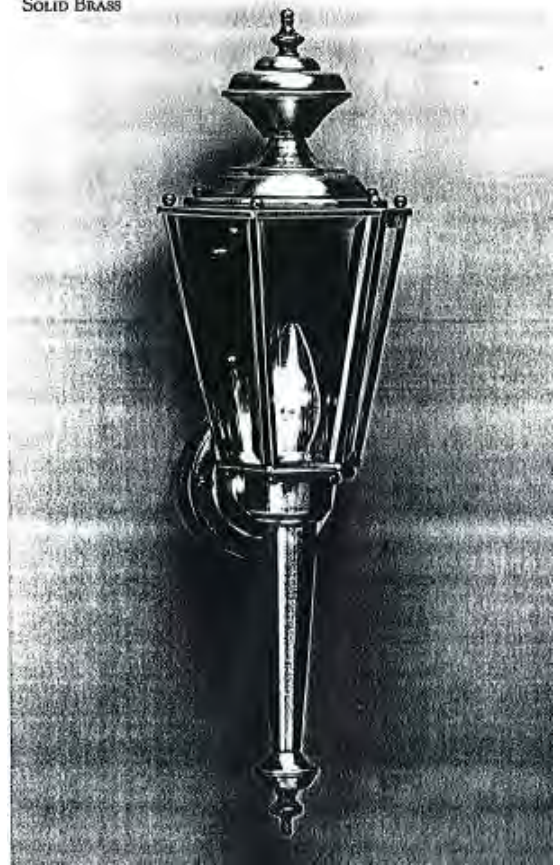
Rear Location



SOLID BRASS



SOLID BRASS



SOLID BRASS



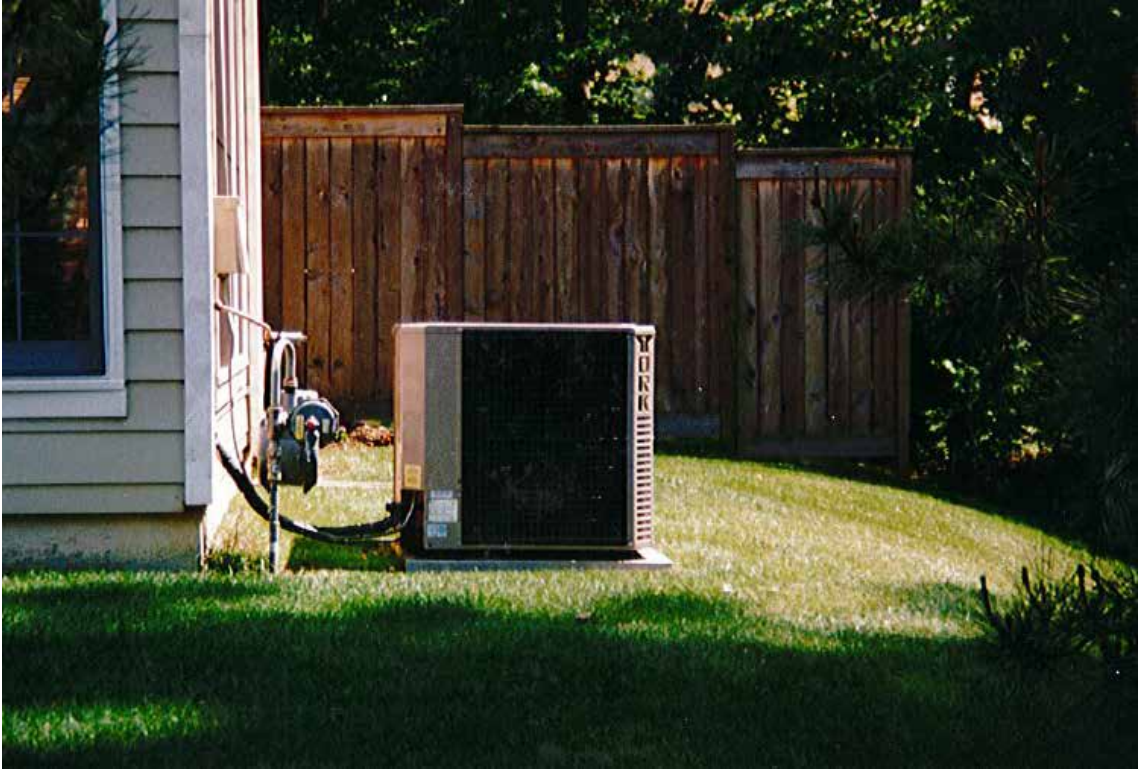
# House Numbers

Located adjacent to front door or adjacent to garage door for side entry houses  
(information only, not an enforced standard)



