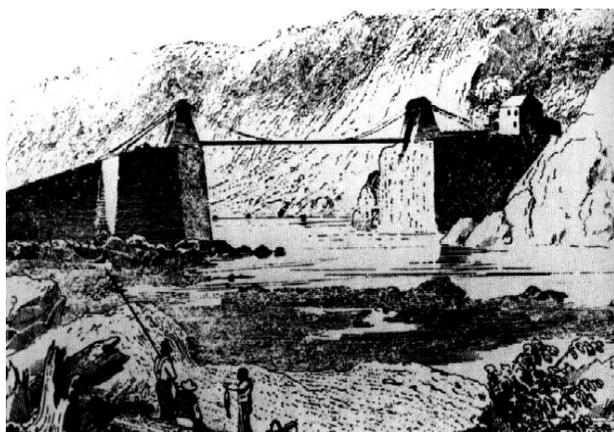


# *A History of Evans Mill Pond*

*McLean, Virginia*

First printing 1988 - WB  
Revised 2005 - JR  
Revised 2013 - JR

## *EARLY HISTORY OF THE MCLEAN AREA*



*Chain Bridge across the Potomac*



*Typical log cabin at a farm*

*In the early times*, say the late 16th century, the plot of ground that we today call Evans Mill Pond was a densely tree-covered series of rolling hills. The pond was yet to be part of the landscape; instead there was a gully with a marshy bottom and a very small stream. Indians of the Powhatan Nation likely used these woods as an abundant hunting ground providing deer, beaver, and occasional brown bear. The Potowmack (Potomac) River, a name translated from an Algonquin dialect, was an abundant source of fish – mostly shad and herring. By the 17th century, Englishmen had started trading and occasionally settling in this area. For the most part, serious trade up the Potomac was halted by the rapids of the Great Falls. This was of course not the case for the Indians in their agile canoes, a fact learned in 1608 by Captain John Smith when he dealt with Indians below the Great Falls who were equipped with steel knives and hatchets traded from the French in Canada.

In the 18th century, traders and would-be settlers in the vicinity of Prospect Hill (today the intersection of Balls Hill Road and Old Georgetown Pike) had to deal with a changing population of indigenous dwellers, mainly the aggressive tribes of the Iroquois Confederation. The adversarial nature of this relationship tended to contain the spread of English land acquisitions, but in spite of the dangers and frequent, but diminishing confrontations with the tribes, settlers were arriving and Fairfax County was formed in 1742. It was a large area, essentially extending from Alexandria to the Blue Ridge Mountains. Later, in 1757 the lands west of Difficult Run became known as Loudoun County, a boundary which was again redrawn in 1798 roughly along the route known as Sugarland Rolling Road (known today as Old Georgetown Pike).



*Taking goods to market on a plank road,  
in this case the Leesburg Pike, a toll road.*

Immigrants (merchants and farmers) arriving in the colonies in the 1720's and 30's took advantage of the numerous small land grants issued for settlement. Such was probably the lot of the Besley family, Huguenots and refugees from religious persecution in France. It was the Besley family that first acquired a relatively large plot of rolling timberland in Fairfax County, due north of what was to become Falls Church (1733,) half way to the Potomac. They probably set about making a clearing from the dense stand of Oak, Tulip Poplars and Ash on their newly acquired homestead. These trees were good material for making sturdy, but crude, dwellings. The climate and fertile loam soil were favorable for growing corn, oats and most especially, tobacco (a cash crop and a medium of exchange.) Times were pretty hard for these early EMP settlers; the only roads consisted of a pair of ruts called a wagon trail (now Great Falls Street) heading toward Falls Church where it joined with the more modern Leesburg Pike to Alexandria. The other road was a wagon trail (after about 1805 called Chain Bridge Road) from Sugarland Rolling Road (at Langley) to Ayr Hill (Vienna). Regardless of the path you picked, you were two thirds to a full days ride on horseback to the nearest settlement.

