



APPLICATION NUMBER FDP 76-L-071

LEE DISTRICT

STAFF REPORT

Applicant: Lake d'Evereaux Joint Venture

Present Zoning: R-5

Requested Zoning: R-5 Final
Development Plan

Proposed Use: Single family attached and detached residential

Subject Parcels: 91-2 ((1)) 22
91-4 ((1)) 3

Acreage: 80.982

Application Filing Date: February 23, 1978

Planning Commission Hearing Date: April 13, 1978

Board of Supervisors Hearing Date: N/A

Staff Recommendation: The staff recommends approval of the Final Development Plan modified as necessary to incorporate the development conditions listed on page 4 of this report.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any of the proffers, relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

SS

FINAL DEVELOPMENT PLAN



Number: FDP 76-L-071

District: Lee

Acreage: 80.982

Section Sheet: 91-2; 91-4

Existing Zoning: R-5

Subdivision: ((1))

Lot: 22, 3

Applicant: Lake d'Evereux Joint Venture



FINAL DEVELOPMENT PLAN



Number: FDP 76-L-071

District: Lee

Acreage: 80.982

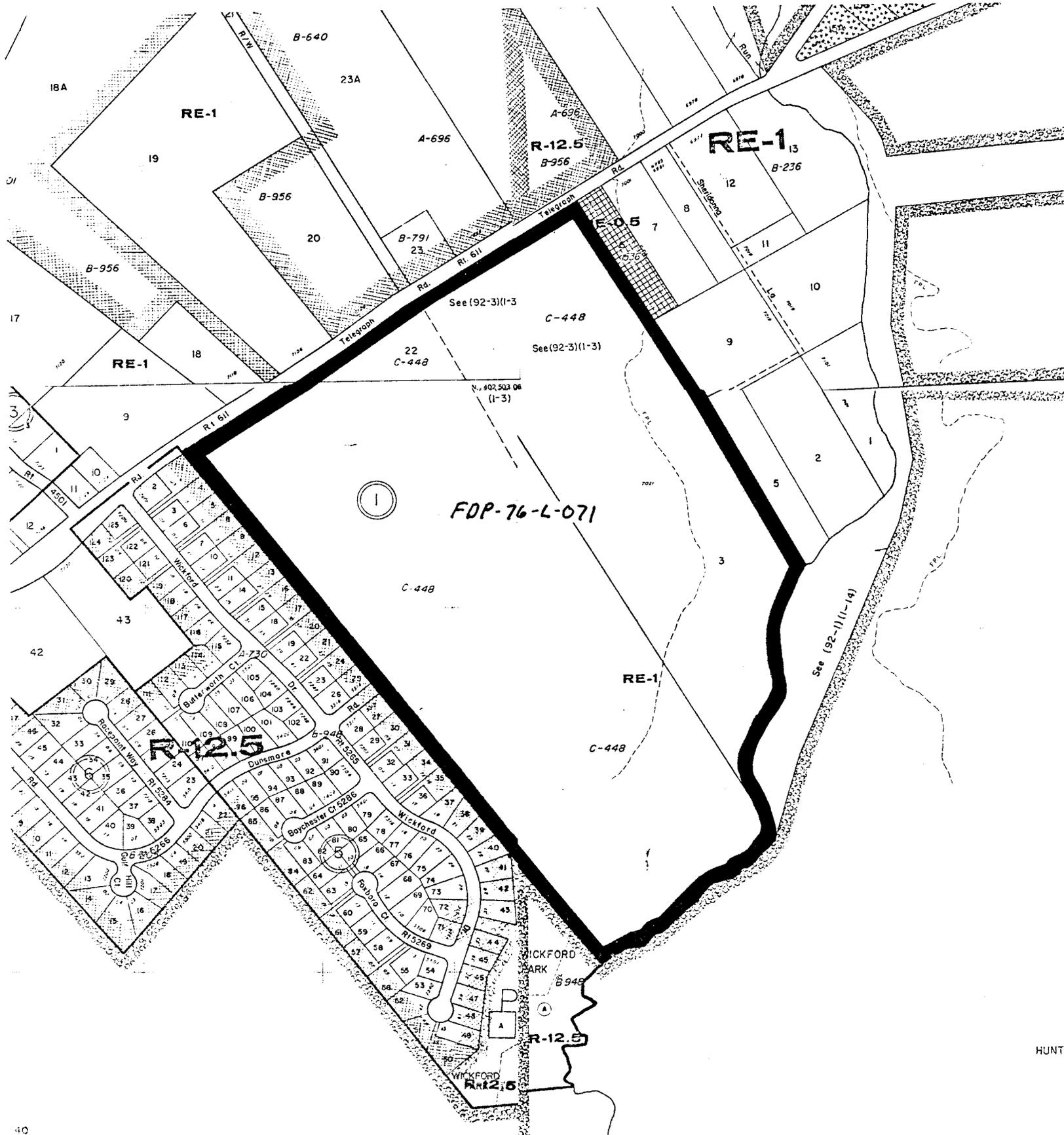
Section Sheet: 91-2; 91-4

Existing Zoning: R-5

Subdivision: ((1))

Lot: 22, 3

Applicant: Lake d'Evereux Joint Venture



TELEGRAPH ROAD

ROUTE 611

SMITH
(ZONED RE-1)

PERKINS
(ZONED RE-1)

PROPOSED DOGUE CREEK PKWY / LOCKHEED BLVD EXT.
(TO BE CONVEYED TO THE FAIRFAX CO. SUPERVISORS)

EXIST. 10' SANITARY SEWER

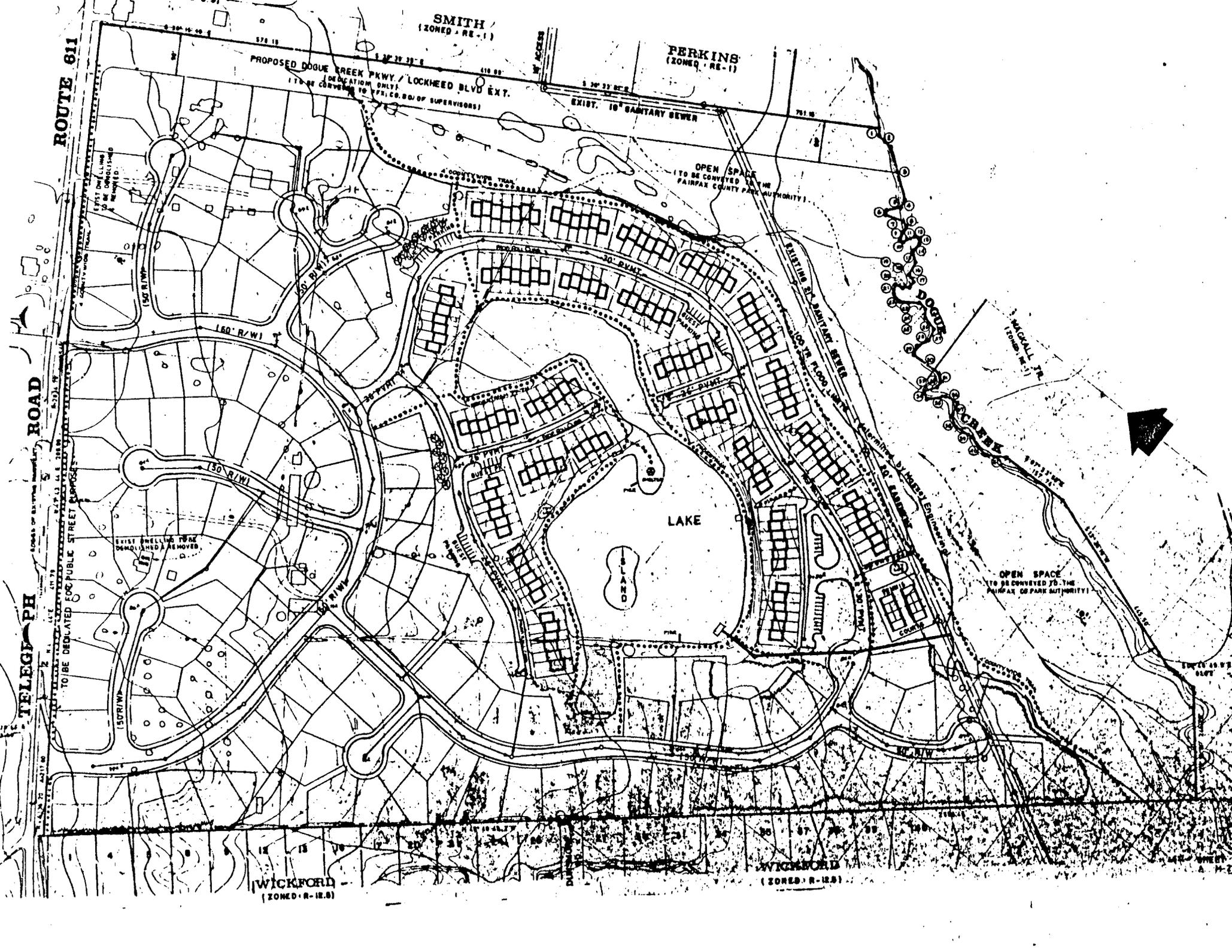
OPEN SPACE
(TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY)