# HVAC

Located at rear and unscreened





# Skylights

Builder installed

**NEW FROM PAECO**

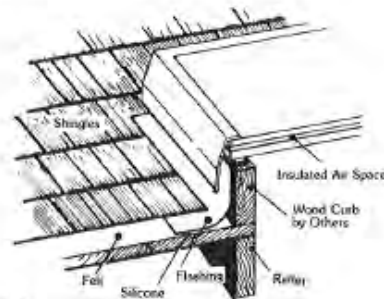


## 'CG' Model Skyliner®

- DESIGNED FOR APPLICATION TO WOOD CURB
- ECONOMICAL
- EASY TO INSTALL

### Featuring:

- $\frac{7}{8}$ " insulated safety glass.
- Heavy duty, bronze-tone aluminum frame.
- Pre-drilled holes and non-corrosive screws provided for easy application to wood curb.
- Special PVC condensation break and foam gasket for weather-tight seal.
- Live load capacity of 275 psf.
- Comprehensive warranty including full five-year glass guarantee.



Standard Sizes:

### 'CG' Model

Model #	Roof Opening Dimensions	Inside Opening Dimensions (Glass)	Outside Dimensions	Height (without curb)	
- CG2222	22 $\frac{1}{2}$ " x 22 $\frac{1}{2}$ "	22 $\frac{1}{2}$ " x 22 $\frac{1}{2}$ "	27 $\frac{1}{2}$ " x 27 $\frac{1}{2}$ "	3"	\$ 160.00
- CG2246	22 $\frac{1}{2}$ " x 46 $\frac{1}{2}$ "	22 $\frac{1}{2}$ " x 46 $\frac{1}{2}$ "	27 $\frac{1}{2}$ " x 51 $\frac{1}{2}$ "	3"	\$ 225.00
CG3030	30 $\frac{1}{2}$ " x 30 $\frac{1}{2}$ "	30 $\frac{1}{2}$ " x 30 $\frac{1}{2}$ "	35 $\frac{1}{4}$ " x 35 $\frac{1}{4}$ "	3"	\$ 195.00
CG3046	30 $\frac{1}{2}$ " x 46 $\frac{1}{2}$ "	30 $\frac{1}{2}$ " x 46 $\frac{1}{2}$ "	35 $\frac{1}{2}$ " x 51 $\frac{1}{2}$ "	3"	\$ 265.00
4646	46 $\frac{1}{2}$ " x 46 $\frac{1}{2}$ "	46 $\frac{1}{2}$ " x 46 $\frac{1}{2}$ "	51 $\frac{1}{2}$ " x 51 $\frac{1}{2}$ "	3"	\$ 275.00

### REINFORCED PLASTICS

10241 KENSINGTON PKWY.  
KENSINGTON, MD 20895

(301) 946-4683 946-2891

REAR OF SHOPPING CENTER





# Windows

There is no cluster standard for replacement windows. All window replacements require an application to be submitted for review by the Design Review Board.

*Please note the deadlines listed below. You must begin your installation within six (6) months and complete it within eighteen (18) months. Please notify your Covenants Advisor upon completion of your project.*

## Window Frame Color

Match window trim



Fixed Above Entry



Fixed Geometric Above Entry





Bay



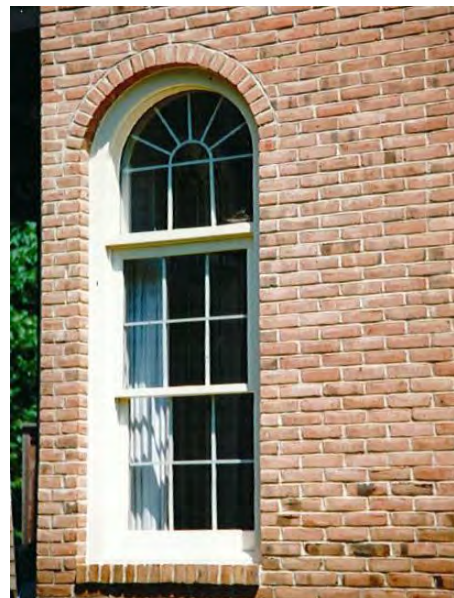
Double-hung and Fixed Geometric



Fixed Geometric



Double-hung



Double-hung and Fixed Geometric



## General Photographs – Elevations



Front Elevation (Row)