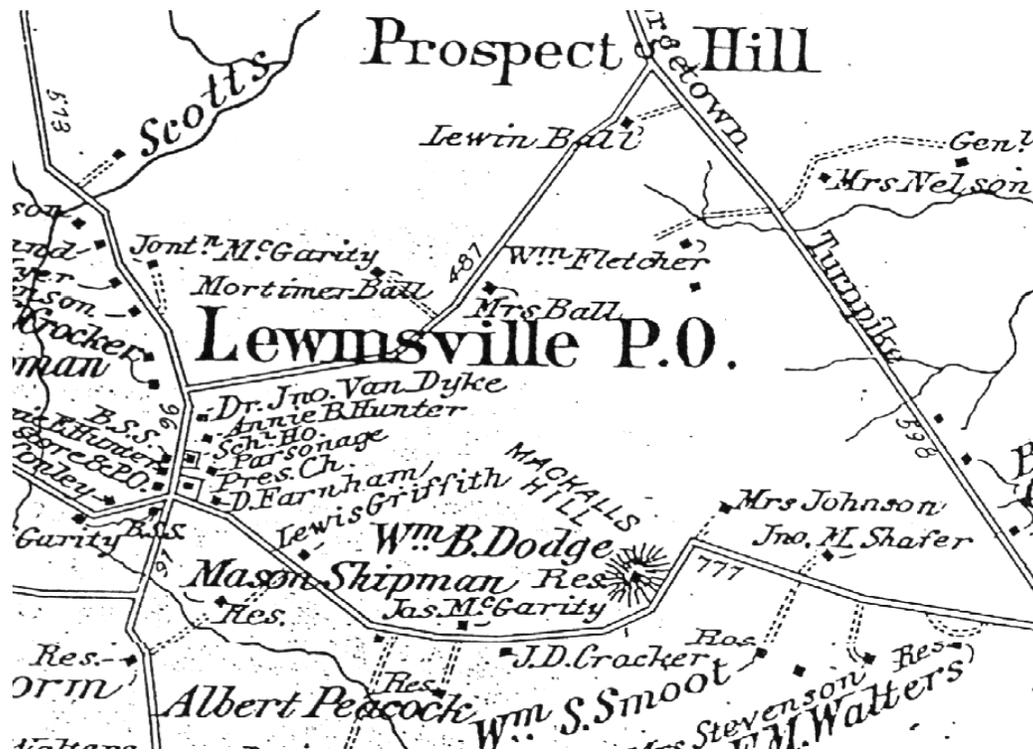
The War of 1812, primarily a naval engagement not withstanding the adverse impact on the Capitol and White House, caused some tense moments for Fairfax County even though no real action ensued. In 1814, when the British attacked Washington, some of the Virginia militia was mustered at Falls Church preparatory to assisting in the defense. Most of the action, however, focused on preserving national historical documents and the flight of President and Mrs. Madison. It seems that while the President and the First Lady departed the Capital on August 24,

1814 traveling via different routes, they and their entourage were to rendezvous not more than a mile from EMP at an inn called Salona, across from Mackall's Hill (currently the site of the McLean Safeway) along Chain Bridge Road.

By 1846 the Besley family was into their fourth or fifth generation here in their adopted land. As their family prospered, as had others, it was not uncommon for members of the family to move up the road to the fertile Shenandoah, or into the mid-west. As these pioneers moved out, others moved in, further populating the area. Part of the large Besley farm (the high ground to the West) was acquired by the Presbyterians in 1846 and a church was founded. The site is still used today as a Presbyterian Church and cemetery at the intersection of Chain Bridge Road and Great Falls St. Before the outbreak of the war, the town of Lewinsville P.O. was created largely from land owned by the Besley family. Across the street from the church was a general store and post office. North of the church (towards Balls Hill Road) along Lewinsville Road was built a parsonage and later a school house.

