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History in the Shadow of Bull Run Mountain

Evergreen Farm Residents Restoring Old Manor House

By ANN CAMERON SIEGAL
Special to The Washington Post

Living amid mountain views and manicured lawns, where only the sounds of birds or the occasional hum of golf carts break the early morning silence, it would be easy to sit back, put your feet up and not have a care in the world.

And yet, as Mary Banwarth and some neighbors set out on frequent five-mile, 5:30 a.m. treks through the neighborhood, conversations turn from Evergreen Farm's resort-like surroundings to the community's current passion — the renovation of a manor house built in 1827.

Evergreen Farm's setting on the eastern side of Bull Run Mountain in northwestern Prince William County is a four-season visual delight. Spring and summer greenery gives way to a panorama of oranges, reds and yellows as morning sunshine bathes the mountain in the fall. Winter's snows capture footprints, evidence of the comings and goings of abundant wildlife.

Lot sizes in the neighborhood range from two to 15 acres; each of the 110 houses surrounding the figure-eight-shaped, 18-hole golf course is custom built. Contemporaries, classic Colonials and sprawling ram-

blers all have one thing in common — magnificent views. Despite the different architectural styles, "it has an open, green, flowing feel," said Ruth Plotzberg, who serves on the community's architectural board.

In the late 1960s, four investors bought 660 acres of the former 1,064-acre Evergreen Plantation to create a golf course in a spectacular setting. Now protected as a Designated Cultural Resource by the county, the stately house was once owned by Capt. Edmund Berkeley, founder of Company C of the 8th Virginia Volunteer Infantry, known as "the Evergreen Guards" during the Civil War. He raised 13 children at Evergreen. Evergreen is said to have contributed more men, including Berkeley and his three brothers, to the Civil War effort than any other farm in the Confederacy.



PHOTOS BY ANN CAMERON SIEGAL FOR THE WASHINGTON POST

Mary Banwarth and her son Robert, 4, take advantage of a lull on the golf course to see what's flowing under the bridge.

In 1862, Edmund's wife, Mary, offered houses on the plantation to those made homeless when Haymarket was burned by Union troops. The structurally sound manor house, owned by the Evergreen Country Club, still looks regal and welcoming from afar.

In close, however, significant deterioration is evident

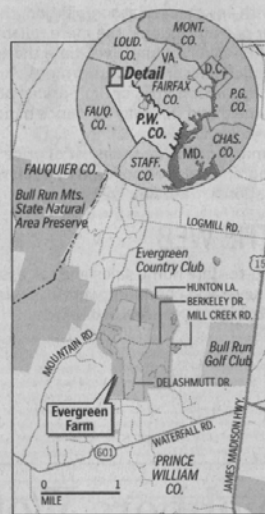
Once an elegant site for weddings and country club events, it has been relegated to serving as a storage shed for the club and even a haunted house at Halloween, until that use was deemed unsafe.

Several proposals to revitalize the site fell through for various reasons. "We all appreciated it and loved it," said Debbie Harvey, a longtime club member and a resident for six years. "We just didn't know what to do with it."

Other priorities kept diverting club funds from the upkeep of the grand house. Harvey likened it to a box of family treasures shoved off into the corner of a room. You cherish them and they are a part of your history, but you can't find time to give them your full attention.

However, in October, Evergreen Farm residents realized the house might crumble before any action was taken. That spurred folks into full gear.

EVERGREEN FARM



THE WASHINGTON POST

BOUNDARIES: Mountain Road to the west, Mill Creek Road to the east, plus Berkeley Drive, Woolman Drive, Delashmutt Drive, Hunton Lane and Quarters Lane.

SCHOOLS: Alvey Elementary, Bull Run Middle and Battlefield High schools.

HOME SALES: In the past 12 months, four houses have sold in Evergreen Farm at prices ranging from \$824,000 to \$1.295 million, according to Debbie Harvey of Keller Williams Realty. On the market: four houses ranging from \$599,000 (for a 2,000-square-foot house known as "the little schoolhouse" to \$1.5 million. Under contract: one house listed at \$799,000.

WITHIN WALKING DISTANCE: Evergreen Country Club, trails, ponds.

WITHIN 20 MINUTES BY CAR: Haymarket, Gainesville, Prince William Hospital, Leesburg.

WITHIN 40 MINUTES: Dulles International Airport, Manassas.

