



**FAIRFAX
COUNTY**

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

July 10, 2003

Jack B. Perkins, Project Manager
Hampstead Village LLC
6820 Elm Street, Suite 200
McLean, Virginia 22101

Re: RZ/FDP 1998-DR-049, Evans Farm, Restoration of the Millhouse

Dear Mr. Perkins:

This is in response to your letter of June 13, 2003, requesting an interpretation of the Proffer Number 8.1 accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-DR-049. As I understand it, the question is whether the restoration of the millhouse as described in your letter of June 13th and the rebuilt water wheel described in the fax dated June 26, 2003 are consistent with Proffer Number 8.1. A copy of the above referenced letter and fax are attached to this letter.

The condition of the millhouse and water wheel is described in your letter and illustrated by the photos included in your letter and confirmed by a site visit by Peter Braham of this office. It is my determination that the proposed restoration of the millhouse and reconstruction of the water wheel are consistent with Proffer Number 8.1. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/N:\ZED\BRAHAM\WPDOCS\ACTION\EVANS FARM MILLHOUSE.DOC

cc: Stuart Mendelsohn, Supervisor, Dranesville District
Joan Dubois, Planning Commissioner, Dranesville District
Michelle Brickner, Director, Office of Site Development Services, DPWES
John Crouch, Chief, Zoning Permit Review Branch, ZAD, DPZ
Bonds and Agreements Branch, Office of Site Development Services, DPWES
File: RZ/FDP 1998-DR-049, PI 0306 091



RECEIVED
Department of Planning & Zoning

JUN 17 2003

Zoning Evaluation Division

June 13, 2003

Ms. Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 800
Fairfax, Virginia 22042

Re: Re-Zoning Interpretation Request
RZ/FDP 1998-DR-049
Evans Farm

Dear Ms. Byron:

Elm Street Development seeks an interpretation to confirm that our proposal to rehabilitate and improve the existing mill at Evans Farm is in substantial conformance with the above approvals.

Proffer 8.1 from the rezoning states "Millhouse and Stonehouse shall be preserved, provided that alterations may be made for accessibility, safety and structural integrity."

At the time of purchase of the Evans Farm property, parts of the millhouse building had fallen into disrepair. In the fall of 2002, the condition of the building had deteriorated to the point that it became necessary to remove a portion of the structure in the interest of safety. Enclosed are photographs of the building in its current state.

Also enclosed are the architect's construction plans for improving the millhouse. The improvements include replacing the cedar shingles and decking on the existing roof, replacing all windows and doors and completing the stone wall on the south side of the building. A new roof, with cedar shakes to match the existing roof, will be built to span the distance from the existing building to the chimney. The existing chimney will be retained but capped and sealed. A low, stone wall is to be built to encircle the open air terrace and to provide a comfortable resting spot for visitors. The electrical system will be updated and lighting installed for safety and ambiance.

Ms. Barbara Byron
June 13, 2003
Page Two

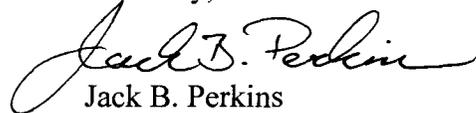
The existing mill wheel is to be rebuilt and remounted on the building. Accessibility will be improved with the addition of an ANSI/ADA-compliant compacted stone-dust trail leading from the sidewalk at the corner of Evans Farm Drive and Farm Mill Drive.

We believe this proposal is in substantial conformance with the proffer because:

1) The wooden elements we are replacing are largely rotten, termite infested or simply worn out. Replacing these elements is in substantial conformance with the proffer since the proffer provides for alterations that address the safety and structural integrity of the building, 2) All significant architectural elements are retained and incorporated into the improved structure.

Thank you for your consideration of this request. Please let me know if you require any additional information or if you would like to inspect the existing building.

