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Suburban Living

Mansion Focal Point of Subdivision

By NANCY WHITE
JM Special Writer

Falkland, one of the few remaining really old houses in Prince William County, the estate of John Hill Carter whose original 2,039-acre plantation was once part of Cloverland, is to be divided and offered for sale. The transaction is being handled by former Prince William County Supervisor Robert W. Alvey and his co-partners, George Kelly and E.R. Conner Jr.

Falkland dates back to the 1800s. The completely restored mansion including horse stables, pond, cottage and 52 acres will be sold as one package. The remaining acreage is to be divided probably into 40 lots none less than five acres. Included are some very secluded lots up to 100 acres depending upon where septic tank drainfields can be located.

The property is located four miles west of Gainesville and Haymarket in Prince William County and two miles off of Lee Highway (U.S. 29-211) northwest of Buckland. Entrance is by Cerro Gordo Road (near Broad Run) and then on to a new road built by the present owners.

The old driveway with its quarter-mile of legal right of way through other properties is no longer used.

"We want to have a nice development of Colonial-type houses," says Alvey, who proposes horses trails around the entire property, using roads that circumscribe three-quarters of it now.

In restoring this house and trying to find a buyer, Alvey and his associates feel it "should mean something to the community and to Prince William County."

Real estate and land development are not new to Alvey who believes Falkland to be a saleable piece of property. However, he notes, "We have to find the right type of person to buy and are very flexible at this point."

Although he would not sell the mansion with less than 52 acres, he would be agreeable to selling it with more or all of the remaining 480 acres.

While Alvey and his partners expect to make money, he stresses they want to try to do what's right and points to their past track record - Hickory Grove Estates and

Acres and Long Level as examples of their intent.

Alvey says he anticipates financing difficulty but is "open to working out financing with a qualified buyer."

Calling present interest rates "exorbitant", Alvey feels the new "flexible mortgage rates will enable renegotiation on rate and could possibly help."

He allows that there is a "limited amount of financing available" but is "not really advertising anything with financing."

Nothing is priced less than \$25,000 for five acres, stated Alvey. Private roads will be supplied and built to county and state standards, but buyers will be responsible for contracting for their own individual wells and septic tanks.

Why this piece of land when other development would be considered a great deal safer?

Alveys says he wanted land in the western end of the county for 1-5 acre lots and had looked for a year but that kind of land is not available any more.

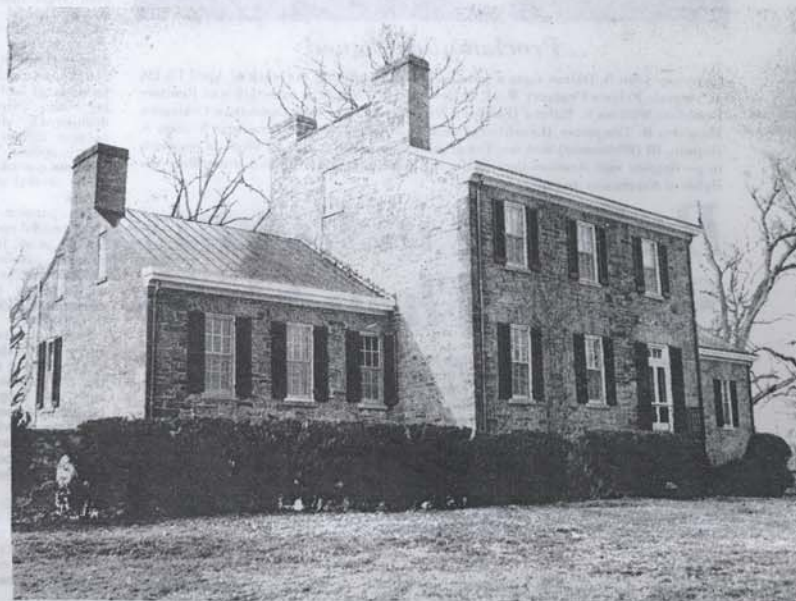
"Due to county red tape, ordinances, restrictions as far as roads are concerned and the hold-up they put you through, we decided we'd like to go with something we could work on, not be involved with county regulations to a large extent and do a good job. This place was available. We did preliminary work on it prior to buying it, and with preliminary studies of soil, we felt we could come out on it."

Additionally, "We are natives of Prince William County and have not done any developing outside the county and don't desire to go out," he responds.

Alvey looks upon Falkland as a terrific challenge and mentions the hard times they'd been through before (when Hickory Farms sat for two years) but then were able to make it.

"This is one of the worst times I've ever experienced from the real estate and building business. The uncertainty is in everybody's mind," said Alvey. "On the other hand, real estate increases with inflation."