In the midst of all this progress, Lewinsville and indeed all of Fairfax County, was caught up in the Civil War. By June of 1861, over 40,000 troops were massed at Manassas under the command of General Beauregard. Small reconnaissance and raiding parties were sent out frequently to keep an eye on the Union forces and forage for fresh food, livestock, chickens, etc. These parties would come on horseback up to Chain Bridge Road and roam along the Sugarland Rolling Road from Georgetown to Leesburg.

It is very likely that the high ground ridge that runs along the east side of EMP (above where the pond is today) toward Chain Bridge Road on the south, served as a perfect bivouac area. Union and Confederate troop encounters were becoming more common and moving closer to Lewinsville. On the 17th of June 1861 there was a clash in Vienna. On the 7th of July there was a small engagement at Great Falls. In September of 1861, the Union troops were ordered to renew their efforts to take possession of the upper Potomac, which lead to several skirmishes with the foraging Confederate troops. One such encounter took place here at Lewinsville on September 11, 1861. The outcome was decidedly against the Union troops as they lost six and had eight wounded. From this time on there were troops from both sides making life pretty rough here in villages like Lewinsville and surrounding farms.



Lewinsville P.O. from G.M. Hopkins' Atlas circa 1870s.



View of the road through Pimmit Hills in 1862  
They, too, must have complained about the lack of curbs and parking

During the remainder of the year there were several battles at Dranesville, one of which involved a clash between COL. J.E.B. Stuart (CSA) and Gen. E.O.C. Ord (Union). The most serious (and last recorded) of the Civil War battles to be fought at Lewinsville took place on May 23, 1862. At that time the 36th and 44th Ohio met to do battle with the 2nd West Virginia Cavalry. The outcome was 14 killed, 60 wounded (Union) and 40 killed, 66 wounded, and 100 captured (Confederates). After this battle, there probably wasn't much of Lewinsville left in one piece and much of the Besley farm was very likely destroyed during that conflict. It is difficult to imagine just exactly what Master Sergeant William Besley saw at the Besley homestead as he returned in 1865 after service with the Union forces, but he put the pieces back together and rebuilt the farm, focusing on dairy cattle and a small orchard.

By 1878 Lewinsville had only a few scars left from the war. The general store, post office, church, school and homes had been rebuilt. A Dr. J. VanDyke had built a place where the park area next to the Government Center now sets. The Ball family had become major landholders of most of the property along what was correctly called Balls Hill Road. Down Chain Bridge Road at Langley there was even a hotel.

The Besley's finally sold their farm after almost 200 years of work and toil. The property passed first to the Walton family (neighbors from just across Chain Bridge Road), then on to Bayard Evans in the 1940's. It was Evans who decided in the late forties to build an earthen dam at the north end of their property across the stream known as Dead Run. The pond created behind the dam was used as both a watering hole for livestock and a fishing hole for the family and neighbors. In the late 1950's, the state constructed Route 123 cutting the Evans property into two pieces. The approximately 14 acres of land and a one-acre pond on the north side of 123 continued to be used as farm land until about 1979 when the Evans family decided to develop it into residences. The property was developed into what became a townhouse community of fifty homes known as Evans Mill Pond.

Today there is very little left of what it was two hundred years ago – after all that's progress. However, the bulldozer missed four or five Oaks that still stand on the knoll east of the pond along the jogging path to the south. (The oldest of these trees was felled by a lightning strike in summer 2000.) These trees are between 200 and 250 years old, probably among the oldest remaining in Fairfax County. They have seen much of the history recalled in the paragraphs above. Sometime when you walk along the path in the woods, think about how the area looked before Rt. 123 sliced the Evans' farm into pieces. If only those trees could talk....