LAKE

OPEN SPACE
(TO BE CONVEYED TO THE FAIRFAX CO PARK AUTHORITY)

WICKFORD
(ZONED R-12.8)

WICKFORD
(ZONED R-12.8)



A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT

LOCATION

The property within this application is located on the south side of Telegraph Road approximately 850 feet west of its intersection with South Kings Highway.

BACKGROUND

On July 18, 1977 the Board of Supervisors acted on Rezoning Application 76-L-071 by approving the R-5 District. Because the proposed development contained a mixture of housing types, the two stage development plan process was applicable. The Board approved a Conceptual Development Plan subject to certain development conditions. Among these conditions was a density limitation of 3.5 dwelling units per acre (du/ac) (283 dwellings) of which at least 131 units must be single family detached residences. A copy of all conditions is contained in Appendix 1 along with information describing the currently proposed Final Development Plan.

DISCUSSION

The Final Development Plan, revised as of March 30, 1978, contains 283 dwellings of which 139 units are single family detached dwellings.

Transportation

The development plan provides the two entrances to Telegraph Road and eliminates the connection to Dunsmore Road as the Board requested. The development plan also provides the proffered dedications for the Lockheed Boulevard extension and Telegraph Road. Construction will be required on Telegraph Road of right turn/ deceleration lanes at both entrances and a left turn/stacking lane at the northernmost entrance.

Environment

With regard to environmental considerations the following comments and suggestions are offered:

Stormwater Management. No additional proffers or modifications to the original staff requests are necessary. Considerable effort is being expended in this area by the applicant to assure on and off-site water quality protection objectives. An advisory note, however, is appropriate because of the applicant's proposed

excavation to achieve an enlargement of the existing on-site lake. Because of the delicate hydrologic balance and recharge mechanism for the lake, staff would urge the applicant to strongly reconsider the excavation proposal. Additional site work might interrupt that mechanism and diminish the ultimate utility of the lake. Nevertheless, if the applicant decides to proceed with the enlargement, staff would suggest that the applicant examine the potential lake circulation pattern given the summer season wind circulation patterns for this area. A stagnant area may be created by the prevailing south-southwest winds in the extreme north-northeast corner of the enlarged lake. To prevent odor or debris accumulation problems, a sub-surface pipe linkage might be advisable towards the west-southwest and the main body of the lake. This would allow the wind driven water to move out of the narrow "neck" and back into the main portion of the lake, thereby avoiding a stagnant zone. A conventional storm-sewer type of conduit would be appropriate.

Highway Noise Impact Mitigation. As discussed in the original staff report, a noise berm is still appropriate along Telegraph Road with the proposed design. The existing topography can be used to partially achieve this protection. The lots in the vicinity of the easternmost entrance should be graded down so that the small "top" will be retained as a natural berm. Fill material can then be extended along the property line to create a mound of noise berm. Landscaping measures as per the original staff report are still appropriate.

Protection against noise from the Lockheed Boulevard extension is more problematic. The new design solves much of the difficulty vis-a-vis the original development plan submission. However, the eastern tier of 7 detached lots require some additional treatment. This is particularly true of the corner lot where 2 major road facilities will intersect along the rear and side property lines. Because of the uncertainty regarding vertical alignment for these roads and their intersection, no specific noise barrier design can be proposed at this time. However, grading controls may largely mitigate the problem or at least allow the ultimate protection objective to be more reasonably achieved when the highway is constructed. It is proposed, therefore, that the applicant elevate with fill the eastern tier of lots so that Lockheed Boulevard will become a depressed road relative to the final grade of the potentially impacted lots. Should VDH&T ultimately construct the boulevard along this horizontal alignment, a low berm or wall could then be constructed so as to straddle the right-of-way line. This would then create a fairly effective noise barrier with a rather minimal effort on the part of the State and this developer. In making this suggestion, the staff assumed that the grade at the future intersection of the highway and a 4 lane Telegraph Road would be +70'. This elevation was transitioned south along the highway alignment for 200', then the highway was allowed to descend at a grade of +5%. The elevation at a spot 400' south of the aforementioned intersection would then be +60'. As proposed by the