Front Elevation (Row)





Rear Elevation (Row)



Rear Elevation (Row)





Front Elevation



Front Elevation



Front Elevation



Front Elevation





Side Elevation



Elevation of Side Entry Home





Front Elevation



Front Elevation



Front Elevation

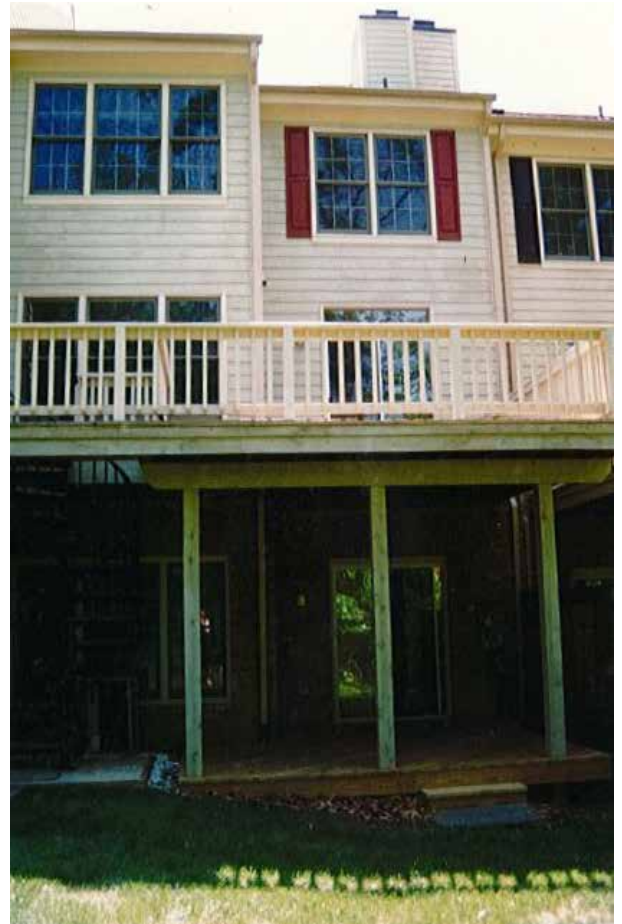


Front Elevation





Rear Elevation



Rear Elevation