*Ice Skaters on the Pond in 1976*  
*The last year the pond froze enough for skating was 1996*

## *DEVELOPMENT OF EVANS MILL POND*



*Evans Mill Pond* is a community of forty-eight townhomes and two detached homes built in the early eighties in McLean, Virginia, just off Balls Hill Road adjacent to The Langley School. The 13.6 Acre property is located on the west side of Dolly Madison Boulevard (Route 123) between Lewinsville Road and Old Dominion Drive. Prior to development, it was previously farmland and part of a property on either side of Rt. 123, a total of about 37 acres owned by Bayard Evans and later his son, Ralph Evans. Bayard bought the property in the 1940's and used it as a farm with livestock, a millhouse and a colonial style restaurant called *Evans Farm Inn* that became very popular in the area. It included the *Sitting Duck Pub*, which had a side entrance one level below the restaurant, that was a popular Friday and Saturday evening sing-along bar for people in the neighborhood, a few of whom still reside at EMP. The farm and livestock areas were open to visitors and for decades many local residents brought their children to see and feed the animals.

As the McLean area grew, the restaurant fell out of favor to the point that it no longer remained profitable, so Ralph Evans took steps to close the restaurant and dispose of the land. In the early eighties, he and a partner developed Evans Mill Pond. After closing the restaurant, the remaining property on the East side of Dolly Madison Blvd. was sold to Elm Street Development, which eventually resulted in the Evans Farm community in the late 1990's, our neighbors across the road. Evans Mill Pond consists of 50 dwelling units (DU) on 13.6 acres with a density of 3.67 DU/acre and about 65% open space. Evans Farm, developed more than a decade later, resulted in 125 dwelling units on 24 acres with a density of 5.21 DU/acre, considerably denser than Evans Mill Pond.

*Having decided* to dispose of the properties, Ralph Evans' first move was to form a partnership with Joseph W. Kaempfer, a Washington, D.C. commercial developer, and

formed Evans Farm Associates to develop the property on the West side of Dolly Madison Blvd. The overall property was designed by the engineering firm Dewberry & Davis, in concert with architects from the Kaempfer Company. A Rezoning Application was submitted by Evans Farm Associates to the Fairfax County Planning Commission, which was approved, with Proffers, on November 8, 1979, granting inclusion in the R-5 district. A Rezoning Amendment to reconfigure the back end of EMP was submitted in 1982, which changed the configuration of the houses in the back section. Before and after diagrams are contained in the Illustrations below.

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*Construction* in EMP started in 1981 with #7285 – the first townhouse on the right – used as the model home. What would have been the garage for #7285 was used as a sales office and remains the only house in the development without a garage. The initial units were built along the first curve and around to the left, comprising fifteen houses in three sets. After those were completed, construction worked its way around from #7256 and along the pond to #7212. The last groups to be built were #7219 to #7211; #7209 to #7201; and #7210 to #7200. Finally, the two detached homes at the entrance, #7287 & #7288, were built, thereby completing construction in 1985. The two tennis courts on the South end of the property were added at that time, utilizing information about court construction gained by members of the Tennis Committee from the Fairfax County Parks Department to assure the durability of the courts.

When interest rates rose in 1982, construction was halted and then restarted at the end of 1983, with a new site plan that changed the layout of the homes in the back section. The developer also planned to change some other features, such as changing the roof material from cedar shakes to asphalt shingles, in order to save money, but these plans were opposed by the HOA and were eventually abandoned. During this time, the pond was dredged and reconfigured, with much of the spoil being used to elevate the land on the north end of the pond.

The community was organized by the developers as a Home Owners Association (HOA) named *Evans Mill Pond Owners Association* and managed by the partners with a three-person Board. In 1986 the HOA was turned over to the residents as a self-managed HOA with a seven-person Board and a number of committees dedicated to various aspects of running the community – Landscaping, Tennis, Architectural Review, etc., and later, a Long Range Planning Committee was formed to focus on infrastructure and financial requirements. The size of the Board was later reduced to five members.