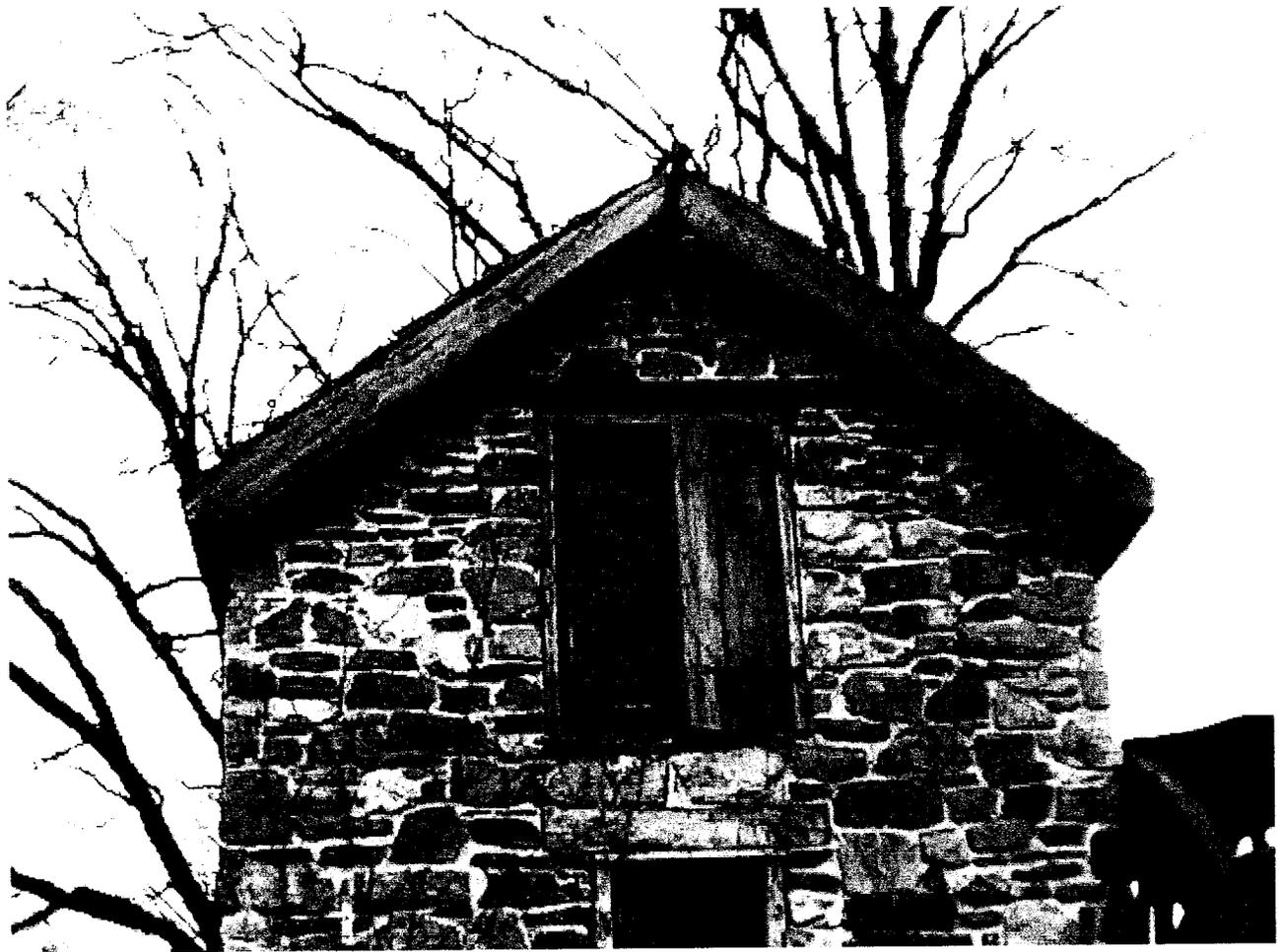
Sincerely,

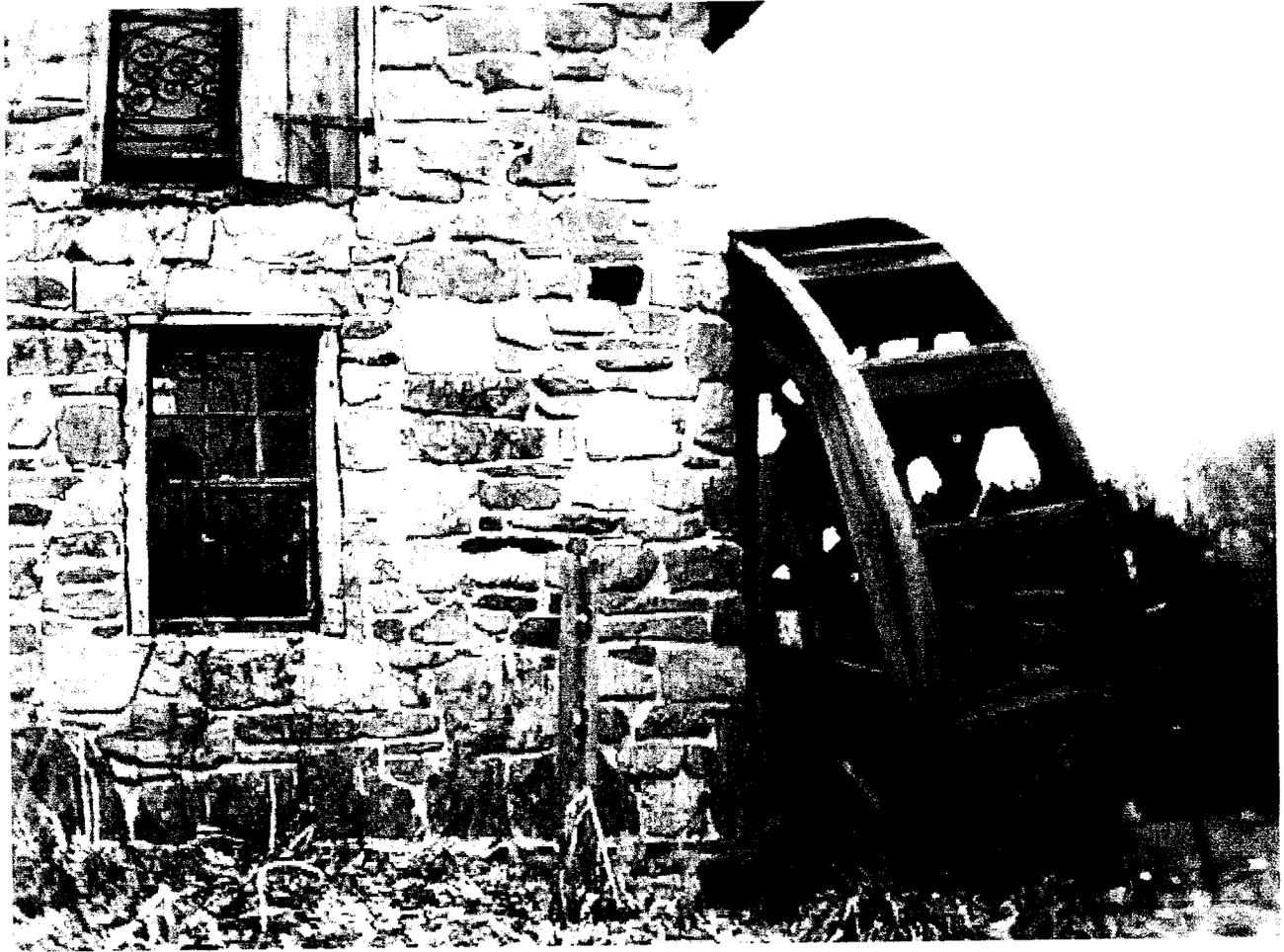


Jack B. Perkins
Project Manager
Hampstead Village LLC

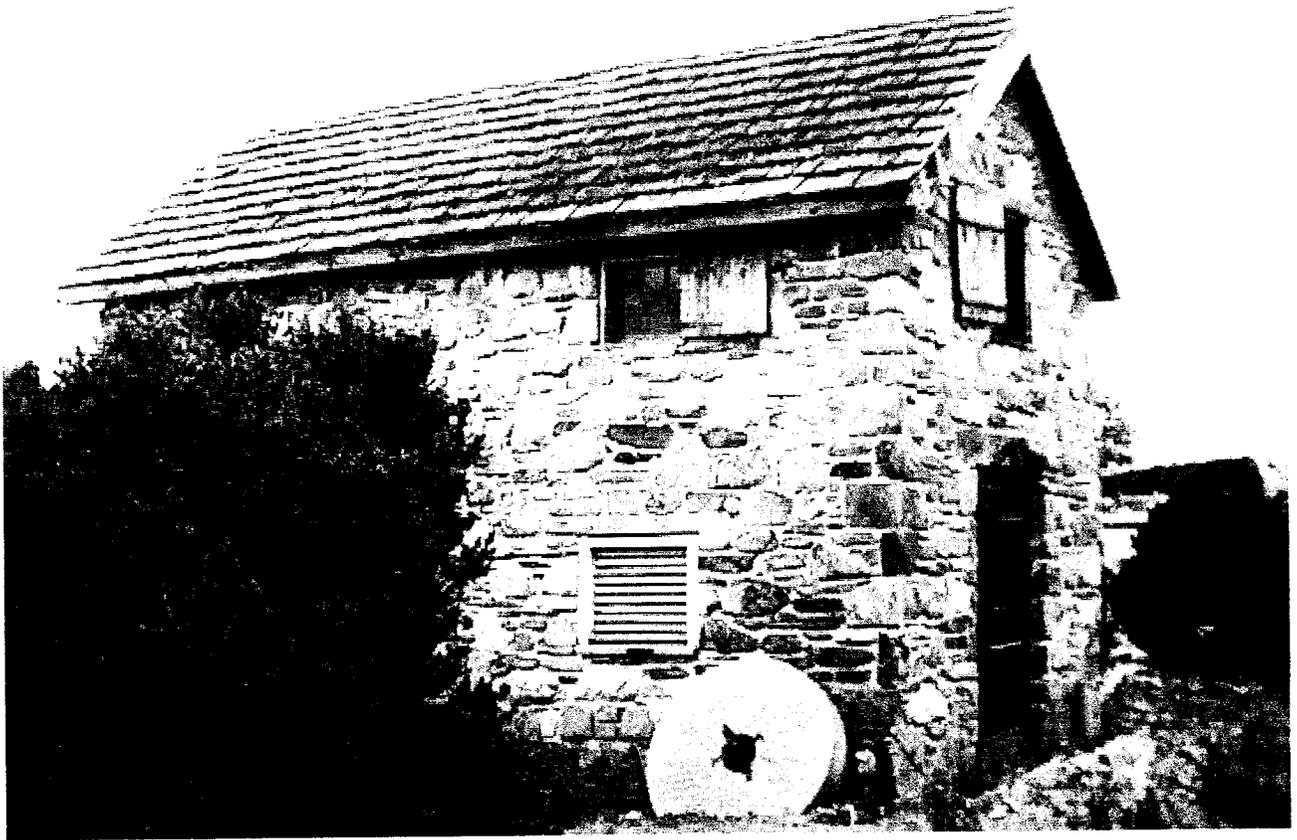
Enclosure

cc: Stu Mendelsohn
Peter Braham









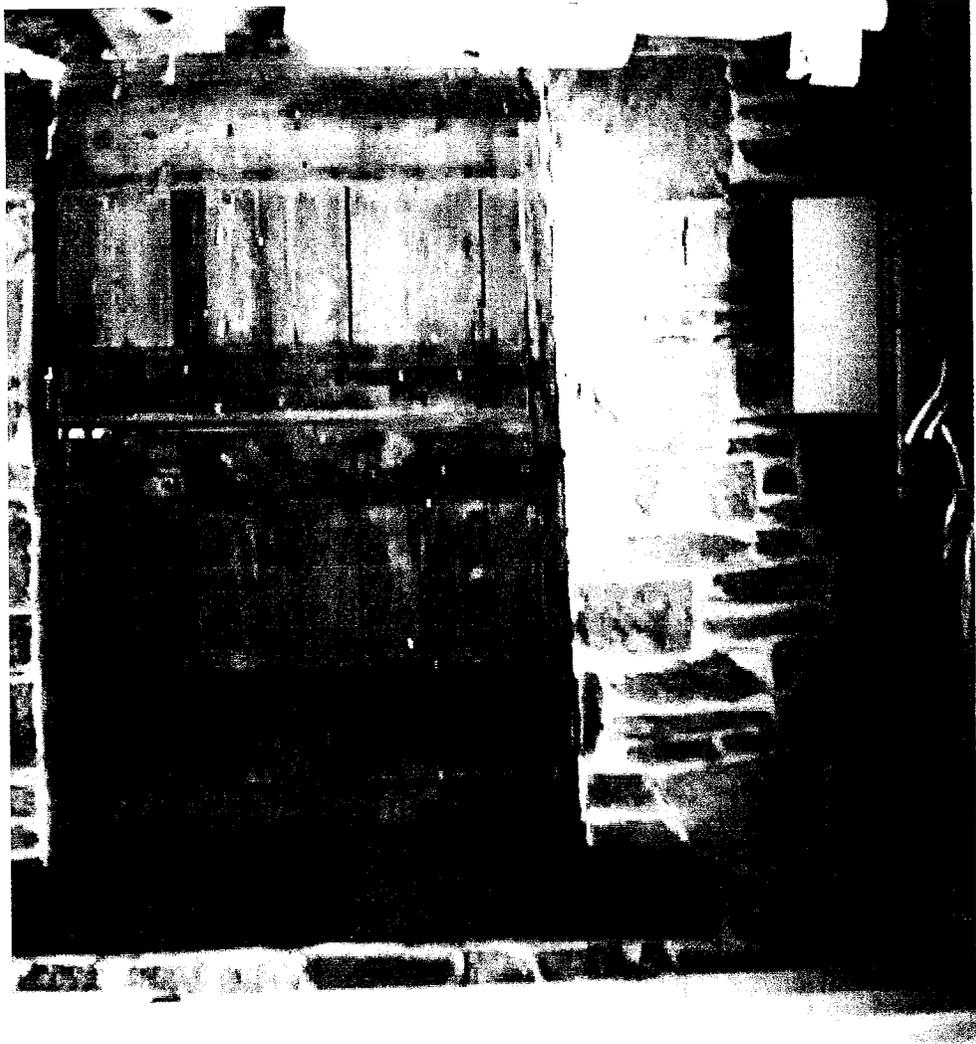










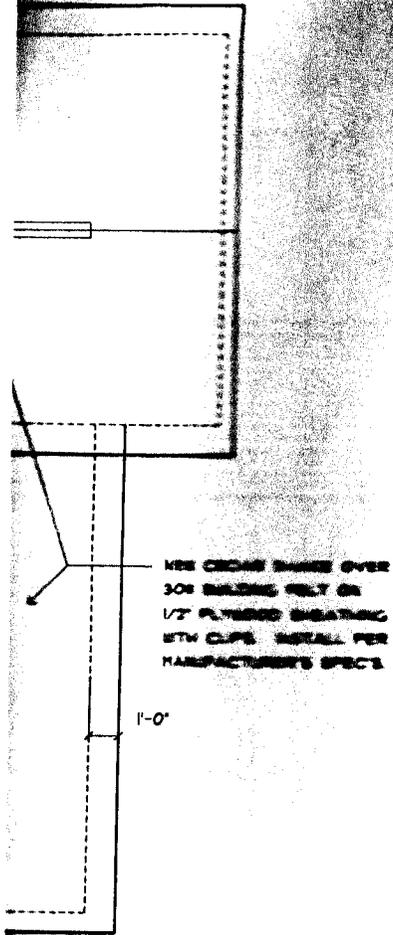




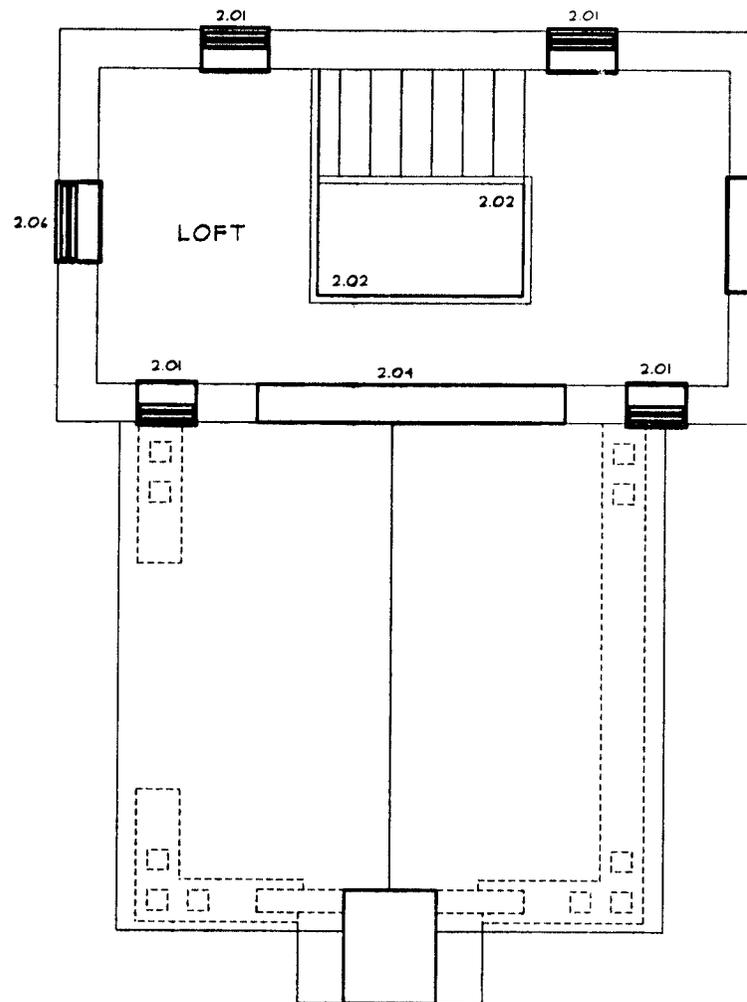
Reductions of Selected
Portions of the Architect's
Construction Plans Referenced
In the 6/13/03 letter from
Jack Perkins, Elm Street
Development.

A Full Set of the Architect's
Construction Plans are on
file at the Zoning Evaluation
Division

- 2.05 - RESTORE DECORATIVE IRONWORK PULLEY IF POSSIBLE
FEASIBILITY TO BE DETERMINED BY ON SITE BLACKSMITH
- 2.06 - NEW WINDOW AND FRAME PER MANUFACTURER'S SPECS
USE SINGLE HUNG BARBER AND ROSS WOOD FRAME WINDOW.
FRAME OUT ROUGH OPENING. USE STANDARD SIZE IF POSSIBLE.
SIZE TO BE DETERMINED IN FIELD.



