

APRIL 2018

HOLLIN HILLS BULLETIN



IT'S MEMBERSHIP SEASON : TIME TO JOIN OR RENEW

The Civic Association of Hollin Hills (CAHH) membership year is May 1 - April 30, and our 2018 membership drive is now underway. It's time to join or renew your membership—either online or by mail.

- **JOIN/RENEW ONLINE:** Go to www.hollin-hills.org/civicasociation our official website. Once there, scroll down to "Membership," complete the online membership form, and pay your dues online. A \$5 convenience fee applies for processing an online payment.
- **JOIN/RENEW BY MAIL:** Membership forms are being mailed to the entire neighborhood. You can complete the form and mail it in with your dues payment. A printable form can also be found at

www.hollin-hills.org/civicasociation (scroll down to "Membership.")

CAHH membership dues support the administration of our architectural covenants, provide funds for the maintenance of Hollin Hills' 30+ acres of parks and common areas, and pay for insurance and other business expenses of the CAHH.

Benefits of membership include receiving the Hollin Hills Bulletin (emailed to you monthly), and the Directory (published every two years, with periodic electronic updates).

In addition, our membership dues allow residents to enjoy popular CAHH community social events such as the Winter Potluck, the 4th of July Parade and

SPRING CIVIC ASSOCIATION MEETING

Wednesday, April 18,
7:30-9pm
Sherwood Hall Library
1st floor meeting room

■
Please use absentee ballot/proxy on page 10 if you cannot attend.

Picnic, and the Oktoberfest.

Please contact me at 703-401-9736 or tellim@hotmail.com with any questions.

— *Marinka Tellier, Membership Chair*

DON'T DELAY! TICKETS ARE GOING FAST FOR THE 2018 HOUSE + GARDEN TOUR

The 2018 Hollin Hills House + Garden Tour is nearly upon us! We are thrilled to continue this community tradition that dates back to our neighborhood's earliest days; the first home tour was held in 1953! Our homes have always been a draw for those with architectural curiosity and an eye for design. Robert C. Davenport, the developer and builder of Hollin Hills, recalled that "hundreds of people came" when they charged just 25 cents for the public to view the first home available in 1949. Most recently, the House + Garden Tour in 2016 drew more than a thousand mid-century modern enthusiasts to visit our neighborhood!

As mentioned in recent Bulletins, the 2018 Hollin Hills House + Garden Tour will take place on Saturday, April 28, 12 noon -6pm. This year, we will be featuring eleven amazing houses and gardens. Sharing the spectacular homes and landscapes we enjoy each day is just one goal of the Tour. It also provides us with an excellent opportunity to celebrate the historic

nature of our neighborhood and raise funds to support the Civic Association of Hollin Hills.

We are currently on-target to sell out before the day of the tour, so if you haven't done so already, be sure to purchase your tickets online today, or better yet—become a sponsor! You can do either at www.hollin-hills.org/house-tour.

Additionally, we are still searching for a few more volunteers for the day of the tour to serve as docents or at registration. If you are able to volunteer for just two hours the day of the tour, please email Mohra at mohragavankar@gmail.com and she will provide you with additional information.

A huge thank you again to the Tour Committee who have put in countless hours to make this event a success and to the homeowners for graciously opening up their homes to attendees! If you have any questions about the 2018 House + Garden Tour, feel free to email us at HHHGT2018@gmail.com.

—*Heidi Hess and Chris Kitzmiller, Tour Co-Chairs*

www.hollin-hills.org is the official Hollin Hills website. Have you checked it out?

FRIENDS' FIRST EDUCATIONAL EVENT A ROUSING SUCCESS

"Efficient Modernism" was the first Friends of Hollin Hills (FHH) educational event. Held on March 4, it was attended by a large, enthusiastic crowd of old and new Hollin Hills residents as well as visitors from sister mid-century modern communities in the area.

After a lively social hour, FHH Chair Christine Hooks introduced the panel of experts: Robert Fina, ubiquitous Hollin Hills contractor; John Nolan, Hollin Hills architect, DRC member, and FHH board member; and Frank Collins, chair of the DRC. They provided insight into the design challenges to achieving energy efficiency in our mid-century modern homes, traps for the unwary, and tips for making our homes more energy efficient.

The robust discussion that followed provided answers to many thoughtful questions. Feedback so far has been universally positive. Attendees found the event to be informative and fun.

Tips & traps: the panel's advice for a more energy efficient MCM home

- Make sure you have a good seal around doors, one of the simplest fixes. Replace the sweep on the bottom and install weather stripping around the door opening.
- Adding insulation can make a huge difference in keeping heated/cooled air in, as well as in preventing damage from warm,

moist air condensing on the underside of a cold roof in winter. For houses with a small attic space between the ceiling and roof, remove old insulation, seal any holes, and seal around recessed lights. Then use blown in insulation to fill the space.