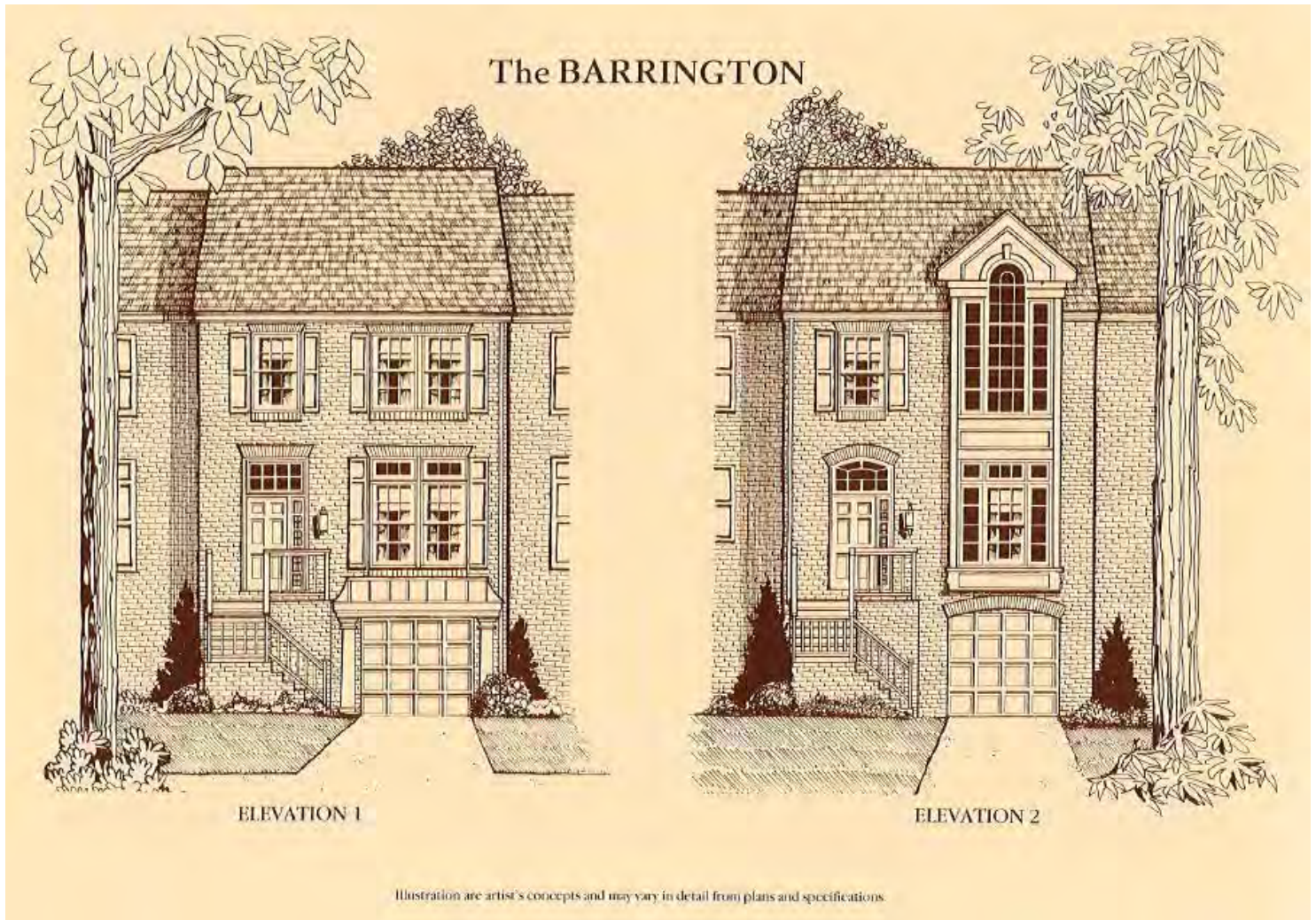
Rear Elevation

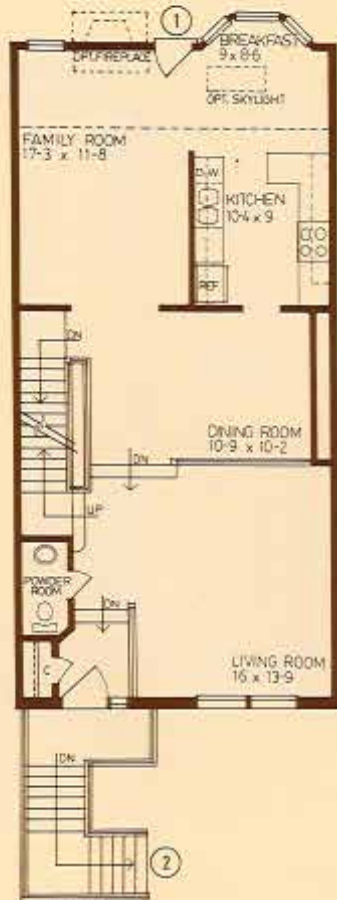


Rear Elevation with Sunroom Addition



# General – Original Concept Elevations and Floor Plans





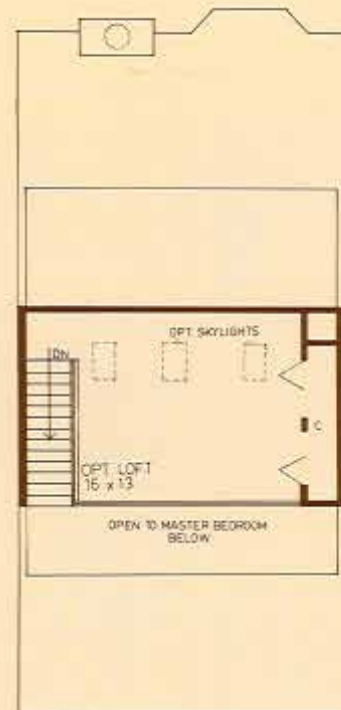
FIRST FLOOR  
ELEVATION 1



LOWER LEVEL W/ GARAGE



SECOND FLOOR



OPT. LOFT