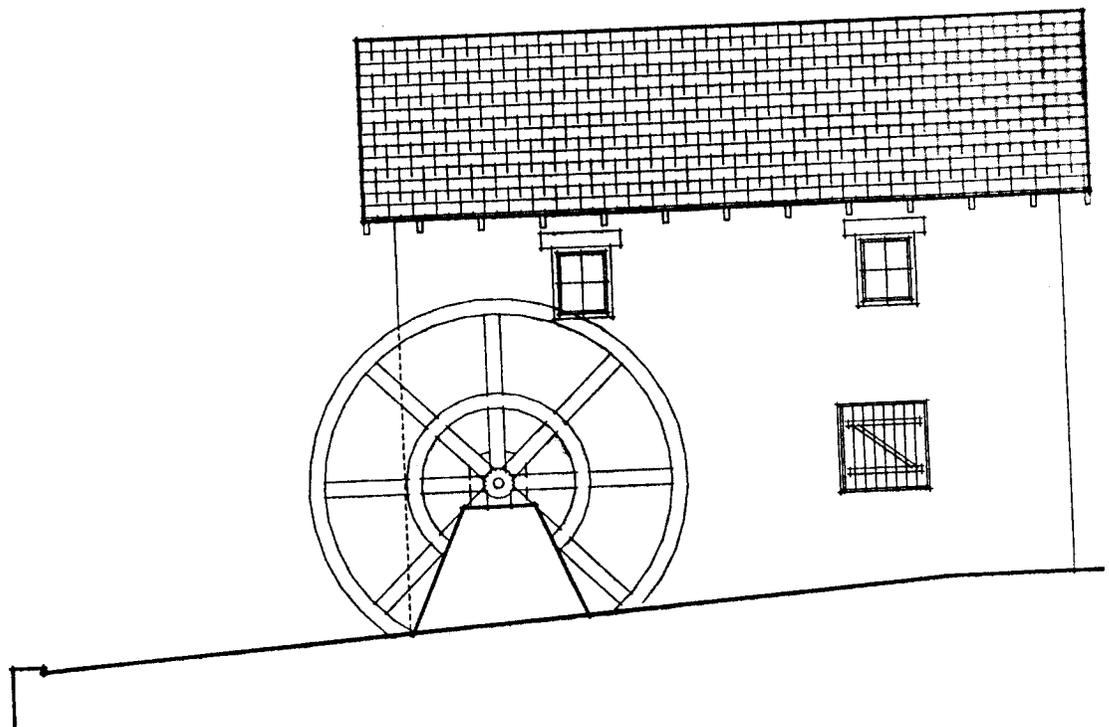
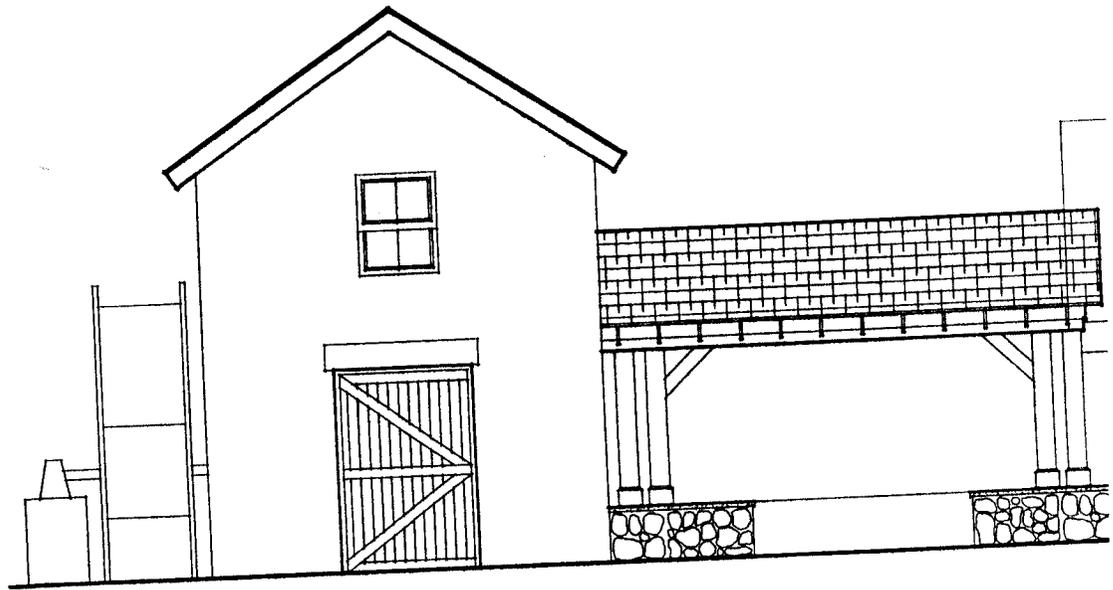
AP VENT AT TOP
BOTTOM OF CHIMNEY



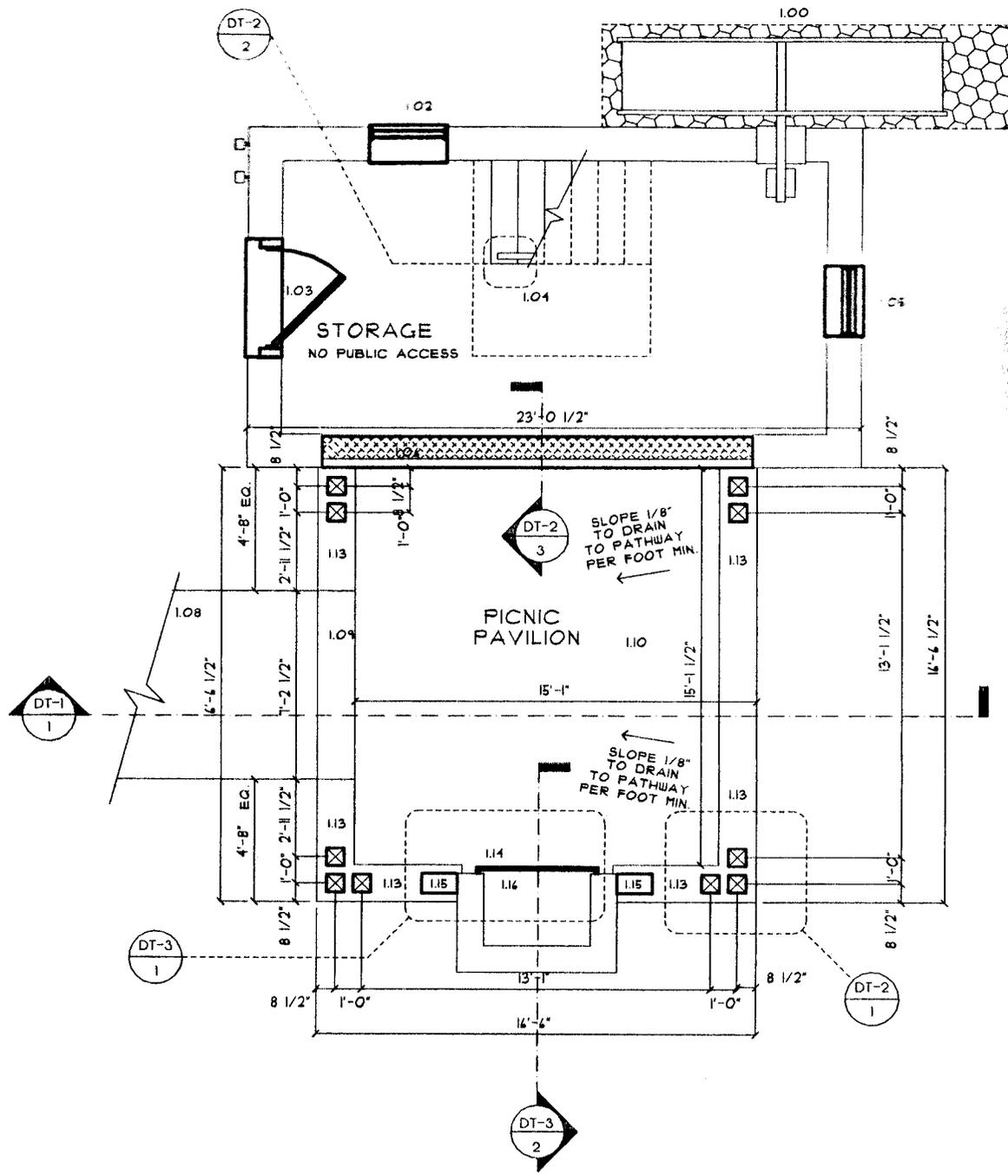
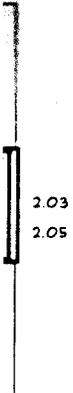
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SECOND FLOOR PLAN - NEW WORK