You have to have well-located land and land that's desirable, points out Alvey,



Bessie Scarton Jr. - The Journal News-Ex

Historic Falkland is getting a facelift in preparation for sale

who clearly is convinced that Falkland is something special.

"We are looking for special people and sales are few and far between at times," he comments.

How long can Alvey and his associates wait for

Carter, son of George Carter of Cloverland, in the early 1800s. It was also the home of the allegedly wild-riding and vicious Nick Carter, a young man who is said to have delighted in cruelties, even in murder and had a price on his head. He rode with Mosby and after the Civil War was over, he continued to go out at night and hunt down Yankees.

Returning to the mansion, it is said, he often hid in the double chimneys - one of several hiding places about the house. He later escaped through the dining room window, went to Texas and changed his name. He served as an inspiration for the Nick Carter dime novels.

The barns and roads at Falkland were built after the Carters sold the property.

Around 1938, the estate was purchased by Colonel Saint who served in World War II. Saint was a prisoner of war in Saipan. After his release, he died aboard ship

while enroute home.

Colonel Malevich, Saint's friend and army buddy, took Saint's belongings to his home and later married Mrs. Saint. Malevich, who had been in the Engineer Corps, built the new wing to the house.

Mrs. Saint who then became Mrs. Malevich said she had the quarry reopened to do the new wing.

The Malevichs completely remodeled the entire house. The heating system is oil-water. The drainage around the house is underground and is quite efficient, according to Alvey.

The well at the mansion is very good, he adds. There is a "500-to-1000-gallon storage tank and as much (water) pressure on the third floor as on the first."

Falkland was acquired by Alvey and his associates Aug. 15, 1979 from the Seventh Day Adventist Church which had bought it from Mrs. Malevich. The

church had considered it for a college but didn't follow through.

It has been said by local authorities who traveled all over Europe that "there was no castle in Europe that was furnished any better" than Falkland.

CONSTRUCTION

While Falkland was originally built in the early 1800s, the new wing was completed in 1952. The two gable-roofed sections of red-dish sand-colored stone are inscribed with the dates of 1844 and 1952.

The stone exterior is well-matched as a result of the old quarry being reopened to insure the same quality of stone.

On the three floors are seven bedrooms, five bathrooms, two drawing rooms, a library, kitchen, dining room, lower and upper entrance halls, garden room and two-car garage.

The mansion sits amid Please turn to page 14.



buyers? "Well, until it sells," he laughs and adds, "We may have to charge for tours or something."

And that's not really a bad idea at all. Falkland is a beautiful and interesting house with many spacious rooms and fine architectural work.

HISTORY

Falkland was built by John



Proclamation Signed

Governor John N. Dalton signs a proclamation designating the week of April 13-19, as Virginia Private Property Week as (left to right) Virginia Association of Realtors President William F. Malone (Fairfax), VAR Public Relations Committee Chairman Margaret B. Templeton (Lynchburg) and VAR Executive Vice President William S. Hopson, III (Richmond) look on. The proclamation encourages all Virginia residents to participate with Realtors throughout the State in celebrating and preserving the rights of Americans to own property.

Building in County Surges, Then Slows

By BETTY CALVIN
JM Staff Writer

The construction business in Prince William County started out with a bang in 1980 but in March it began to show the effects of the money crunch.

According to Charles Vincent, director of Construction Services for the county, the number of building permits issued fell dramatically last month; total construction permits last month numbered 129, with 61 one of those for residential, the rest for commercial, with an estimated dollar value of \$4,753,963. In March, 1979, the county had issued 297 permits, with 200 of these residential, for an estimated value of \$9,222,545. "I anticipate it will stay down for awhile," Vincent told The Journal Messenger.

February 1980 reports indicate 153 permits issued, compared with 108 issued in 1979. Of these, 91 were residential compared with 72 in February of 1979.

January 1980 figures indicated 116 permits issued, with 58 residential, compared with 1979 figures of 90 permits, including 40 residential.

Ed Jackson, president of the Prince William County Builders Association, told The Journal Messenger that the construction industry "is coming to a screeching stop, due to the high interest rates."

Jackson added that a few of the local builders are picking up remodeling jobs to tide themselves over. Jackson's firm is involved in commercial construction which he says usually is about a year behind in the trends, thus he

has enough business to keep him busy through 1980. "The United States is one of the few countries that taxes money earned on savings," Jackson commented.

Comparative statistics indicate that 1979 was a big year for construction in the county, with a total of 2923 building permits issued with an estimated value of \$94 million. Of these, 1776 were for residential construction,

carports; and 6 service stations or garages.

A year by year listing of the numbers of residential permits issues follows: 1969, 2402; 1970, 2510; 1971, 3991; 1972, 3553; 1973, 3095; 1974, 843, 1975, 743 (indicating a two year recession period); 1976, 1611; 1977, 1954; 1978, 2319 and 1979, 1776.