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*The Pond* is one of the unique features of Evans Mill Pond. Known by the county as a Storm Water Management Facility, the pond was roughly square before development started and at one time was used for cattle watering. The shape was changed during construction of EMP to a roughly rectangular shape, 1.2 acres in area and dredged to a maximum depth of 12 feet with a mean depth of about 5.5 feet. Water is collected from a 43 acre site on either side of Dolly Madison Blvd. and flows into the pond. The water comes from the Evans Farm community through a pipe under the road ; from the County Government Center via a small stream; from the Langley School via drains that connect to the EMP drain system flowing into the pond at two locations on the West side; and from the street drains within EMP. A concrete drainage structure was constructed during development at the south end of the pond that directs overflow water through a pipe into Dead Run and on into the Potomac River. The ugly concrete structure has been the subject of considerable discussion over the years about “beautification” possibilities, but nothing was ever done about it. One tongue-in-cheek suggestion was for a Merry-go-round or gazebo on top of the structure with a small bridge from the west side of the pond, but that idea quickly died. As there are no known springs feeding the pond, the water level is a function of the amount of rainwater and the level of the outflow, which has never been adjusted.

The pond’s fish population has varied over the years and from time to time contained bass, crappie, bluegill, yellow perch, goldfish, numerous minnows and one, or two, resident snapping turtles, so watch your fingers. There have been many geese and duck families over the years, but they do not thrive because of the turtles. We are fortunate to have Blue Herons that can often be seen at various locations around the pond looking for lunch. Green herons and Belted Kingfishers are frequent visitors to the pond during the summer.

The pond is maintained by residents who occasionally apply chemicals to control algae and aquatic foliage, mainly duckweed. Swimming is not allowed, but some of our residents occasionally fish, either from the shore, or small craft. Ice skating was a popular winter activity, but the last time the pond froze hard was in 1996.

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*Governance* by the residents began in 1986 as a self-managed HOA with an original seven-member Board, followed by many others in years to come. Relations between the HOA and the developer were difficult in the first few years, with many issues to be resolved, including curbs in the back section, which the developers had promised but never did provide. Initially the homes were to be all brick with brick divider walls. However, after the first phase was completed and finances for the developer became shaky, the remaining homes were built with brick fronts, clapboard on the sides and rears and wooden divider fences. A committee was formed to obtain guidance from a law firm specializing in HOA issues to obtain guidance regarding a number of unfinished projects.

In November 1987, a new committee was formed to evaluate needed upgrading, with a mandate to complete the plan in six months. The EMP Capital Improvements Committee, Chaired by Will Butz (#7236) the author of the original version of this history, completed its work and issued a report, dated May 31, 1988. After the community approved the report, a number of improvements were made, including construction of curbs in the back section, street lights to replace the driveway-type lamps installed by the developer, watering systems in three common areas, and a plan to control water runoff from the American Legion property and EMP. The new street lights were actually the result of an effort by Milt Silveira (#7213) with Dominion Virginia wherein the lights and new wiring were installed by Dominion and the HOA pays a monthly charge for the lights, maintenance and electricity. This arrangement saved the community an immediate capital outlay of more than \$25,000.00 at a time when the HOA reserve fund was considerably less than it is today. In later years, the original gazebo was replaced, as it was falling apart. The path from the street to the gazebo and on to the pond was originally grass, but later converted to gravel, then to slate, and eventually to its present configuration of very attractive stonework with a patio area and benches facing the pond. This path provides easy access to the pond by all EMP residents. In 2003, at a cost of just over \$17,000, an island was added at the entrance from Balls Hill Road that was intended to be an attractive addition and to slow the traffic entering the community.

Over the past more than twenty-five years, Evans Mill Pond has matured into a vibrant, attractive and well-kept community in an ideal location, convenient to Washington, Northern Virginia and Maryland and growing in desirability with the major expansion of Tysons Corner and the arrival of the Metro Silver Line.