1/4"=1'-0"



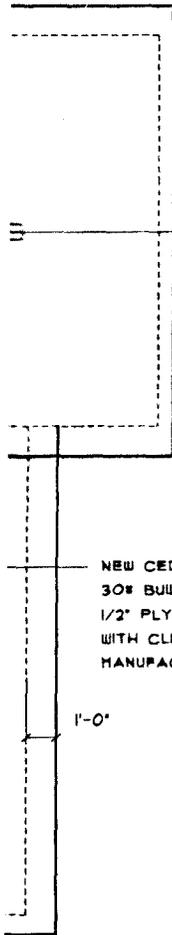
- 1.06 - INFILL STONE WALL MATCH EXISTING STONE. FOR TEMPORARY BRACING SEE STRUCTURAL DRAWINGS PRIOR TO REMOVING STRUCTURAL SUPPORT.
- 1.08 - OWNER PROVIDED 5'-0" PEDESTRIAN PATHWAY IN COMPLIANCE WITH ANSI A117.1.
- 1.09 - ONE PIECE FLAGSTONE THRESHOLD PIECE. PROVIDE FULL COMPLIANCE WITH ANSI A117.1.
- 1.10 - FLAGSTONE FLOOR IN MORTAR BED, ON CONCRETE SLAB, ON GRAVEL. SEE DETAIL. PROVIDE FULL COMPLIANCE WITH ANSI A117.1. MAXIMUM VERTICAL STONE OFFSET TO BE DETERMINED BY ANSI.
- 1.13 - LOW STONE SEAT WALL. SEE DETAIL.
- 1.14 - RESTORE AND REFINISH WOOD MANTEL.
- 1.15 - RESTORE FIREPLACE WALL TO 8" THICKNESS. SEE DETAIL.
- 1.16 - NEW OPERABLE DECORATIVE IRONWORK GRATE OVER FIREPLACE OPENING.
- 1.17 - 8 X 8 ROUGH CUT CEDAR POST. SEE DETAIL.



FIRST FLOOR PLAN - NEW WORK

1/4"=1'-0"

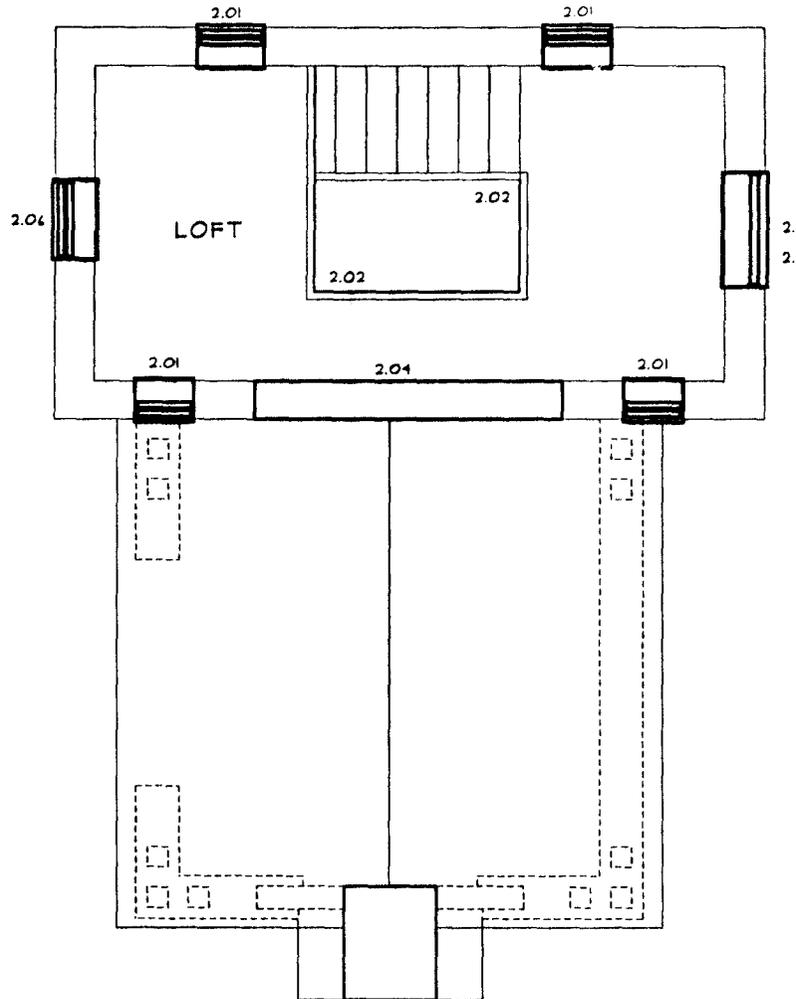
- 2.05 - RESTORE DECORATIVE IRONWORK PULLEY IF POSSIBLE
FEASIBILITY TO BE DETERMINED BY ON SITE BLACKSMITH
- 2.04 - NEW WINDOW AND FRAME PER MANUFACTURER'S SPECS
USE SINGLE HUNG BARBER AND ROSS WOOD FRAME WINDOW.
FRAME OUT ROUGH OPENING, USE STANDARD SIZE IF POSSIBLE.
SIZE TO BE DETERMINED IN FIELD.



NEW CEDAR SHAKE OVER
30# BUILDING FELT ON
1/2" PLYWOOD SHEATHING
WITH CLIPS. INSTALL PER
MANUFACTURER'S SPEC'S.

1'-0"