## The BARRINGTON

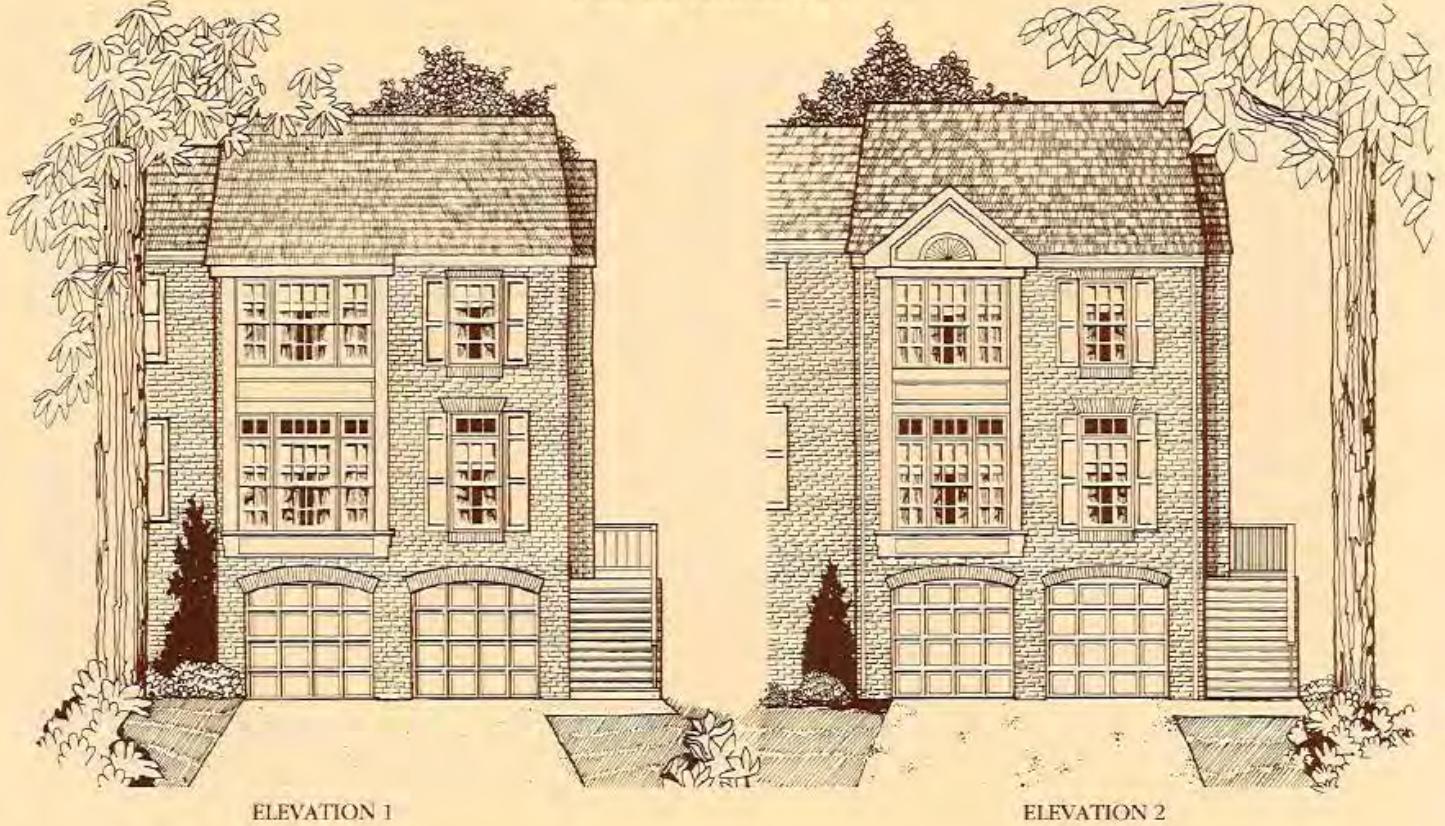
The Barrington is the luxurious townhome you've always dreamed of owning. The traditional floor plan flows beautifully beginning with a charming foyer which is the perfect vantage point for an impressive view of the spacious first floor. To the left is a lovely sunken living room with elegantly designed windows.