- For flat roof houses or other designs without attic space, you can install foam board insulation when installing a new roof, or use spray foam insulation against the underside of the roof.
- Whenever adding insulation, take care to preserve necessary ventilation. This also reduces damaging moisture buildup.
- Replacing original single pane windows with new insulated double panes can improve comfort, but relative to the high replacement cost, will likely not save money through reduced energy bills.
- When replacing original single pane windows, replace all contiguous windows at the same time to avoid inconsistency in the color of the glass and in the look of the window frames.
- If you want to replace only a portion of your windows, you will get the most bang for your buck in living and dining rooms, especially on the north side of the house.

Some fixes to make appliances run more efficiently:

- Clean lint off grate on the outside of your dryer vent pipe every couple of months.
- Regularly clean the heat exchanger grills on your refrigerator. It's the appliance that uses the most energy.

SAVE THE DATE
FOR THE NEXT EVENT
SPONSORED BY THE
FRIENDS OF HOLLIN HILLS

modernist
landscaping

SUNDAY, APRIL 8, 4PM
MT. VERNON UNITARIAN CHURCH

- Replace your old furnace or have a contractor balance your HVAC system.

Coming up next: Modernist Landscaping

The second FHH educational event, this one on modernist landscaping, will take place on April 8, at 4pm, at the Mount Vernon Unitarian Church. Topics to be discussed include: the original vision for modernist landscaping in Hollin Hills; how to achieve modernist landscaping in an Eastern woodland environment; plant options for groundcovers and non-invasive natural privacy screens; and much more.

Once again, we will begin with a social hour with wine and hors d'oeuvres from 4-5pm, followed by the educational panel at 5pm. For planning purposes, please RSVP to friendsofhollinhills@gmail.com. Feel free to suggest any topics you would be interested in having at a third educational event. We hope you can join us.

—Christine Hooks, FHH Chair



A MESSAGE FROM GUS

CAHH Spring Meeting

I went to the Friends of Hollin Hills educational event on March 4, (described above), and it was really good! They were expecting about twenty-five people, but more than sixty attended. The first half was a social hour with an array of beverages and munchies. The second hour featured a panel followed by a Q&A period. It was a very successful event, and it made me think: Does the CAHH itself need to increase the social aspects of *our* meetings? Which brings me to my main point:

The CAHH Spring Membership Meeting will be held on Wednesday, April 18, 7:30-9pm. We are scheduled to meet at the Sherwood Hall Library main meeting room. Any kind of social activities (meaning beverages and food) would not really be possible there, but if you think that approach would be desirable, let me know (quickly), and I'll check the availability of the Mount Vernon Unitarian Church hall.

However, no matter where it is held, I encourage you to attend the Spring Meeting. The agenda will consist of (1) a magician who saws people in half while juggling chain saws, (2) a review of last year's financial operations, and (3) a team of trained elephants performing "The Dance of the Fairies." Item two is guaranteed to happen; items one and three are subject to change without notice (but they did get your attention, didn't they?).

2018 Hollin Hills House + Garden Tour

On Saturday, April 28, the Hollin Hills House + Garden Tour will take place. I hope you will attend and I hope you will talk it up. And let's all tidy up our property a bit, so that Hollin Hills looks its very best to our visitors.

This is a true community event, good for the entire neighborhood and filled with the chance to ogle your neighbors homes, see lots of your friends, play dodge car with some of the home tourists, and just have fun. Come out. Have a good time.

—Gus Mason, CAHH President

Quick Takes



LOOKING TOWARD SWIMMING SEASON



It's countdown time for the Hollin Hills Pool! The pool opens Saturday, May 26. Watch these pages for more information. Current members will already have received invitations to "re-up" by the time of this reading.

All Hollin Hills residents who are CAHH members are eligible to join for the 2018 season. If you don't meet these requirements, you will join the membership wait list in the order your application is received. Currently, the wait list is about two seasons long.

The Hollin Hills Pool has a new membership database, implemented by our vice chair, Marielle Reading, that will make signing up, viewing your guest passes, and any number of activities more accessible and easier this year.

These pool officers were elected at the 2018 Annual Meeting: *Chair*, Barbara Bogue; *Vice Chair*, Marielle Reading; *Secretary*, Melissa Edmiston; *Treasurer*, Daniel Horowitz; *Maintenance*, Kevin Yap; *Facilities*, Rebecca Bostick; *Landscape Co-chair*, Jake Dowling.

Continuing officers are: *Landscape*, Gretchen Spencer; *Social*, Stefanie Hardee and Jovi Medic; *Member-at-large*, Peter Kinzler; Erica Petrelli, elected to membership at March meeting to replace Laura Juricic, who has moved.

If you have questions, send an email to admin@hhpool.org

To apply for membership or discover more about the pool, go to HollinHillsPool.org.