applicant, the elevation of the lot at the property line appears to be +63'. If this elevation were increased with fill to +68' across the lot and slightly into the dedicated right-of-way an additional 4-5' high wall or berm could then be added on by the VDH&T at the time of highway construction. The effect of this action would be to split the cost and achieve a noise barrier of some 10-12' relative to the yard areas of these lots. Because considerable fill will be required for the townhouse portion of this project, it is recommended that the applicant incorporate this measure by increasing the proposed hauling effort for fill materials. Unfortunately, a 10' wide easement might need to be recorded across the rear property line of these lots so that, subject to the unanimous agreement of these property owners, VDH&T may utilize this strip for additional fill or barrier construction adequate to effectuate the ultimate noise protection barrier. A similar portion of Lockheed Boulevard dedication would be necessary to grade the barrier down to the shoulder elevation.

This commitment by the developer today will allow for the ultimate noise protection of the site with the participation of the homeowner who will actually be faced with the Parkway issue. Also, costs will be split between the developer and VDH&T.

Vegetation Protection. Many issues have been resolved as a result of the project redesign. These comments still apply:

- a) Enlarge the vegetation protection along the property line opposite Wickford lots 37 thru 40 and south of sanitary sewer easement by moving the cul-de-sac north and slightly east, approximately 100'. With careful lot configuration vis-a-vis the sewer easement, no loss in lots need occur and the tree buffer might be increased from 10' to 60'. Obviously, structure types must also be considered here because of the proposed grade changes and tree protection objectives. Consequently, a split level or at grade house might be more appropriate than a walk-out basement type.
- b) Retain the specimen pin oaks and maples around the existing structures near Telegraph Road. If fill for the noise protection measure makes this impossible, then staff would opt to clear the trees in order to achieve the noise protection.
- c) Retain the sweet gums along the western property line and the specimen hickory near lots 4 and 5 of the Wickford subdivision.
- d) Retain internal hedgerows of small maples, sweetgums and junipers vis-a-vis property line to property line grading and related site work.

Recreational Amenities

The latest version of the Final Development Plan provides a second tot lot adjacent to the tennis court. The Fairfax County Park Authority (FCPA) staff suggests that basketball/multi-use court would also be appropriate. The planning staff feels the addition of the two tennis courts exceeds the requirement for the multi-purpose court sought at time of rezoning and proffered. The dedication of land to the FCPA is essentially as requested. Countywide trail segments are shown as requested. The FCPA memorandum is Appendix 2.

Historical Site

The development plan indicates that Belvale, a house on the Fairfax County Inventory of Historic Sites, will be demolished. The house is suitably located on one detached residential lot to allow its preservation. At the time of initial rezoning, the applicant indicated an effort would be made to retain this house. See Appendix 3.

STAFF CONCLUSIONS AND RECOMMENDATIONS

The Final Development Plan meets ordinance requirements and previously proffered conditions.

The staff recommends approval of the Final Development Plan modified as necessary to incorporate the following development conditions:

Stormwater Management. Studying further the proposed increase in lake size prior to site plan submission with a view to either eliminating the expansion or incorporating measures to reduce potential stagnation.

Noise Impact Mitigation. Incorporating the suggested elevations in the grading plan to provide for limited noise mitigation features along Telegraph Road and to facilitate provision of future noise attenuation measures along Lockheed Boulevard extended.

Vegetation Protection. Incorporating to the extent possible during preparation of a subdivision site plan the protective measures recommended for specific vegetative assets of the site.

Historic Site. Retaining of Belvale as a single family residence.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any of the proffers, relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Appendices:

1. Development Information and Proffers
2. FCPA Memorandum
3. Historic Site information
4. Glossary

FOREWARD

On July 18, 1976, the Fairfax County Board of Supervisors granted a rezoning request for the R-5 District on 80.982 acres on Telegraph Road in the Lee District. The residential community resulting from this action, is identified as Lake d'Evereux. In addition to the granting of the rezoning, the Board accepted certain proffered conditions permitting a maximum density of 3.5 dwelling units per acre or a total of 283 units. This action, on the part of the County Board, constitutes the authority for the owner to prepare and submit the Final Development Plan (FDP) in accordance with the conditions or commitments which were approved by the Board of Supervisors.