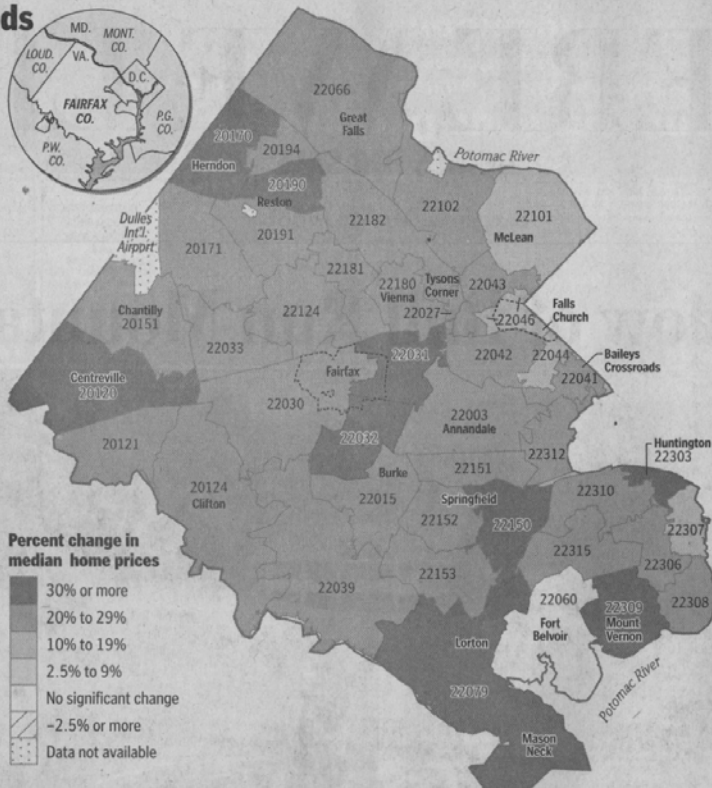
Washington Area Real Estate Trends

Washington Post regularly tracks housing sales and throughout the Washington area each Saturday in Real Estate section, comparing information collected by residential Zip code from each time period last with that for the same time period in 2004.

Each chart and map this week compare single-family and townhouse sales figures in Fairfax County, Va., January through December 2004, with those for the period in 2005, showing the total number of sales, median prices and the changes in the medians. The median is the point at which half of the sales prices were higher and half lower.

The chart provides sales and price information, collected by The Washington Post, is based on actual sales recorded in government offices. That information is in the chart to the right. It excludes some types of transaction, particularly those that are not at market price. In any statistical compilation, the greater the number of transactions, the more reliable the statistical information. Moreover, at any given time there may be more activity in certain market niches or price ranges, for example starter homes or high-priced houses, than at other times, and this may influence a median price from year to year.

The map provides a snapshot of price trends throughout the geographical area covered by each week's information.



SOURCE: Full-value transactions as reported by Fairfax and Fairfax City

BY NATHANIEL VAUGHN KELSO — THE WASHINGTON POST

THE WEB

For up-to-date home sales and tax assessments, real estate news and community profiles, visit www.washingtonpost.com/realestate

Neighbors Work to Preserve Stately Manor House

EVERGREEN FARM, From G1

...the Manor House Preservation Committee, which put forth a proposal to spruce up the house and an investor.

...provide assurances that the house would follow through on repairs, club officials challenged the \$100,000 and exterior renovations within 18 months. The financial part of the budget was exceeded in only 14 months.

...you build new after new, and refurbish the historical, what you have left to show your children," asked Tina Boyd, who heads fundraising efforts.

...the manor house project is "for children and future generations," said David Prokop, who is on the committee.

...the Evergreen Farm neighborhood is a children's paradise. "I

had to worry about where they were," said Gaston de Béarn, whose house overlooks the sixth fairway.

"There's been a turnover to younger families recently," said Banwarth, a mother of three. Evergreen Farm basically started as a community for the older set. Warnings of "Shhh, there's someone on the tee box," were common. Today, sounds of children playing seem more accepted.

The country club has adapted, accordingly. Swim teams, a junior golf program and teen events have all been added.

And the rest of the neighborhood offers children space to explore. "My kids feel like they live in the country," said Boyd, a resident for 11 years. "They can dig in the dirt or build a tree fort but can still go knock on a door nearby."