We look forward to seeing you at the pool!

—Barbara Bogue, HH Pool Chair

NEWS OF OUR SCHOOLS

• Backpack Program Prevents Hungry Weekends

The Hollin Meadows Elementary School Backpack Program led by the Care and Share Committee ensures that Hollin Meadows students at risk of weekend hunger receive bags of child-friendly (easy to carry and prepare), nutritious and nonperishable food each weekend. We currently provide food bags to 32 students each week.

The Care and Share Committee always welcomes donations. Contact Jane Runnels at janerunnels@gmail.com for pickup, or bring donations to the front office of the school. Any donations are greatly appreciated. A big thanks goes to Susan Kuhbach, who regularly supports this program with donations.

Here are some examples of suitable donations:

- Single serve macaroni and cheese
- Microwavable soups and rice dishes
- Single serve vegetable cups
- Milk and juice boxes
- Tuna, chicken salad or hummus with crackers
- Single serve peanut butter
- Oatmeal packets
- Individual cereal
- Fruit and applesauce cups
- Granola bars

• HMS Annual Multicultural Fair: Fun and Delicious!

On Saturday, March 10, Hollin Meadows held its annual Multicultural Fair. This is always a fabulous opportunity for the HMS community to celebrate the diversity of cultures and family

traditions that make this school a unique and special place. The event included student, teacher, and community performances, as well as cultural displays from around the world, including Brazil, Russia, Nicaragua, Kenya, and others. Most displays included amazing food from their region. Two Hollin Hill families participated with displays: the Stromayer-Dastidar family showed a glimpse of India by exhibiting many beautiful fruits, vegetables, and spices, and handing out delicious samosas and chai; and Marinka Tellier and her children presented an informative display about Holland, along with some very tasty treats.

• And Speaking of Delicious...

Wonderful food of many cultures is represented in 'A Taste of Hollin Meadows' Cookbook that Hollin Meadows is now selling. It is filled with a wide array of recipes from our diverse school community. Recipes include West African Peanut Stew, Shami Kabob (Pakistani Patties), Lomo Saltado (Peruvian Stir-Fry), along with more familiar favorites such as Potato Leek Soup and Rhubarb Cobbler. 'A Taste of Hollin Meadows' Cookbook is selling for \$12. To purchase it, you can contact Jane Runnels at janerunnels@gmail.com.

—HMS news reported by Jane Runnels

• **A request to all kids and their parent, too:** Do you have news of *your* elementary, middle or high school that you'd like to share? Please send it in to be included in the next Bulletin.



THE YARD SALE IS COMING!

The annual Hollin Hills Community Yard Sale is scheduled for May 12, from 9am to noon. Please save the date. As usual, the sale will be held in the Hollin Hills Pool parking lot.

If you would like to sell items or have another kind of stand (in past years we've had pottery, tennis lessons, dog walking services, book sales, and lemonade/bake goods, etc.) please register with us by email at gonzenglish@gmail.com. Registration is free, but all participants are asked to contribute to making and posting signs for the sale. Details about setup, signage, etc. will be sent out later. Hope to see you there.

—Kim and Cory English

CIVILIAN REVIEW PANEL

The Fairfax Civilian Review Panel was the March topic for the Citizens Advisory Committee of the Mt. Vernon District Police (CAC). Those who feel the police have erred in an arrest now have recourse in the Fairfax Civilian Review Panel. The goal is to enhance, build, and maintain trust between citizens, the Board of Supervisors, and the Police Department. The Panel's nine civilian members are appointed by the Board of Supervisors. They work to insure that County Police Department investigations are accurate, complete, thorough, and objective. The Panel can be reached at 703-324-3459 or at PoliceCivilianReviewPanel@fairfaxcounty.gov.

The next CAC meeting will be Tuesday, April 10, 7pm, at the Mt. Vernon Police Station on Parker's Lane. The public is invited to attend.

—Laura Wirkkala

GOOD RESPONSE TO HISTORIC OVERLAY DISTRICT INITIATIVE

Thanks to all who have signed the Historic Overlay District (HOD) petition to promote protection of the unique community and architectural character of Hollin Hills and—as important—our property values!

Historic Overlay Districts overlay the existing county permitting process with, in our case, the Design Review Committee requirements. With an HOD, our DRC requirements can and will be enforced without expensive litigation.

With many homeowner signatures already collected, the next step is a door-to-door canvass to ensure we have had the opportunity to hear from everyone. Look forward to a visit from a neighbor who can discuss your questions with you.

The petition will ultimately be presented to Supervisor Dan Storck to request that he sponsor Hollin Hills for Historic Overlay District status to the Fairfax County Board of Supervisors. Once we gain approval, Hollin Hills homeowners, including representatives from the HH DRC, will negotiate the parameters of the HH HOD status, using the DRC guidelines as the basis for the agreement.