Usually, at this time of the year, there is a pick up in building permits. However, builders are running scared, a county spokesman noted.

Rick Slusher, manager of the local office of the Virginia Employment Commission, said that, while his office no longer handles unemployment claims, he does handle a certain number of people looking for jobs. In January, there were 826 of these, in February, 759 and in March, 738. However, Slusher noted that the number of jobs his office has listed from employers throughout the county has dropped to 42 percent of those filed last March. And there has been a 14 percent drop in the number of people placed in jobs. "This is by no means representative of the jobs available; however, there does seem to be a tightening of the job market," Slusher advised.

Slusher also mentioned that, while the winter months are traditionally slow in job placement, the situation usually picks up in March. However, it hasn't so far this year, he said.



Cabbage is so rich in vitamins and minerals that it has been called man's best friend in the vegetable kingdom.

Falkland Restored

Continued from front page.

towering oaks, some ivy-covered and 200 years old. On one side is a garden complete with English boxwoods and a large fishpond.

HOUSE FEATURES

A 2½-acre pond can be seen from the rear patio. The dairy barn is beyond the pond. The horse stables, built in the 1930s, are off to the side of the mansion. There are 10 box stalls, loft storage and a tractor shed.

A long, partially-constructed rock wall extends from the house to the horse barns. Rocks lay on the ground waiting for completion.

The mansion boasts walls three feet thick. Window sills in the spacious entrance hall are easily 20 inches wide. The upper entrance hall is even larger than the lower and has crystal chandeliers on the wall and ceiling.

In the new wing, the master bedroom is roughly 24 by 24 feet excluding an adjacent large bath and dressing room. There are four double-rack closets that become lighted when the door is opened. The master bedroom contains a fireplace as do several of the other rooms.

The paneled library is very cheerful and opens onto a stone patio. Its eight-foot fireplace has been reduced to four feet. The only secret compartment that Alvey could find is under the stairs in the library.

There are two sets of stairs, one in the new wing and a turning staircase in the old section. Both are wide and deep with low, comfortable risers.

The two drawing rooms or double parlors are connected with double doors. Ceilings on the second floor are easily 12 feet high.

It is difficult to imagine the amount of space in the house and the large number of closets—a fact that must have made it easy for Nick Carter to hide so well.

On the third floor of the new section are three short closets in a row which served as doll houses for Mrs. Malevich's doll collection.

In one of the bathrooms on the underside of a toilet seat painted with flowers, are the words, "Oh Goodie, Goodie, Daddy's home." Another toilet seat, also believed to be an original fixture, is inscribed with a poem about catching fish.

The original wood floors remain through much of the mansion and are matched in the new wing.

The dining room still has the window door from which Nick Carter is said to have escaped to Texas.

Fixtures in the large kitchen are like those in a restaurant with much stainless steel in evidence. An eight-foot-long hood extends over the range.

Off the entrance hall is the furnace and laundry room which because of its electrical and heating equipment resembles something that might be found in a hotel.

Numerous keys, all labeled with wooden tags to show which room and closet they belong to, are contained in a

wall closet in the furnace room.

A long, copper counter and sink line one wall of the flower room. A facing wall of windows insures very sunny surroundings in which to work.

The mansion, except for floors and paneling, has been newly painted an off-white.

Alvey and his associates have spent about six months cleaning up Falkland and cutting down the jungle of growth that surrounded the garden and grounds. "It was soon getting to the point of not being restorable, when it was bought," noted Alvey.

"I would like to see someone own this piece of property that will continue to improve it and keep it in the way it was intended to be kept," says the man who maintains a positive outlook on Falkland and is convincing when he says that what he is doing is right for Falkland and right for Prince William County.

Real estate broker John Duncan who has been associated with Falkland since Mrs. Malevich lives there and Betty Pennington of Countryside are handling the sale.

House Prices Continue To Go Up, Says Firm

The expectation that house prices would be held stable or reduced by steadily increasing interest rates has not been the case around metropolitan Washington, according to figure recently released by the area's largest real estate firm.

An analysis conducted by Long and Foster Realtors of it last six-month sales indicates the average house price has steadily increased, apparently unaffected by increasing interest rates.

The company compared the average prices of the 82 houses it marketed in September 1979 and the 812 houses brokered in February 1980. Six months ago, when the conventional mortgage interest rate was around 11½ percent, the firm's average house price was \$78,800. This February, when the firm sold almost the identical number of homes, the average price was \$94,471, even though interest rates were more than 15 percent. Overall the average home brokered by Long and Foster cost 19.9 percent more in February 1980 than last September.

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