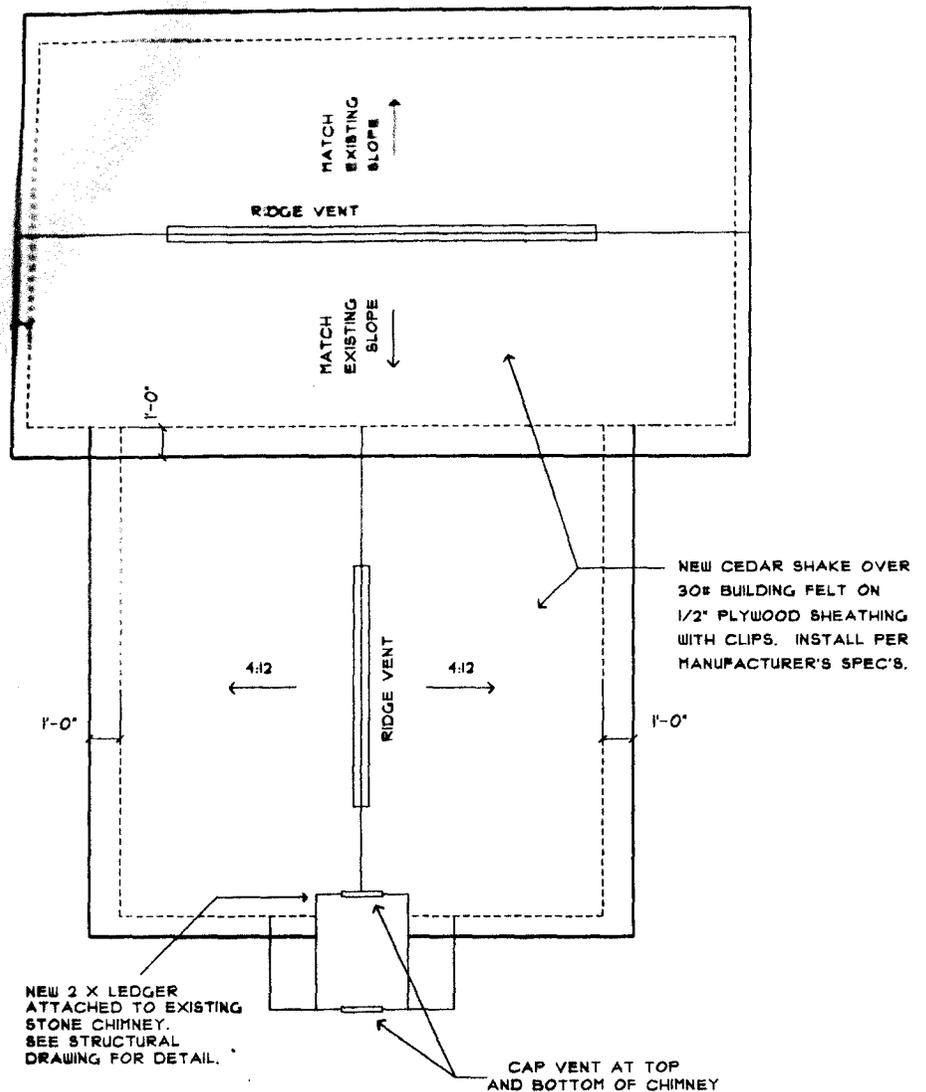
NOT AT TOP
OF CHIMNEY



K

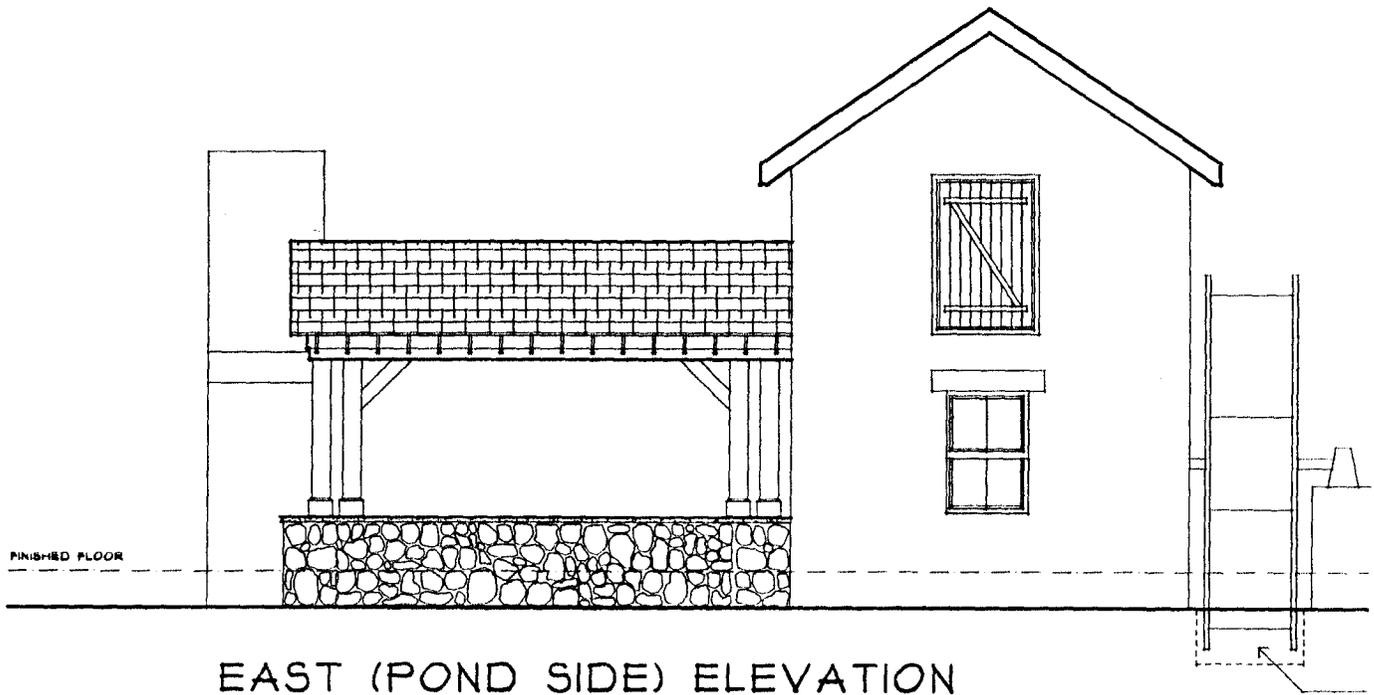
SECOND FLOOR PLAN - NEW WORK

1/4"=1'-0"



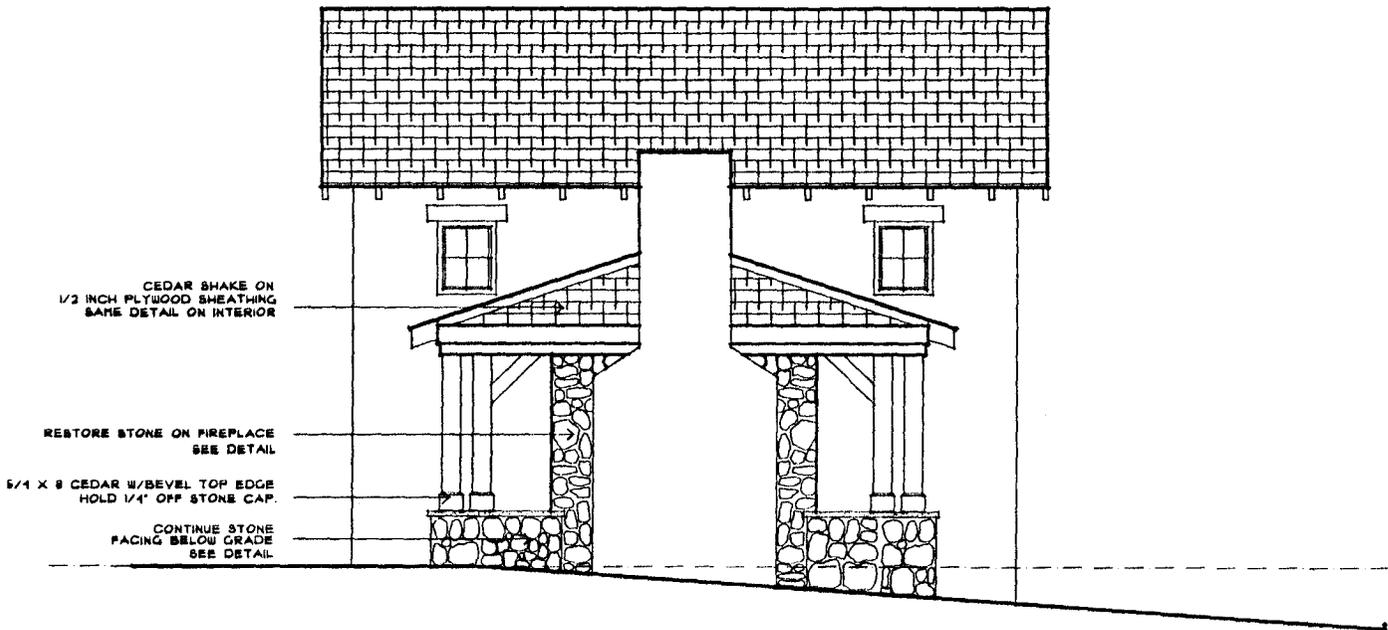
ROOF PLAN - NEW WORK

1/4"=1'-0"