There are several ways to add your name and property to the petition:

- Fill out petition form below and deliver or mail your completed form to Christine Kelly, Chair, 2109 Popkins Ln., Alexandria VA 22307.
- Sign online at:
<https://www.surveymonkey.com/r/HH-HODPetition>
- Go to our Facebook page:
<https://www.facebook.com/groups/HODHollinHills>

Links to Frequently Asked Questions that address all your questions about the HOD are available on the HOD Facebook and survey pages.

For those unable to attend any of the fifteen information sessions and have questions or concerns they would like to discuss, contact Chair Christine Kelly directly, or any of the HOD Initiative committee members and hosts, or write to HHHODInitiative@gmail.com.

If you have already signed the petition, please encourage friends and neighbors to do so as well. We look forward to your support for this important initiative to maintain the architectural integrity of our unique community.

—Christine Kelly, HH HOD Initiative Chair

HOD INDIVIDUAL PETITION FORM

To homeowners in the community of Hollin Hills, Alexandria, Virginia 22306 and 22307:
Support the application for a HOLLIN HILLS HISTORIC OVERLAY DISTRICT by signing this petition.

What is an Historic Overlay District (HOD)?

Historic Overlay Districts (HOD) are a county resource that support communities that want to protect their architecturally, culturally or historically important areas from development inconsistent with their community or area. As the name implies, they overlay County Zoning Ordinances with design requirements for designated districts with the result that Fairfax County is empowered to enforce local design requirements or restrictions, such as roof design, as part of the building permitting process.

Why should we consider a Hollin Hills HOD?

Creating a tailored Hollin Hills Historic Overlay District (HH-HOD) helps to insure compliance with existing standards set by the original architect and maintained through the Hollin Hills Design Review Committee (DRC) through the mechanism of Fairfax County Building Permits. The HH-HOD can assist enhancement of the architectural and historical integrity of Hollin Hills. An HH HOD would be integrated into our community's efforts to reach the overall goal of avoiding expensive and risky court cases, forestalling McMansion developers in our neighborhood, and preventing remodeling and construction inconsistent with Mid-century Modern architecture.

To Supervisor Dan Storck:

We, the undersigned support application to Fairfax County to create an Historic Overlay District for the community of Hollin Hills:

Today's Date

Name of Home Owner(s)

Address of Property

Your Signature

Garden-Wise

Why use native plants?

At the February meeting of the Hollin Hills Garden Club, 24 gardening enthusiasts welcomed Renee Grebe of Plant NOVA Native (<http://www.plantnovanatives.org/>). Her presentation on using native plants was followed by a lively discussion. Renee spoke not only about the “what” regarding native plants, but dug deeper to explain the “so what,” drawing on the landmark work of Doug Tallamy, author of *Bringing Nature Home*. She described why even planting just one native plant in your yard is a meaningful contribution to our local ecosystem.

Our ecosystem is in trouble

The plants and animals whose survival depend on hospitable environments and ready food sources are jeopardized by the rapidly disappearing “natural environment” in which they evolved. The Chesapeake Bay watershed has lost 100 acres of forest each day since 1985. Our country’s 4 million miles of roads have paved surface nearly five times the size of New Jersey. And the typical suburban yard, comprised of grass, non-native trees, and shrubs, and paved surfaces that have replaced our natural woodlands and meadows, provides about as much support to native flora and fauna as a meal of plastic toy food would nourish a child.

As the habitats for insects, birds, and larger wildlife disappear, so too do many species. Song birds have been in decline since the 1960s, having lost 40% of their numbers so far. Birds that breed in meadows are in even more trouble. Once common species, such as the northern bobwhite, eastern meadowlark, field sparrow, and grasshopper sparrow have declined 82%, 72%, 68%, and 65%, respectively, in total numbers, and are completely absent from many areas that used to support healthy populations.

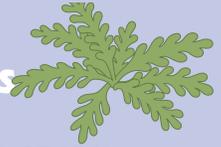
So what can we do?

The goal of Plant NOVA Natives is for each person in Fairfax County to plant one native plant—just one—because each small step in supporting and maintaining the diversity of our ecosystem makes a difference. Other suggestions include:

- As our own trees begin to decline, consider planting one of the many native tree species that support hundreds of butterfly and moth species: Oak (534 different species), black cherry (456), willow (455), birch (413), and poplar (368). For further guidance see <http://www.bringingnaturehome.net/what-to-plant.html>.
- Rather than use insecticides and whole-yard spraying for mosquitoes, think of this: Mosquitoes tend not to travel far and have short lives, so remove the breeding grounds in your yard—pots with small pools of water at the base, toys and other items that collect water, English ivy (a notorious mosquito breeding ground). Mosquitoes will disappear.
- Buy inexpensive native plants through the Northern Virginia Soil and Water Conservation District annual seedling sale (must be purchased by April 11). They offer native bare-root shrubs and trees at a very low price. Surprisingly, smaller plants such as these typically out-perform larger specimens, because it is easier and faster for small plants to establish adequate root systems. More information at: www.fairfaxcounty.gov/soil-water-conservation/native-seedling-sale.
- Collect storm water by using a rain barrel or planning a rain garden. Rain barrels are also sold through the seedling sale.
- Shop at the local native plant nurseries including Earth Sangha, www.earthsangha.org/; Nature by Design, www.nature-by-design.com/; and others.
- Consult online resources that provide information on how to incorporate native plants in your yard, such as the Chesapeake Bay Native Plant Center’s excellent search tool: www.nativeplantcenter.net.

—Kari Larsen, Garden Club Co-Chair

GARDEN CLUB NOTES



APRIL MEETING: LEARN ABOUT NATIVE FERNS

at the next Garden Club meeting on April 11, 7pm, at Kari Larsen’s house, 7316 Rebecca Drive, (703-600-9772). The program will be presented by Arlington Regional Master Naturalist Rachel Tolman, who is also a park naturalist at Long Branch Nature Center. She will talk about the natural history of ferns, fern identification, and fern life cycles. Your \$5 donation will go to the Arlington Regional Master Naturalists.

BUTTERFLIES AND CLIMATE CHANGE



The Hollin Hills Garden Club will be a co-sponsor of the Friends of Dyke Marsh (www.fodm.org) program on May 9, 7:30pm, at Huntley Meadows Park (Huntley Meadows Visitor Center, 3701 Lockheed Blvd). Georgetown University biologist Dr. Leslie Reis will give a presentation on butterflies, including information on how they respond to climate change. She will also discuss butterfly host plants.



PRUNING WORKSHOP FOLLOW-UP

For those who were not able to attend our March workshop, we recommend the excellent pruning information that is available on the Fairfax County Master Gardeners website: fairfaxgardening.org.

GARDEN CLUB LIST SERVE

It’s easy to join. Just send an email to hhgardenclubsubscribe@yahoo.com. Please also cc kari3057@gmail.com.

Helping Our Parks

With more than thirty acres of community owned and managed parkland, there are many helpful things that volunteers can do, whether it's joining an organized work party or doing an extra helpful project on your own. Here are some suggestions:

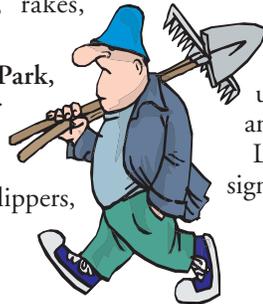
The Work Party Schedule:

• **Saturday, April 21, northern Hollin Hills entrance at Paul Spring and Fort Hunt Roads, 10-noon:** Meet in the Hollin Hills parking lot for directions and job assignments.

This is the tidy up event because company is coming on April 28 for the House and Garden Tour. Bring your clippers, gloves, rakes, and enthusiasm.



• **Saturday, May 5, Goodman Park, 10-noon:** Meet in the upper section of the Park to remove the multiple bamboo stands in the park. Bring your clippers, gloves, rakes, and energy.



• **Saturday, June 23 and 30, Voigt and McCalley Parks, 9-noon:** Meet in these two parks for jobs to help tidy up in advance of the July 4 picnic. Bring clippers, gloves, rakes, brooms, and gumball sweepers.



Do These at Anytime:

When you take a walk through one of our parks, take along a trash bag and pick up debris as you stroll.

Clean out our culverts and under bridges where debris often lodges during rainstorms. If you end up with a big pile of trash and branches, let me know and I will arrange for its pick up and disposal. The culverts under the roads are maintained by VDOT; culverts and bridges on the paths are ours to keep clear.

Let me know if community service forms need to be signed; my signature is readily available.

—*Elisabeth Lardner, Parks Chair*
703-765-3023, eblardner@aol.com

Meet Your Neighbors

CHRIS KITZMILLER and HEIDI HESS

Late last year, deadlines for the Hollin Hills bi-annual House and Garden Tour were fast approaching with no committee in sight. Gus Matson, CAHH President, remembers feeling glum, but then was delightfully surprised at Oktoberfest. “Out of nowhere, two stein-wielding young women approached me saying they would like to co-chair the project. I was stunned.”

He had found Christine (Chris) Kitzmiller and Heidi Hess, two extremely busy, very enthusiastic, and totally fun young women. “Since then, Heidi and Chris have been dynamos, exuding energy and determination.”

Both work full time. Chris is the Director of the Annual Fund at Flint Hill School. She is a member of the American Quarter Horse Association and volunteers for Wellesley College's Alumnae Association.