This report is submitted as a part of the Final Development Plan which is prepared and submitted under the aforementioned authority and contains data and information useful to a review of the accompanying Final Development Plan graphics which are submitted separately.

Brief Summary of the Project

Lake d'Evereux is a planned community on 80.982 acres consisting of 144 townhouses and 139 detached lots for a total of 283 units.

The property is located on the south side of Telegraph Road (Route 611) approximately 1/5 mile south of its intersection with Kings Highway (Route 633). On July 18, 1977 this site was zoned R-5 in accord with the adopted Area IV Comprehensive Plan.

Pursuant the adopted Countywide Transportation Plan, a 90' wide Right-of-way will be dedicated and conveyed to the Fairfax County Board of Supervisors for future construction of the Dogue Creek Parkway. In addition, a substantial area along the Dogue Creek stream valley will be conveyed to the Fairfax County Park Authority for public park use.

A countywide trail will be constructed along Telegraph Road, as well as, along the Dogue Creek in accord with the adopted Countywide Trail System.

The residential units are arranged so as to maximize the orientation of homes to the major stream valley park and the reshaped and enlarged lake which is located in the central eastern portion of the property

INFORMATION RELATED TO THE FINAL DEVELOPMENT PLAN (Section 30-15.3.2)

1. Vicinity Map (Section 30-15.3.2-1)

The Final Development Plan contains a vicinity map thereon at a scale of 1"=2000'.

2. Boundary Survey (Section 30-15.3.2-2)

Boundary information is as shown on the Final Development Plan and is identified as sheet 1 of 2.

3. Detailed Land Use Plan (Section 30-15.3.2-3)

The Lake d'Evereux detailed land use plan has been prepared at a scale of 1"=100' and is identified in the development plan graphics as Sheet 1 of 2. The plan shows and includes the following:

- Location and arrangement of all proposed uses including the preliminary plan of subdivision.
- The setbacks from the development boundaries and adjacent streets are or shall be designed to complement development on adjacent properties.
- The vehicular circulation system and the principal pedestrian circulation system are as shown on the plan and the width of public streets are as indicated or will be determined at the time of final engineering design in accord with the then current and adopted Public Facilities Manual. The width of individual private travelways and parking areas may vary and is governed by the adopted Public Facilities Manual.

• Off-street parking will be provided in full accordance with the Fairfax County Ordinances.

• The proposed open space areas and those areas proposed for active recreational facilities are as shown on the plan.

4. Architectural Sketches of Typical Proposed Structures, Outdoor Lighting, Signs and Landscaping (Section 30-15.3.2-4)

Sketches illustrating the proposed architecture at Lake d'Evereux are as shown on Sheet 2 of 2. These sketches are schematic and are for illustrative purposes and may vary with the final design.

5. Proposed Screening Measures (Section 30-15.3.2-5)

To mitigate or eliminate any potential adverse effects resulting from the development of Lake d'Evereux on adjacent neighboring properties, the Final Development Plan provides for construction of single family detached homes adjoining the neighboring existing single family development and thus no screening measures are deemed warranted and none are proposed.

6. Public Utilities (Section 30-15.3.2-6)

Public utilities for Lake d'Evereux are as indicated on the detailed Land Use Plan (sheet 1 of 2). Sanitary sewer trunk lines, water distribution mains, telephone and electric service are presently available or accessible to the site and will be constructed or extended by the developer and or the utility company as may be appropriate.

7. Storm Drainage Plan (Section 30-15.3.2-7)

Major storm drainage is accommodated within natural drainage channels, except where major storm sewer are either indicated on the plan, or will be located upon final engineering design. Storm water management will be provided in accord with the Fairfax County Public Facilities Manual if and where appropriate.

8. Proposed Development Schedule and Cost Estimate of All Improvements (Section 30-15.3.2-8).

It is the Owner/Developer's present intent to commence development as soon as possible and complete same as expeditiously as market conditions permit.

9. Proposed Covenants, Restrictions and Conditions Pertaining to the Use, Maintenance and Operation of All Open Space Areas (Section 30/15/.3.2-9).