While a few homes (five as of this writing) have remained in the hands of the original purchasers, most have been turned over, some as many as four times. Evans Mill Pond has remained a desirable place to live in the growing economy of Fairfax County, thanks to its location; its continued high-quality maintenance and appearance; its residents; the efforts of those who have bent their backs and sweated doing maintenance; and the dedication of the many volunteers who have managed the association over the years.

*EARLY 1980s PHOTOS OF EVANS MILL POND*



*Front entrance north side Evans Mill Pond from Balls Hill Road*



*View of Evans Mill Pond looking south*



*Unimproved pathway along the pond looking south*

*Views of Evans Mill Pond – 2005*



*Entrance to Evans Mill Road from Balls Hill Road*



*Evans Mill Road towards the Gazebo*



*Evans Mill Road towards the Tennis Courts*



*Landscaping on Common Property*



*Gazebo on “The Green”  
Site of Neighborhood Socials*



*Back Circle & Tennis Courts*



*View from North Side of the Pond*



*View from East Side of the Pond*

*VIEWS OF EVANS MILL POND – 2013*



*Island added in 2000 improved the entrance to the community  
And slowed down the traffic*



*New stone path to the gazebo and the pond*

# *EMP News & Notes (Early Newsletter)*

## **EVANS MILL POND**

*McLean, Virginia*

### **NEWS & NOTES**

**JUNE 28, 1986**

Since the Homeowners' meeting of 4 June, the following events and their results to date are listed for your information:

I. Effective June 14, 1986 Mr. Donald Casey commenced work as our pond limnologist. He will be providing monthly status reports and a final report no later than November 28, 1986. Some of his work does require that he use a boat on the pond so if you see someone in a canoe his name should be Don Casey. Mr. Casey will also be providing data to Mr. Brincefield in support of our legal processes with the builder.

II. On the legal front, counsel reports that the builder's lawyers, Thomas and Fiske, did respond verbally at the last minute per the deadline in the demand letter. Although it was not possible for a meeting on that date, a later date (June 17 and 1:30 PM) was set for the meeting. Will Butz asked Lee Gustafson to attend in our behalf in order that our counsel would have the depth and continuity required. Thomas and Fiske sent two very senior partners to the meeting. In addition, Ms Julia Calabrese was there to represent the builder. Each of the items in our demand letter was discussed at this meeting. Albeit, no items were resolved, only two items received a firm "no" from the builder's side; the parking issue and the issue of homeowners' liability on the pond. The meeting did provide a list of action items for both sides as a first step the dialogue process. These items include:

- A. Homeowners and builder to swap pond reports.
- B. Homeowners to resubmit to Julia a copy of Tom Oden's cover design for the concrete "bunker" in the pond for action.
- C. The builder will clean up the debris in the woods.
- D. Homeowners to identify who still has water in their basement.
- E. Julia is to meet with the board on the remaining landscaping.
- F. The builder to work (with the Homeowners) in resolving the pathway issue in the front (along Balls Hill) (see note below).

- G. The builder is committed to proper completion of the hill work by the Gennaro's garage.
- H. Screens over open window wells will be provided by the builder.

In retrospect, our lawyer is "cautiously optimistic" as a result of this first meeting. As a result of these actions, the clock on any statute of limitations is purportedly stopped pending satisfactory resolution of issues in our demand letter. The date of the next meeting remains to be determined.

III. Next is the subject of the pathway in the front of Evans Mill Pond complex (along Balls Hill Road). To quote both Lee and Tom Oden on this issue, "it looks like we are losing the battle in our efforts to defer installation of the path across the front of our property." Ms Yasmin Anderson, the county Trails Planner, had been reviewing our case until Friday, June 13 when she recommended that our request for deferral be denied. On Friday, June 20 the county met on this issue with the thought in mind that either everyone from Langley School (who had requested deferred status) to the housing development to the East of us be required to install the pathway, or everyone be given a deferral. The outcome of that meeting is still not known. However, the stakes along the road are an ominous sign! By the way, under any circumstance, Kaempfer remains responsible for the path.