Next, step up to the large formal dining room which leads to both the kitchen and the family room. Beyond the dining room is a beautiful, light-filled cozy part of the home - a combination kitchen/breakfast room and family room. The breakfast area includes a lovely bay window and optional skylight which brightens the room, and the comfortable family room may include an optional fireplace. In the state-of-the-art kitchen you will discover the finest appliances, a double sink, a large pantry and the spaciousness which allows for ease of movement by the busy cook.

On the second floor you will be pleasantly surprised by a spacious master bedroom suite with dramatic cathedral ceiling, a roomy closet and luxurious master bath. The master bath has all the extras - a double bowl vanity, garden-style tub and separate shower. Also on this floor is a second full bath, a linen closet, and two additional bedrooms, both with vaulted ceilings. An exciting optional feature, exclusive to the Barrington, is a huge loft overlooking the master bedroom - it includes three optional skylights and a closet for extra storage, and can serve as a cozy hideaway, a game room, a study, computer center, anything you like! Downstairs, on the lower level, you will discover a large recreation room with powder room and laundry room. To top it all off, the Barrington includes a one-car garage or if you select the English basement plan, a spacious lower level den. The Barrington is truly the house of your dreams!



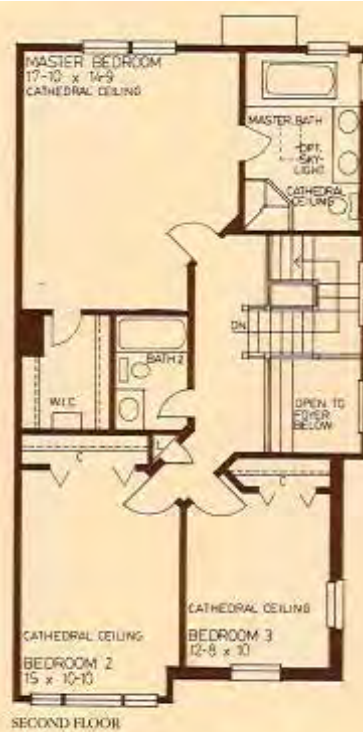
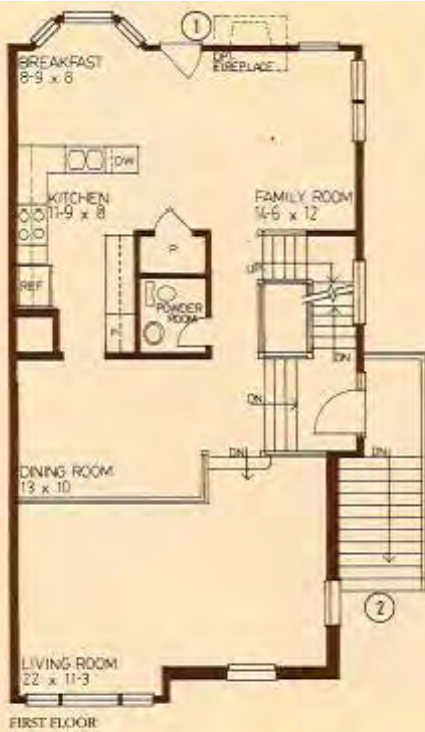
## The CAMERON



ELEVATION 1

ELEVATION 2

Illustration are artist's concepts and may vary in detail from plans and specifications



## The CAMERON

The Cameron is a spacious, light-filled home – and as Newberry's only end unit model – it's especially private. One enters the elegant two-story foyer which leads directly to the formal dining room. To the left of the dining room is an immense sunken living room with beautiful window designs. To the right of the dining room is the state-of-the-art kitchen with the most up-to-date appliances, double sink and pantry. Beyond the kitchen is a bright, sunny breakfast room with bay window and a french door which may lead to an optional deck. Adjoining the breakfast room is a cozy family room with optional fireplace and windows on two walls.