The Developer agrees to provide covenants, restrictions and conditions pertaining to the use, maintenance and operation of all open space areas, and to establish organizations, home-owners associations or other legal entities to effect such controls. These instruments will run with the land and will be approved by the County Attorney.

The Developer requests that the submission of the proposed covenants, restrictions and conditions be deferred until submission of final plans or record plats.

The Developer agrees that inherent in the approval of the Final Development Plan is the responsibility to subsequently produce such documents in form and content satisfactory to the County Attorney.

10. R-5 Final Development Plan Tabulation (Section 30-15.3.2-10)

AREA TABULATION

EXISTING ZONING - - - - -	R-5
TOTAL AREA - - - - -	80.982
No LOTS - - - - -	283 Lots
DENSITY - - - - -	3.5 Lots/Ac.
DEVELOPED RECREATION REQUIRED - - - - -	4.8 Ac.
DEVELOPED RECREATION PROVIDED - - - - -	4.8 Ac.
DETACHED LOT AREA - - - - -	39.4 Ac.
No LOTS - - - - -	139 Lots
AVERAGE LOT - - - - -	9,580 sq.ft.
MINIMUM LOT - - - - -	5,000 sq.ft.
DEVELOPED RECREATION REQUIRED	
(700 sq.ft/wt x 139 Lots) - - - - -	2.2 Ac.
DEVELOPED RECREATION PROVIDED - - - - -	2.2 Ac.
TOWNHOUSE LOT AREA - - - - -	41.5 Ac.
No. LOTS - - - - -	144 Lots
TOTAL OPEN SPACE REQUIRED	
(5,705 sq.ft/ lot x 144 lots) - - - - -	18.9 Ac
TOTAL OPEN SPACE PROVIDED - - - - -	35.7 Ac
- MASTER PLAN ST. R/W - - - - -	3.7 Ac.
- OPEN SPACE WITHIN LOTS - - - - -	4.0 Ac.
- COMMON OPEN SPACE - - - - -	28.0 Ac.
DEVELOPED RECREATION REQUIRED	
(780 sq.ft/lot x 144 lots) - - - - -	2.6 Ac.
DEVELOPED RECREATION PROVIDED - - - - -	2.6 Ac.

11. STRUCTURE COVERAGE & OPEN SPACE COMPUTATIONS
INTERIOR TOWNHOUSE LOTS
(96 Interior Lots)

Lot Area = 1980 sq. ft.
Dwelling Unit = 704 sq. ft.
Parking Pad
(two spaces) = 360 sq. ft.
Open Space per lot = 916 sq. ft.

Total Open Space on Interior Lots = 96 Units x 916 sq. ft.
= 87,936 sq. ft. +
= 2.0 Acres +

12. STRUCTURE COVERAGE & OPEN SPACE COMPUTATIONS
TOWNHOUSE LOT END UNITS
(48 End Units)

Lot Area = 2,880 sq. ft.
Dwelling Area = 704 sq. ft.
Parking Pad
(two spaces) = 360 sq. ft.
Open Space per Lot = 1,816 sq. ft.

Total Open Space on End Lots = 48 Units x 1,816 sq. ft.
= 87,168 sq. ft.
= 2.0 Acres

TOTAL OPEN SPACE ON TOWNHOUSE LOTS

Interior Units	2.0 Acres
End Units	2.0 Acres
<u>Total</u>	<u>4.0 Acres</u>

TOTAL TOWNHOUSE STRUCTURE COVERAGE

144 Units x 704 sq. ft. = 2.3 Acres, or 5.6% of Total Area

APPENDIX "A"

LAKE d'EVEREUX CONDITIONS OR COMMITMENTS

The commitments described hereafter as Apendix "A" were approved by the Board of Supervisors on July 18, 1977 as a part of the Generalized Development Plan, and are presented here to assist in a review of the Final Development Plan.

Application Number 76-2-071
Approved to the R-5 District

Total Number of Dwelling Units 213 Density 3.49 DU/AC
Building Floor Area _____ Floor Area Ratio (FAR) _____

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

See Attachment 2 for proffers.

- NOTES:
- In approving Conceptual Development Plan, the Board specifically asked for modification in Final Development Plan to provide two entrances on Telegraph Road and to eliminate the connection to Dunsmore Road. Two entrances on Telegraph Road are contingent on safety considerations.
 - The development plan, per se, is not proffered; proffer applies only to conditions within the enclosure.