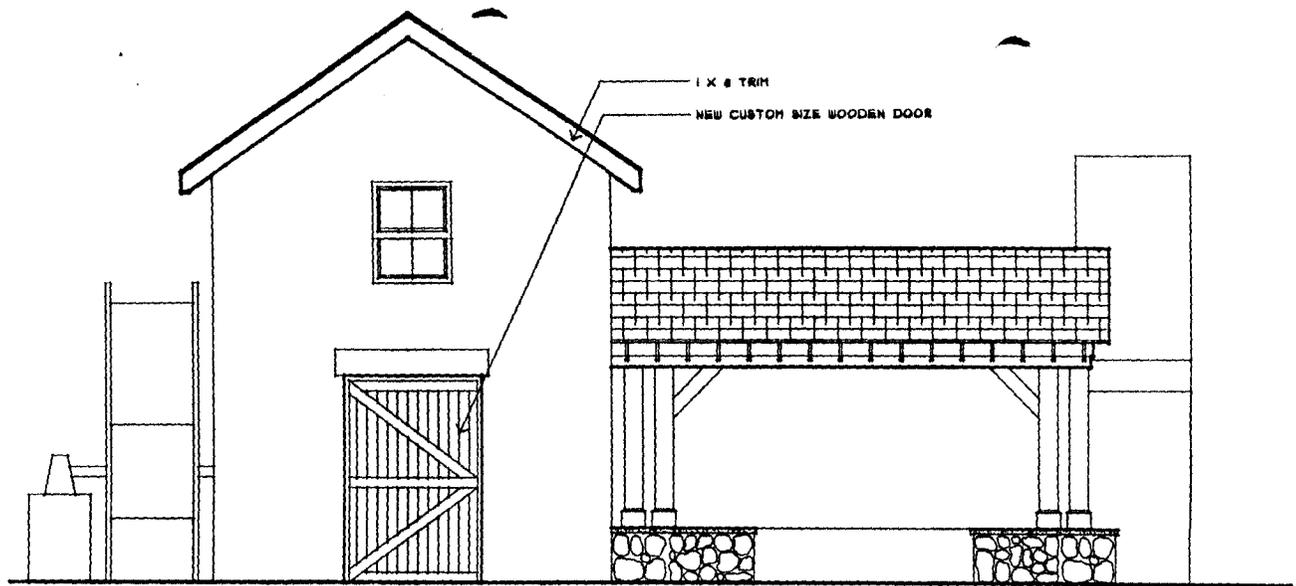


EAST (POND SIDE) ELEVATION
NEW CONSTRUCTION

SCALE: 1/4" = 1'-0"

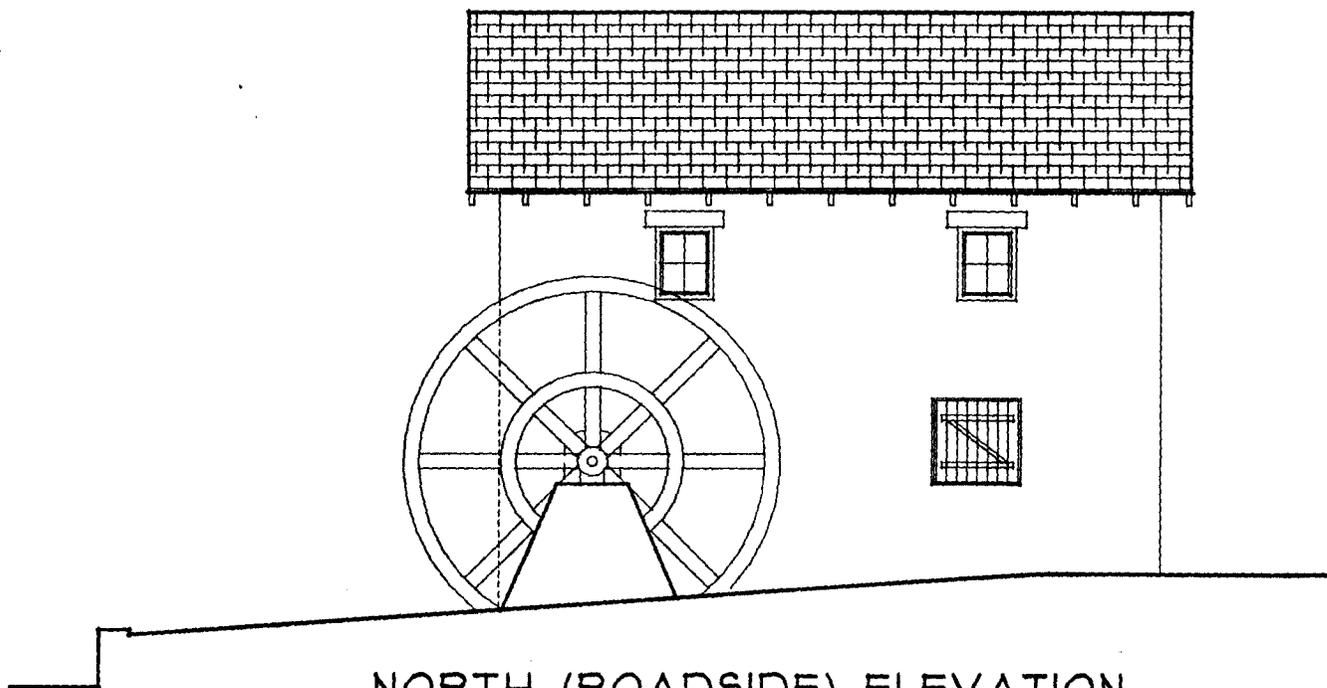


SOUTH ELEVATION



WEST ELEVATION
NEW CONSTRUCTION

SCALE: 1/4" = 1'-0"



NORTH (ROADSIDE) ELEVATION
NEW CONSTRUCTION

SCALE: 1/4" = 1'-0"



FAX COVER SHEET

TO: Peter Braham June 26, 2003
Fairfax County Zoning Evaluation Div. **TIME:** 1520

PHONE: (703) 324-1290

FAX: (703) 324-3924

FROM: Jack B. Perkins, Project Manager

Elm Street Development, Inc.

RE: Evans Farm Mill Wheel

CC: _____

-NUMBER OF PAGES INCLUDING COVER SHEET: 5

Peter,

Attached please find the proposal and sketches for the new wheel at the Evans Farm Mill. It is substantially the same in size and appearance as the original, however the material to be used in the new wheel (kiln-dried white oak) is a substantial improvement over the old.

The new wheel will be mounted on the existing steel shaft and the bearings will be remounted into their masonry supports.

If you have any further questions, please feel free to contact me.

Regards,
Jack

KAFER CABINETRY CORP.
 ARCHITECTURAL - COMMERCIAL - RESIDENTIAL WOODWORK
 10744 Tucker St. Beltsville, MD 20705
 (301) 931 9322 - Fax (301) 931 9645

PROPOSAL

TO: Elm Street	DATE: 6/25/03
Jack Perkins	PROJECT: Water Wheel
	RE: Architectural casework
	PROPOSAL NO: 30-6-2-5
	Addendums:

BASE BID: WE PROPOSE TO FURNISH ONLY

The following Scope of Work; for the lump sum of \$ 14,440.00

INCLUDED:

Material (white oak), labor, delivery and installation

EXCLUDED:

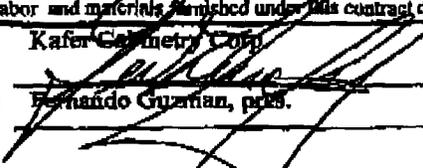
Per attached scope letter
IN-WALL BLOCKING IS NOT INCLUDED

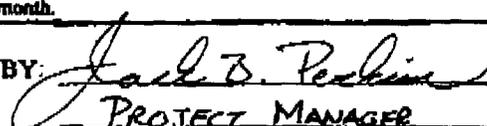
QUALIFICATIONS:

Per attached scope letter
Terms: 50% deposit required to start the project; (\$ 7,220); 35% when the job is finish on the shop(\$5,054); 15% after the installation on seat. Contract amount is subject to a complete verification of scope of work to be performed.
 This bid is conditioned upon the use of the AIA 4401 Subcontract (1997 edition) with schedule and payment terms subject to negotiation.