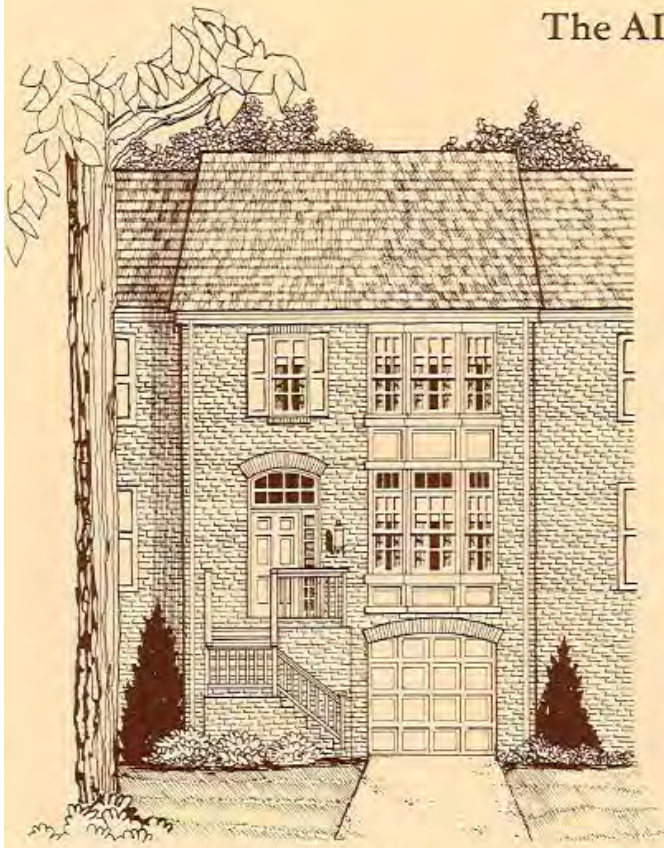
The dramatic staircase rises past spectacular windows to the second floor where you will discover the huge master bedroom suite with soaring cathedral ceiling, large walk-in closet and luxurious master bath with garden-style tub, separate shower and double bowl vanity. Outside the master bedroom suite is a convenient linen closet and next to that, a full bath with ceramic floor and wall tile. The second and third bedrooms are both spacious and light-filled with the added drama of cathedral ceilings.

Downstairs is a finished recreation room with windows on 2 walls and sliding glass doors to the rear. Also on the lower level is a laundry room and a powder room. Finally, the Cameron includes a convenient one-car or two-car garage or you may choose the English basement which features a fully finished lower level with large den. The Cameron is a spacious, bright home with special features which make the home truly unique.