Heidi is responsible for marketing for Yates Services, a five-family-owned conglomerate. She spends her free time hiking, camping or gardening with her children. She is also obsessed with finding great deals on MCM furniture.

Chris, with her husband, architect Ed Murphy, and Heidi, her five year old twins, and husband, engineer Gene Muller, are relatively new to Hollin Hills, having moved here just two years ago.

Their meeting and move to the area were quite serendipitous.

Ten years ago Chris played on a co-ed softball league with Heidi's husband. Recently, at a Nationals game, “I noticed a familiar person and it was Gene,” she said. While catching up, they shared that they had moved to a mid-century neighborhood. “We had looked at homes for over a year and couldn't find what we wanted,” she said. “One weekend we came to an open house and stopped looking. This is where we were meant to live.”

Heidi remembers Chris describing this neighborhood with floor to ceiling windows and was intrigued, so she went to investigate. “It was love at first sight. Our house search was over and we moved to Martha's Circle the following spring! We get little traffic, which is great for kids who don't listen when told a thousand times not to go onto the street.”

When deciding to head the Tour, they knew that Chris's background in fund raising and Heidi's in marketing were a perfect fit. Both enjoy solving problems, setting goals, and finding ways to achieve them, thus making people happy.

They knew they had a great model to work from, and past chairs have been extremely helpful in providing guidance. They felt the only addition this year was leveraging social media marketing and advertising a bit more to create an on-line buzz.

“I want to share the sense of pride in our community and communicate a sense of urgency about pre- (continued on page 7)



Chris Kitzmiller (l) and Heidi Hess are friends and now, Tour colleagues.

Meet Your Neighbors *from page 6*

serving our architecture and parks,” said Heidi. Chris felt the most important part of the Tour is celebrating the neighborhood. “It includes the architecture and the landscape but also the many stories of the people who live in and love Hollin Hills.”

“The best part so far is getting to know people we might never have otherwise met,” said Chris. Heidi agreed and said, “Getting a sneak peek at all the wonderful homes and gaining decorating ideas was an added bonus.”

They started as chairs a bit later than usual, but caught up fast. “One of the biggest challenges is just trying to coordinate all the different pieces,” said Chris, and they are so grateful to all the home owners for their generosity in opening their homes to the tour.

To be able to handle this task both women are very thankful to their support system. “My amazing family and friends keep me grounded and focused on what’s important in life,” said Chris. “Of course, my husband always brings a calm presence to my life no matter what else is going on.”

Heidi said she is lucky to have sisters and her mother living close by and laughed when she added, “Besides wine, there is no way I could have chaired this without Gene stepping up. Although parenting is 50/50 with us he has really taken on more of a load with no complaints.”

They feel lucky to have found a community and neighbors that have become family and feel honored to have been tasked with the House Tour. The HH community is equally grateful to both Chris and Heidi and we wish them all the success in the world.

“The house tour is going to happen on time, thanks to these two non-stop (and to me, exhausting) power-houses. We are all very lucky to have them. They are fabulous,” said Gus.

At the culmination of the tour, Chris and Heidi hope the public will realize what a phenomenal neighborhood Hollin Hills is. “We hope they see what a truly magical place this is.”

—*Mohra Gavankar*

Design Review

At the March Meeting

The Design Review Committee (DRC) met on Wednesday, March, 14, 2018, at Sherwood Regional Library. Members present included Frank Collins (Chair), John Burns, John Nolan, Ginnie Wallace, and Ken Wilson. The DRC addressed the following homeowner projects during the meeting:

- **7304 Rebecca Drive, Campanella residence:** The DRC commented favorably on revised plans for a two-story addition submitted by the homeowner in follow-up to the December 2017 meeting. The homeowner took the time and trouble to bring an actual window module to the meeting to demonstrate the slenderness of the trim. The DRC will move to final approval upon receipt of approved final construction drawings.
- **1800 Drury Lane, Brady residence:** The DRC approved as presented detailed plans for a second-story addition submitted by the homeowner and her architect, Rebecca Bostick. In addition to the plans, Ms. Bostick presented a scale model of the proposed structure. The committee appreciated the thoughtful and constructive comments on the project made by Drury Lane neighbor Stephen Vlach during the discussion.
- **7700 Elba Road, Clark/VanAmeijden residence:** The DRC approved as presented detailed plans for a 10' x 20' back yard shed. The committee expressed its appreciation to the homeowners for submitting such thorough project documentation.
- **2409 Nordok Place, Hendricks/Roth residence:** The committee approved, as presented, plans for a "P-shaped" side-yard patio to be built of Pennsylvania blue stone.

Other Business

- **1953 Martha's Road, Levit residence:** The DRC approved via Administrative Review a "restoration" project that will replace an existing sliding-glass door with the home's original components – a glass panel door and floor-to-ceiling window.