TERMS:

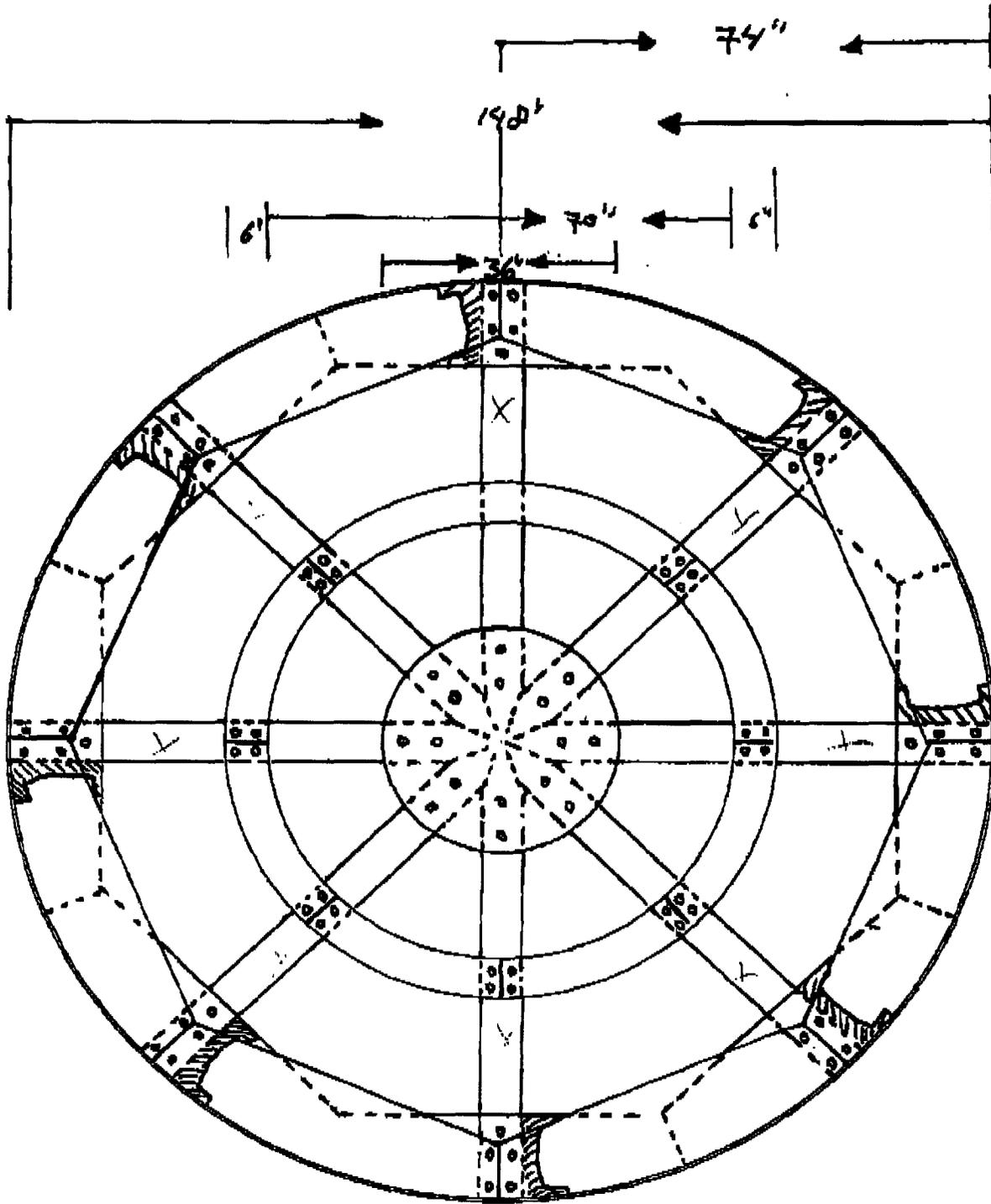
- Price firm for 30 days.
- Any changes in plans or specifications that involve extra costs will be done only with written authorization.
- Invoices are net due 30 days; 1-1/2% per month interest charge shall be added to all past due invoices.
- On all work requiring more than (1) month to complete, progress payments shall be made by the tenth of the following month for all labor and materials furnished under this contract during the preceding month.

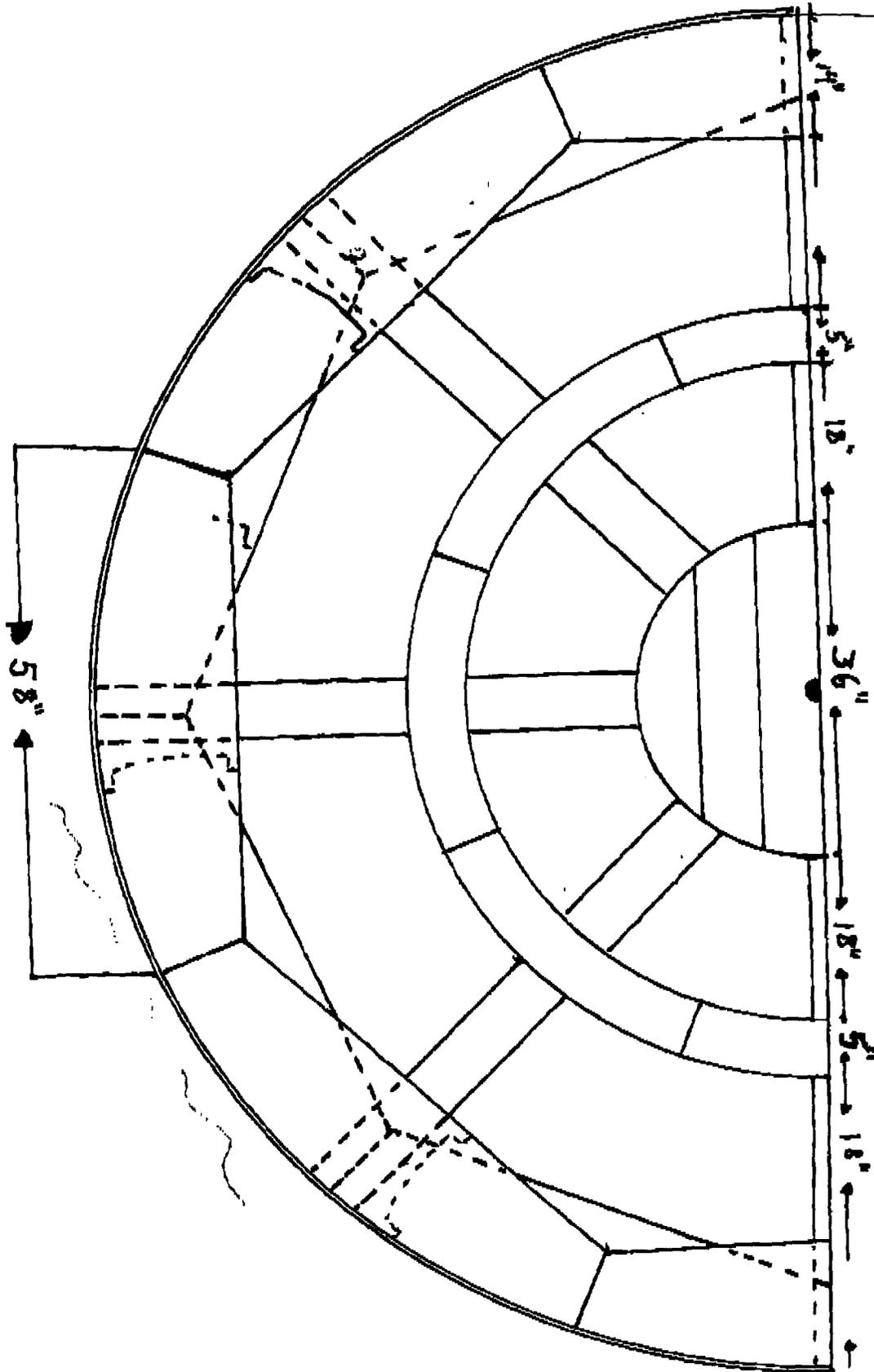
Kafer Cabinetry Corp.
 BY: 
 Fernando Guzman, pres.

ACCEPTED BY: 
 PROJECT MANAGER
 ELM STREET DEVELOPMENT

DATE: 6/25/03

→ INVOICES RECEIVED ON THE FIRST OF THE MONTH WILL BE PAID ON THE 20th OF THE SAME MONTH. *LBP*





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