July 18, 1977

Fairfax County Board of Supervisors
Fairfax, Virginia

Re: Application 76-L-071

Dear Mr. Chairman:

I hereby submit the below listed proffers with respect to the subject rezoning application. These proffers supercede any proffers previously made in this application.

As applicant I voluntarily proffer the following items:

1. Dedication of a 90 foot right of way for Lockheed Boulevard/Dogue Creek Parkway.
2. Dedication of a right of way on Telegraph Road to 45 feet from centerline but not to construct widening except for a deceleration lane and a left turn lane.
3. Storm water management techniques as described on page 9 of the Staff Report and pages 3 and 4 of Appendix 4 of staff report along with the drawing of water quality protection/detention pond as drawn on Appendix 4.
4. Dedication of open space associated with Dogue Creek to Fairfax County Park Authority.
5. Provision of recreation amenities of page 14 of staff report.
6. Provision of final development plan to the Board of Supervisors on July 18.
7. The community shall consist of single-family and town-house structures with single family adjacent to the community of Wickford and no road connection to Wickford during the construction phase or until such time as transportation in the area is adequate to provide an alternative.
8. The overall density be limited to less than 3.5 units per acre (283) of which at least 131 units are to be single family detached residences.

Yours very truly,

R. F. Crist
R. F. Crist
Applicant

Seen & Acknowledged
Robert J. ...
Deputy ...
...



M E M O R A N D U M

To: Phil Yates, for Staff Coordinators
Chief, Plan Implementation Branch, OCP

Date: 3-1-1978

From: Larry Gordon, Assistant Superintendent
Land Acquisition, FCPA

A handwritten signature, likely of Larry Gordon, in dark ink.

Subject: 76-L-071 (FDP)

Location: 91-3-((1))-22, 91-4-((1))-3

The Fairfax County Park Authority staff has reviewed the subject Final Development Plan and proffers and in accordance with previous Park Authority Board recommendations submitted May 9, 1977 has made the following comments:

The open space associated with Dogue Creek (Flood Plain and adjacent 25 horizontal feet or slopes in excess of 15%) should be dedicated to the Park Authority in accordance with the County Stream Valley Policy.

All other open space and recreational facilities associated with the development should be dedicated to the Homeowners Association. Recreational facilities should include one tot lot/apparatus area and one basketball/multi-use court in accordance with NRPA standards as adopted, and adopted by the FCPA. In addition, the two tennis courts, lake-related facilities and interior trails system shown on the plat are acceptable.

The developer should construct or arrange for the construction of a Type 1-A trail along Telegraph Road in accordance with the County Trails Plan. The developer should further construct a trail along Dogue Creek in accordance with the Trails Plan. The Park Authority trails planner should be consulted in determining the appropriate location and specifications for the trail along Dogue Creek. Ultimately, a trail should be constructed through the open space on the east end of the development to provide a pedestrian link with Huntley Meadows Park. This trail should be dedicated to the FCPA and should include a foot bridge across Dogue Creek.

Storm water management facilities should not be placed on FCPA property. However, if this is unavoidable, said facilities and the land on which they are immediately located should be dedicated to the County Board of Supervisors.

The proposed 90' Parkway is aimed towards Huntley Meadows Park. The Huntley Meadows Park Preliminary Master Plan of November,

1976, does not recognize the roadway that has been proposed on the Comprehensive Plan:

"Although there are transportation proposals underway to extend Lockheed Boulevard, the FCPA does not recognize its extension through the parkland in its planning proposals."
(Page 11)

Such a road would require approval from BOR, GSA, and the FCPA. If the plan is approved the parkway should be placed at the extreme north end of the development. An extensive wood buffer should be maintained between the roadway and the proposed development while a less extensive buffer should be placed between the roadway and the northern boundary of the property.

cc: Oscar Hendrickson
John Hardy

LG:hb



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



July 11, 1977

Mr. John F. Herrity, Chairman
 Fairfax County Board of Supervisors
 4100 Chain Bridge Road
 Fairfax, Virginia 22030

Dear Mr. Herrity:

At its July 6, 1977 meeting the members of the History Commission considered the upcoming zoning case 76-L-071 involving Belvale, a house on the Fairfax County Inventory of Historic Sites. The house is valuable primarily because of its builder George Johnston, an associate of George Washington. However, a recent visit by architect William Elkjer, who is a member of the History Commission, revealed that the house is structurally sound. At the density requested by the applicant, R-5, the accompanying development plan shows the retention of the house. The developer states, however, that a rezoning to the R12.5 density would force the demolition of the house in developing the property.