IV. Thanks to Bob Hanrahan, the board has been provided copies of the "standard cable agreement" for installation of cables and pedestals by Media General Cable of Fairfax. Since this agreement requires that the cable company receive an easement before a design plan can be drawn up and submitted to us, we are asking David Bass (7200) to advise us regarding the need for counsel. The process of getting cable TV into Evans Mill Pond is a long one (several months) so don't expect action real soon.

V. Tom Adcock is updating the Evans Mill Pond address and telephone directory. If you have not already given corrections to us (a list was circulated at the annual meeting) or your occupation is not listed, please call Tom at 734-7035 at home within the next few days.

VI. The tennis courts are finished and ready for use. Please see Jim

Page 3

Maravel (7248) for information regarding access and a copy of the rules if you missed the meeting on the 4th of June. Thanks to Jim and his committee for their energy in making the courts a reality.

VII. If you haven't noticed yet, the entry way and speed limit signs have been installed. Both are in keeping with the decor of our community. Thanks to Marguerite Church (7216) for seeing that project through to a successful completion..well done!

VIII. A last note, for those of you who weren't at the last Homeowners' meeting and/or didn't pick up your annual meeting information packets, you may do so now. Until 8 July, Mitzi Roberts at 7254 will be holding unclaimed packets for the following Evans Mill Road addresses: 7287, 7277, 7247, 7270, 7222, 7214, 7210, 7215 and 7219.

# EMP SALES BROCHURE 1982

# EVANS MILL

## POND

June, 1982

### Luxury Is A Standard Feature

Our current economy has forced many people to take a closer look at their purchases and, more importantly, at the quality of their investments. Today's home buyers want maximum value—the luxurious townhomes of Evans Mill Pond offer that level of value.

These townhomes have spacious living quarters and many gracious amenities in an unusually beautiful setting. The houses, ranging from 2795 to 3465 square feet plus a two-car garage, feature three to four bedrooms. Every home has a master suite with sitting area and room for a cozy fireplace. Master baths have both a tub and shower, and many offer a Jacuzzi whirlpool. Numerous homes include a finished recreation room with a wet bar.

Behind each home is a private patio/garden area along with a convenient walkway that leads to the garage. The kitchens are equipped with deluxe appliances including a side-by-side refrigerator with an icemaker, microwave oven, self-cleaning range, under-counter lighting and counter-top Jenn-Aire grills. All baths and powder rooms include Moen faucets, American Standard fixtures and ceramic tile.

Evans Mill Pond carries the luxury concept one step further by offering many "extras" not seen in other townhome developments. All homes are off the main roads but close to the heart of McLean in a beautiful setting of woodlands and meadows. Although they abound with contemporary conveniences, they are designed in the classic Virginia style of architecture.

And then there are the little touches: hardwood floors, sanded, stained and sealed in place rather than the harder-to-maintain prefinished materials; prewiring for a security



system and television antenna as well as an ample supply of telephone outlets; sunny breakfast rooms, cedar shake roofs, skylights and many other quality pluses.

The homes are constructed with energy-saving R-30 and R-13 insulation, quality double-hung wood insulated windows, central air conditioning and humidifiers. In addition, the community offers seven acres of landscaped grounds, tennis courts, bridge paths and a large scenic 1-1/2 acre spring-fed pond.

The Evans Mill Pond community is located in McLean just off Route 123 away from the business district but still near the heart of town—directly across from the historic Evans Farm Inn. It offers easy access to the shopping and office complexes at Tysons Corner, Dulles Airport, the Beltway, scenic Great Falls and downtown Washington.

So when you think of Evans Mill Pond, you should keep in mind the characteristics that raise a residential community from a quality purchase to a premium investment. And as an Evans Mill Pond resident, you will enjoy many years of pleasure, pride and elegant living.

