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**Haymarket Homesites**

**Estate to Become Country Club**

By **JIM BIRCHFIELD**  
 Star Staff Writer

It has finally come to Prince William County.

A residential-country club complex is now under construction in western Prince William, near the little village of Haymarket.

An 18-hole golf course is now under construction on historic Evergreen Farm. Designed by golf course architect Algie Pulley, it is expected to be ready for play by late next summer. A nine-hole course is planned for construction later on.

The Evergreen manor house, which is near the center of the 660-acre estate, will be used as the club headquarters. Write the house now is suitable for club use, a ballroom and kitchen facilities will be added.

Evergreen was purchased from Mr. and Mrs. Henry N. Woolman Jr. by the Evergreen Farm Development Corp., made up of a group of business and professional men from the county. John Norman of Norman Realty, Inc., Manassas, handled the sale and helped form the corporation.

In addition to the development group, the Evergreen Country Club, Inc., was organized to develop the club property. Its directors, mostly from Manassas, include John M. Atkinson, James P. Davenport, Joe H. France, John O. Gregory, Frank A. Hoss Jr., John D. Houston Jr., W. Caton Merchant, Charles H. Nelson, Norman, Stanley Owens Jr., R. Jackson Ratcliffe and William R. Stephens.

Norman said the club will use about 225 acres of the estate. The remaining acreage, divided into building sites of about three to 12 acres, will sell for roughly \$5,000 to \$20,000, he said.

Each site will have an open view, Norman said, and will have access to roads and trails.

"We hope to make Ever-

green one of the highest-quality developments in the country," he said.

Evergreen Farm, bought for \$300,000, is being financed by sale of stock in the development corporation. The club group likewise is financing its operations through stock sales.

Forty business and professional men put up \$5,000 each to get the ball rolling on the

land purchase. Stock in the club is sold to members for \$1,000 a share, and it is estimated that a total of 500 shares will be sold.

Norman said sale of club shares, initiation fees and a long-term trust are expected to provide the \$896,000 necessary to complete the club building and renovation program. In order for work to

begin on the golf course and club, he said, the development corporation has leased the 225 acres and the house to the country club. He said the five-year lease requires payment of \$15,000 the first year, and an increase of \$1,000 each year thereafter.

During the period, he said, the club will have the privilege of buying the land and house

for \$300,000. A provision was made for continuing the lease agreement if the purchase option is not taken up during the first five-year period.

The club will provide tennis, swimming and horseback riding, in addition to one of the best golf courses in the area, the developers say.

While final arrangements have not been made, Evergreen may become the headquarters for the Bull Run Hunt Club, which held a ceremony of "the blessing of the hounds" there Thanksgiving Day.

Evergreen, the home of the Berkeleys during the Civil War, is nestled under Bull Run Mountain and rolls gently to the east. It came into the Berkeley family through Mary Burwell, a Carter heir, and her son, Lewis Berkeley, who lived from 1777 to 1836 and built the main portion of the house in 1827.

Lewis Berkeley's four sons, including Col. Edmund Berkeley, owner of Evergreen, served in the Confederate Army during the Civil War. All returned home at the war's close.

Edmund commanded the Evergreen Guards of Prince William under Col. Eppa Hunton, who formed the 8th Virginia Infantry Regiment, and took part in the Battle of Gettysburg.

Two reminders of the Berkeley era still remain at Evergreen. Mrs. Berkeley scratched her name on a dining room window pane on Oct. 13, 1870, near the name of May Percy, who had scratched hers there on Nov. 22, 1868.

Another reminder is a single log cabin, the last of 50 slave quarters that lined the approach to Evergreen house.

Evergreen is a short distance off Route 15 near Haymarket. From 15, the motorist takes county Routes 601 and 630 to the estate entrance.



—Jim Birchfield

The Rev. McAlister C. Marshall blesses the hounds of the Bull Run Hunt at a meet at Evergreen Farm, which will become a country club.

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