The History Commission strongly endorses the retention of the structure. It is a nice old building which is presently serving as the residence of a tenant who hopes to remain in the house. There is certainly precedent for the retention of an old house in a new subdivision. Oak Hill in Annandale and Spring Glade in Shouse Village are examples of old homes still used as private residences. Stoneybrooke, in the subdivision to which it gave its name, serves as a community center. The Commission would like to suggest, too, that consideration be given to retaining the name "Belvale" for the development, as in the preceding Stoneybrooke example, rather than the proposed "Lake d' Evereux."

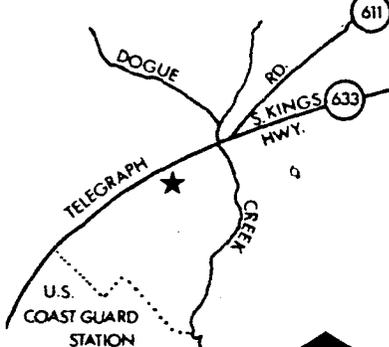
The retention of old structures adds a perspective and flavor that is often lacking in new development. It provides a link to the past which is necessary in the mobility of the twentieth century. Accordingly, the History Commission recommends approval of the development plan which allows the retention of Belvale.

Sincerely yours,

Edith M. Sprouse

Edith M. Sprouse, Chairman
 Fairfax County History Commission

cc Supervisor Joseph Alexander

1. STATE Virginia COUNTY Fairfax TOWN VICINITY Alexandria STREET NO. 7101 Telegraph Road Alexandria, Virginia ORIGINAL OWNER George Johnston ORIGINAL USE Residence PRESENT OWNER Dalbert Richard PRESENT USE Residence WALL CONSTRUCTION Frame and aluminum siding NO. OF STORIES 2	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY # 131 2. NAME Belvale DATE OR PERIOD Probably pre 1766 STYLE --- ARCHITECT --- BUILDER --- 3. FOR LIBRARY OF CONGRESS USE
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC No	
<p>The Belvale property dates from a 1698 grant to Richard Carpenter. In 1763 George Johnston purchased 167 acres of this land and the house was probably built between that year and the year of Johnston's death, 1766. The house remained in the Johnston family until 1925. Johnston was a member of the Virginia Assembly (1758-66) and was closely associated with Patrick Henry in Henry's 1765 resolution opposing the Stamp Act. He was legal advisor and close friend to George Washington, and at least one of his sons served as an aide-de-camp to General Washington during the Revolutionary War.</p> <p>According to Mrs. T. W. Robinson, whose husband was a Johnston descendant, the house was once much more elaborate than it is now. The main body of the house is two stories high but originally a one-story wing extended from the drawing room. The wing is no longer there, perhaps because of fire damage. The original mantels were marble-black in the drawing room and Italian pink in the library. The bedrooms had either coral or white marble mantels. There was walnut paneling in much of the house. The Johnston family says that two grandsons of George Johnston quarreled and in the absence of one, the other removed the marble mantels and walnut paneling. The replacements for both were plain and undistinguished. The structure was apparently damaged, perhaps by the removal of the paneling. The rear of the house, a back dining room and bedroom above, subsequently collapsed.</p> <p>According to the present owners, the old library is now the kitchen and dining room. The fireplaces have been bricked up and the beams in the basement have been covered. The original white frame and clapboard wall construction has been covered with aluminum siding. The outbuildings are not of the same age as the house. They include a barn, a workshop, and a chicken house now used for storage. On the property there is a cemetery which may have been a slave burial ground.</p>	
5. PHYSICAL CONDITION OF STRUCTURE Endangered No Interior Good Exterior Good	
6. LOCATION MAP (Plan Optional) 	7. PHOTOGRAPH N. Netherton, 1969 
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. See Virginiana Collection files, Fairfax County Public Library. Eleanor Lee Templeman, <u>Arlington Heritage</u> , Templeman, Arlington, Virginia, 1959.	9. NAME, ADDRESS AND TITLE OF RECORDER Mrs. William R. David Fairfax County Division of Planning 4100 Chain Bridge Road Fairfax, Virginia 22030 DATE OF RECORD 11/24/70