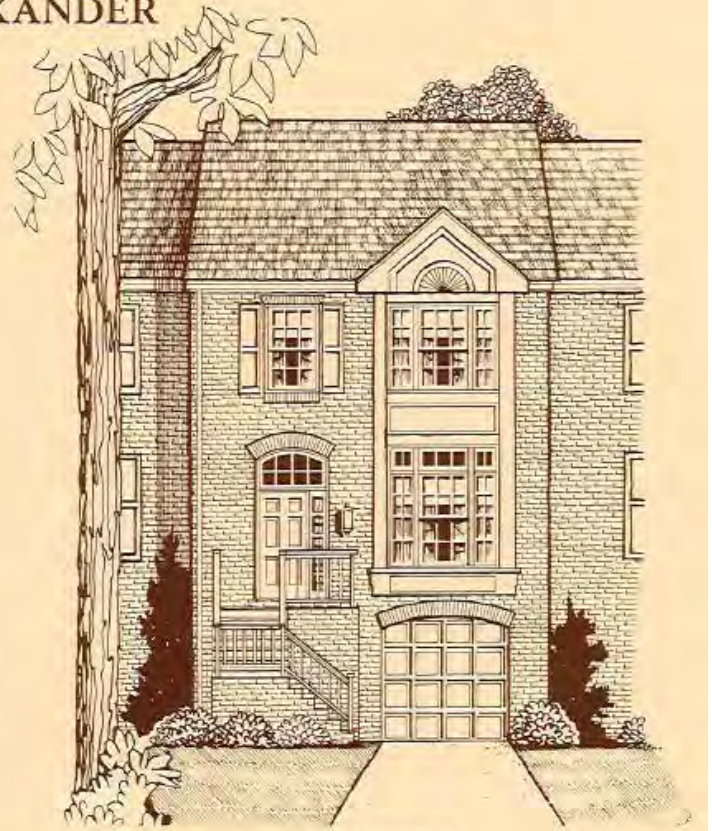




## The ALEXANDER



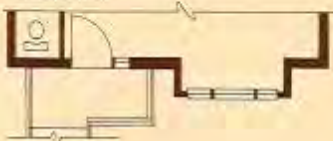
ELEVATION 1



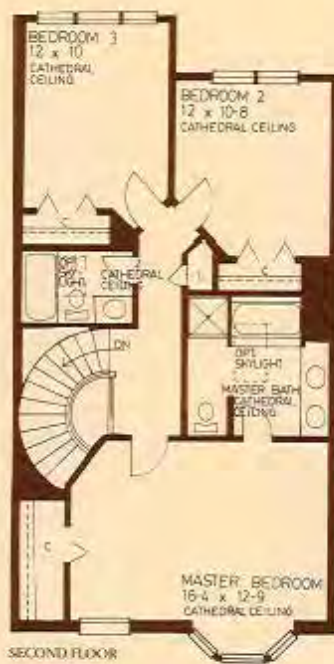
ELEVATION 2



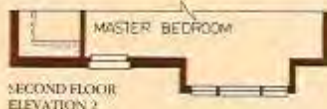
FIRST FLOOR



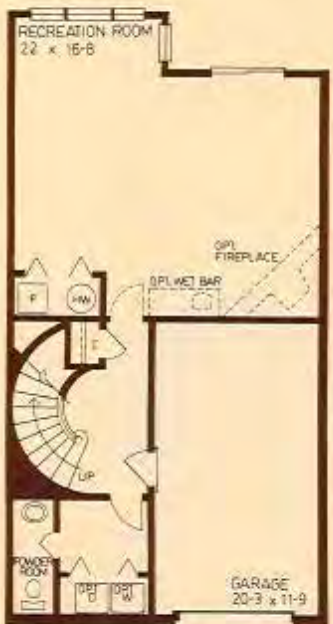
FIRST FLOOR  
ELEVATION 2



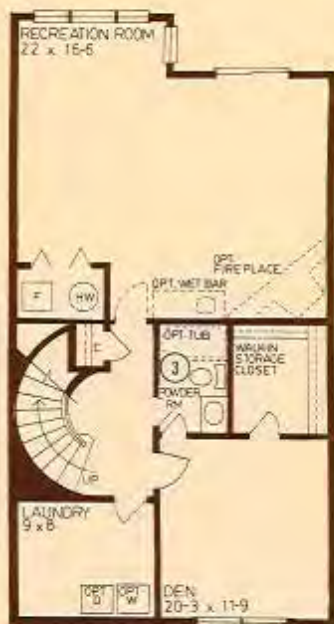
SECOND FLOOR



SECOND FLOOR  
ELEVATION 2



LOWER LEVEL W/ GARAGE



LOWER LEVEL W/ ENGLISH BASEMENT

## The ALEXANDER

The Alexander represents true excellence in luxury townhome design. At the elegant foyer you get your first impressive view of the home. To one side of the foyer is a convenient powder room. To the other side - step down to the immense living room featuring a dramatic circular staircase with the classic sense of style which characterizes this home. A lovely 5-sided glass peninsula fireplace serves the living room and the dining room. The Alexander's formal dining room includes sliding glass doors leading to an optional wood deck. Next to the dining room is a large kitchen which features a breakfast area with light streaming through side-by-side windows. The state-of-the-art kitchen includes the finest appliances to please even the most demanding gourmet.

The curving stairway leads to the second floor where you will discover a huge master bedroom suite with striking windows, dramatic cathedral ceiling, a roomy closet and luxurious master bath. This bath includes a garden-style tub, double bowl vanity, separate shower, cathedral ceiling and optional skylight. Also on this floor is a second full bath and a convenient linen closet. Vaulted ceilings enhance the spacious feel of the large second and third bedrooms.

On the lower level is a huge recreation room with several windows plus sliding glass doors to the rear. The recreation room may include an optional fireplace and an optional wet bar, and always includes a standard powder room and laundry room. Finally, on the lower level you will find a convenient one-car garage or you may choose an English basement which adds a spacious den and full bath option. The Alexander is truly a classic design.



# General Photographs – Cluster Common

## Cluster Identification Sign



## Cluster Lighting

Matte black carriage style lamp post





## Mailboxes



## Center Islands





# Halstead Glen





If you need additional assistance please contact your Covenants Advisor to set up an appointment. Further information is available under the Member Resources tab on Reston.org.