ABOUT THE DRC

The Design Review Committee (DRC) of the Civic Association of Hollin Hills (CAHH) meets



monthly to offer homeowners guidance about potential exterior property renovations and whether those desired renovations are in harmony and conformity with the association's DRC Guidelines. All DRC-approved projects are subject to and must comply with Fairfax County building regulations, policies, and codes. Homeowners should complete appropriate County permit processes prior to the start of any renovations.

- **7309 Stafford Road, Baer residence:** The Committee conducted a preliminary discussion with the homeowners, who are planning various changes/additions to their home. The homeowners expect to continue the discussion at the April 11, 2018 meeting.

Next Meeting

The next DRC meeting will be on Wednesday, April 11, 2018, 7pm, at the Sherwood Regional Library, Sherwood Conference Room 1, (2501 Sherwood Hall Ln, Alexandria, VA 22306).

—*Chris McNamara*

AN INVITATION

Accomplished photographer and long time Hollin Hills resident Pam Richmond is preparing to sell her house and paring down to essentials. She has edited her well-traveled life's work, including landscape, still life, abstract, and people and place photography, and invites Hollin Hills friends and neighbors to call (703-768-7989) or stop by (2207 Martha's Rd.) to see her selections, and possibly purchase prints.

part 7
mid-century
modern ARCHITECTURE IN AMERICA

joseph eichler,
merchant-builder
extraordinaire

Joseph Eichler (1900-1974) was facing a mid-life dilemma as World War II ended. He had moved to the San Francisco Bay Area from New York in 1925 to manage the West Coast operations of his in-laws' wholesale food business. Now that company was in legal difficulty for overcharging the federal government, resulting in several of its executives going to jail. So, what was Eichler to do next?

It so happened that he and his family were living in a rented home designed by Frank Lloyd Wright. He loved the house so much that when its owners decided to sell it he tried to dissuade them from doing so and was rumored to even hide when real estate agents tried to show it to prospective buyers, so they could not get in.

Eichler decided to become a home builder. He was intrigued by the innovations developed during World War II to expedite housing construction for defense workers and hoped to apply some of these techniques to the otherwise very inefficient, small-scale home building industry. He also wanted to adapt the design features of Frank Lloyd Wright's custom-built Usonian homes to tract housing. And he realized that there was an enormous demand nationwide for housing following the war, housing which in large part would be developed in the emerging suburbs.

Realizing he was a complete novice, Eichler began in 1947 by building pre-fabricated housing. He built his first subdivision in 1949. When he felt ready to realize his dream of developing subdivisions of high quality architecture, he contracted with San Francisco-based architect Robert Anshen (1909-1964) to adapt Frank Lloyd Wright design concepts to the development of affordable tract housing. Anshen, co-founder of the firm Anshen & Allen, was also a great fan of Wright and reportedly even had delusions of becoming the 'next Frank Lloyd Wright'.

One of their first developments was named the 1950 Subdivision of the Year by Architectural Forum Magazine. In 1951, Eichler contracted with Los Angeles-based architect A. Quincy Jones (1913-1979) to co-design his tract homes with Anshen. Later, Claude Oakland (1919-1989) left Anshen's firm to go out on his own to work for Eichler. Eichler continuously challenged his architects to improve the design and livability of his homes. They were not trained at the most advanced schools advocating the International Style, Harvard and the Illinois Institute of Technology. Anshen went to Penn, Jones to the U. of Washington, and Oakland to Tulane; but they all embraced the concepts of this design philosophy and its applicability to the California environment and lifestyle. Eichler Homes closed in the mid-1960s, when it over-reached by trying to develop high rise, low income housing in a San Francisco redevelopment project, but Eichler continued to build houses. By the time he died, he had developed subdivisions primarily in the San Francisco Bay Area but also in Southern California that provided more than 11,000 Mid-Century Modern homes.

THE EICHLER HOME

The first Eichler homes had three bedrooms and one bath, with a combined living/dining room area and an adjacent kitchen. They were 1000 square feet in size and cost \$9500. The size gradually increased, with the addition of a fourth bedroom, a second bathroom, and a family room joined with the kitchen. By the mid-1950s, the price had increased to \$18,000-\$25,000. They were developed in subdivisions characterized by curving streets and cul de sacs, on small lots, with fenced back yards. Many of these neighborhoods featured a community center with a swimming pool, day care center, recreation building, and open space owned in common. Few of his homes had their own pools.

From the street, the early homes were rather plain looking. They had flat or low-pitched roofs, redwood siding, and a minimum number of windows. The design was nominally symmetrical, with a garage on one side of the entrance, and the bedroom wing stretching from front to back on the other side.