The manor house project has energized all ages in the community.

large jar with Jolly Ranchers, sold guesses on the number included and raised \$76 for preservation efforts.

More than 160 residents and friends attended the Blue & Gray Ball recently, ending a weekend of fundraising activities that included tennis matches and golf tournaments. The weekend events netted more than \$45,000 and were pulled together in less than three months with more than 40 residents taking on specific tasks.

"It was an aggregate of people across the generations, coming together to make this work," Boyd said.

"I love the vitality we get from all these young people," said Platenberg, who moved to Evergreen Farm 11 years ago after her children were grown and her husband retired from the military. "This is not an over-55 golf community."

The money will be used to hire a contractor to begin exterior work on

the manor house. What the building will be used for is still undecided.

For Evergreen Farm residents, succeeding in the first round of fundraising is especially sweet. While there is a long way to go before the manor house is in tiptop shape, "We met our first obligation under the agreement to assuage any doubting Thomases," Boyd said. "The timing was right — the house has sparked a new spirit in the community."

The Evergreen Manor House Preservation Committee is sponsoring a series of concerts to raise more money for the preservation of the house. The next in the series is 5 p.m. tomorrow at the manor house, 15900 Berkeley Dr., Haymarket, featuring country band 4 of a Kind. Admission is \$10 for adults; children under 10 get in free. For more information: 703-754-7442, www.evergreenmanorhouse.org.

Fairfax County January through December

Zip code	2004		2005		Change in median price
	Total homes sold	Median purchase price	Total homes sold	Median purchase price	
20120	1,081	\$361,000	1,334	\$480,000	\$119,000
20121	769	325,000	745	409,600	84,600
20124	272	564,000	269	719,900	155,900
20151	368	402,500	325	507,000	104,500
20152	—	—	4	531,841	—
20165	2	390,600	3	500,000	109,400
20170	775	360,000	978	470,000	110,000
20171	697	450,000	804	549,995	99,995
20176	2	639,179	3	461,790	-177,389
20190	206	379,500	182	498,000	118,500
20191	603	350,000	575	440,000	90,000
20194	335	459,900	346	581,500	121,600
22003	769	429,425	828	550,000	120,575
22015	947	351,000	982	448,500	97,500
22020	1	265,000	3	435,000	170,000
22027	51	755,000	43	919,900	164,900
22030	939	449,000	1,044	574,785	125,785
22031	419	450,000	377	634,699	184,699
22032	522	420,000	617	550,000	130,000
22033	717	424,900	725	520,000	95,100
22039	283	704,000	286	849,950	145,950
22041	133	440,000	185	550,000	110,000
22042	440	403,500	581	510,000	106,500
22043	299	425,500	370	545,000	119,500
22044	95	530,000	106	613,500	83,500
22046	218	530,000	208	600,000	70,000
22060	20	637,500	33	639,900	2,400
22066	345	965,000	283	1,200,000	235,000
22079	871	405,000	1,274	566,750	161,750
22101	471	745,000	521	860,000	115,000
22102	191	906,250	189	1,130,000	223,750
22124	290	610,000	312	756,500	146,500
22150	473	375,000	553	491,000	116,000
22151	351	390,000	391	495,000	105,000
22152	558	377,750	623	465,000	87,250
22153	733	360,000	816	460,000	100,000
22180	409	470,500	380	587,500	117,000
22181	232	554,500	234	675,000	120,500
22182	380	646,250	426	774,000	127,750
22192	4	531,245	—	—	—
22204	3	580,000	1	325,000	-255,000
22206	1	284,400	4	721,000	436,600
22207	3	1,375,000	4	782,500	-592,500
22302	4	433,100	15	587,000	153,900
22303	211	295,000	240	385,000	90,000
22304	12	588,950	24	666,500	77,550
22305	3	300,000	1	685,000	385,000
22306	341	370,000	371	460,000	90,000
22307	179	462,000	217	515,000	53,000
22308	214	489,500	224	631,250	141,750
22309	473	351,495	486	469,500	118,005
22310	621	385,000	593	485,000	100,000
22311	30	455,500	15	560,000	104,500
22312	301	416,000	338	507,500	91,500
22314	3	715,000	5	725,000	10,000
22315	745	405,000	754	499,975	94,975
Other	77	450,000	52	469,245	—
TOTAL	19,492	\$419,000	21,302	\$529,900	\$110,900