As he managed to hone his construction process and control his costs, Eichler added features which provided more drama to these homes. At Jones' suggestion, he added an atrium, roughly in the middle of the house, providing another source of light and landscaping for all the rooms; and he created a steeply pitched, gabled roof that framed the entryway in front, left the atrium uncovered, and resumed over the combined living/dining room area in back. His houses now created a more dramatic first impression, with a gabled entry and the atrium visible behind it.

It was the interiors of Eichler homes that were their real selling point. He used exposed post-and-beam construction, actually a very old *(continued on page 9)*



Front and back views of the first Eichler home design



Clockwise, from far left: front of gabled Eichler house; view of atrium entry from living room; kitchen/family room; and living/dining room.

concept rediscovered in the Modern era, which involved erection of free-standing frames inside the house to support the structure, rather than doing so with 2x4s hidden in the walls. This created flexibility in the interior arrangement of rooms and allowed the rear of the house to consist of a massive window wall and sliding glass doors opening onto the fenced back yard. The beams cantilevered the roof 6 feet out over the back of the house to provide shade and a sheltered patio area. Naturally stained wood finishes were everywhere, with interior walls sheathed in Philippine mahogany veneer plywood and beamed ceilings covered with 2" tongue-and-groove decking. The cement slab foundation had built-in radiant heat and was covered with cork tile initially and higher-grade materials later. The well-equipped gallery kitchen opened onto a family room. He even provided buyers with a landscaping plan prepared by experienced landscape architects.

Eichler broke down his construction into 12 basic steps, with a team for each one. He had a central supply yard, enabling him to buy quality materials in bulk, and then size and deliver these to the construction site in precise quantities. At the peak of his operations, he was building 1000 homes per year, moving his teams from a completed subdivision to a new one without delay.

THE MERCHANT BUILDER

Joseph Eichler succeeded in his goal of developing affordable Mid-Century Modern homes that appeared to be custom designed in tract subdivisions. He used high quality materials and provided a spectacular interior design inspired by Frank Lloyd Wright's Usonian houses, but also reflecting the approach of the International Style. While yards were small and fenced, he sustained the feel that the outdoors was an inviting extension of the interior space through the addition of atriums and by providing attractive landscaping plans. Unlike other MCM developments, his acknowledged the automobile's importance, providing a garage and an additional parking space next to the front door.

Eichler's developments appealed to the same market that MCM communities did elsewhere in the country—educated, generally politically liberal, young academics and professionals seeking something

different and unique for their starter homes. Eichler himself reflected these values and he lived them. He employed handicapped people and ex-convicts on his construction crews. He sold his homes to Blacks, Asians, and Hispanics long before fair housing laws went into effect. And he was active in national Democratic politics, strongly supporting John F. Kennedy for president.

He could not, however, extend his grasp successfully beyond suburban subdivisions. His efforts in

the 1960s to develop apartment buildings in San Francisco founded because, unlike for his tract housing, he could not use revenue from early sales to finance the rest of the project, and he was dealing with a much larger bureaucracy with its attendant red tape.

And on one occasion Eichler was, at least in Southern California, too visionary for local authorities. He and Quincy Jones submitted, in 1961, a proposal to the prestigious Case Study House program initiated by Art & Architecture Magazine to publicize the desirability and affordability of Modern homes. Most of the entries failed as affordable housing, but Eichler and Jones Case Study #24 was a development of 260 Eichler homes on 142 acres in Northridge that would indeed have been affordable. They reduced the lot size slightly below what city codes mandated to establish a neighborhood center and abundant open space, just as Eichler had done in many of his Northern California projects, but the Los Angeles city council could not be persuaded that such community-owned facilities were suitable and would be properly maintained, so they rejected the project. Architectural historian Thomas Hines concludes that the failure to develop this project "would constitute the (Case Study) program's greatest lost opportunity."

CONCLUSION

Where one lives can affect one's goals for life. Joseph Eichler was inspired by his brief, two-year occupancy of a Frank Lloyd Wright-designed home on the San Francisco Peninsula. He went on to become the largest merchant builder of Mid-Century Modern homes in the country, homes that he succeeded in making appear to be custom designed, but which were produced in sufficient quantities and efficiently constructed to be affordable.

One of the children who grew up in an Eichler home on the Peninsula so appreciated it that, according to his biographer, Walter Isaacson, it "instilled in him a passion for making nicely designed products...he liked the notion of simple and clean modernism produced for the masses." His name was Steve Jobs; he was the co-founder of Apple Computer.

—Michael S. McGill

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Calendar of community events and information about our parks, the Design Review Committee, the National Historic Registry, and much more.

HOLLIN HILLS BULLETIN

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Civic Association of Hollin Hills
General Membership Meeting
Wednesday, April 18, 2018

CAHH members who cannot attend this meeting may mark this ballot (one ballot per member household), sign, and print name, address, and date. Ballots must be received by the recording secretary prior to the meeting. Send ballot to:

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Alexandria, VA 22307

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Your Signature

Print Name

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