### A Welcome From Evans Mill Pond

As our landscape is bursting into flower and the blossoming of our woodlands and meadows becomes apparent, I would like to welcome the true beauty and vitality of the Evans Mill Pond community—our residents.

Evans Mill Pond is coming to life—and life is coming to our townhomes. Our first resident, an attorney with American Telephone & Telegraph Company, will be moving from Oklahoma City and has chosen the Addison. Our next neighbors, arriving in mid-May, are a young professional couple who have also selected an Addison model. A pathologist with Arlington Hospital will be moving into one of the Besleys in late June.

As we add the touches of life to our homes, we are also adding life to our pond. An entertaining family of ducks have set up housekeeping at the Pond, lending a bucolic touch to the beautiful setting of Evans Mill Pond.

A warm welcome to all.

*Quin J. Schmalzer*

Sales Manager



### Architectural Highlights

The beginning of June will mark the start of construction for the second group of townhomes at Evans Mill Pond. This group will include a Besley, a Dominion, and three Addison models.

The Addison, at 2795 square feet, features the choice of three bedrooms or two master suites as well as a spacious, well-equipped kitchen and breakfast area opening into the private patio, a sunken living room and separate dining room. The basement area can be finished as a recreation or exercise area with a wet bar and powder room.

The Besley, an end unit with 2,950 square feet of space, offers a different style of living than the Addison. Adjoining the spacious country kitchen is a breakfast room facing onto the enclosed patio. The marble entrance foyer leads into a sunken living room

on one side and the dining room on the other. Upstairs is a master suite complete with sitting area, optional fireplace, and a luxurious bath with Jacuzzi tub and separate shower. A second bedroom also has its own bath and large closet spaces. The family room with fireplace and wet bar, third bedroom, powder room and utility area round out the basement floor.

The Dominion, the most spacious model of this group, completes the other end of the group. This one-of-a-kind at Evans Mill Pond offers a floor plan encompassing 3,105 square feet. In addition to offering living spaces similar to those of the Besley's, this model adds a separate sitting room attached to the master suite and a library adjoining the formal living room.

As with all our homes, these units have two-car garages, elegant enclosed patios, and access to the amenities of the area.



Aspects of Evans Mill Pond. Clockwise from above:

- the first row of Addisons, completed and ready for occupancy
- the Pond with our newest residents, a family of ducks
- the lower-level recreation room of the Besley, complete with brick fireplace and wet bar
- the gourmet kitchen and sunny breakfast area of the Addison
- the Besley's sunken living room



### The Kaempfer Company

"Being a developer in Washington is sometimes exhilarating, often trying, but never boring," explains J.W. Kaempfer Jr., founder and president of The Kaempfer Co., Investment Builders. His company has been involved in both commercial and residential developments in the D.C. area, with projects including office buildings, luxury townhouses, and Victorian homes.

A graduate of Harvard Business School, Kaempfer spent over seven years with major developers including Holladay Corporation and Levitt and Sons before starting his own company. With these companies he assisted in a broad range of projects—everything from condo conversions in the D.C. metropolitan area to a major housing project for the elderly in Westchester County, N.Y.

In 1977, Kaempfer formed Great Northwest Land Company, in Washington, D.C., to specialize in the developing and construction of higher priced urban residential projects. Great Northwest Land undertakings included Guilford Green, a 40-unit development of new and renovated townhouses in Old Town Alexandria, and McArthur Walk, a development of 41 apartment units and 12 townhouses in Northwest Washington.

One of the company's most unusual projects was a complex of four Victorian houses located on Chain Bridge Road across from Battery Kinzie Park in Northwest Washington. These homes incorporate authentic architectural touches and the rapid development of the Victorian era, such as hand-crafted woodwork throughout, antique wooden fireplace mantels, leaded glass entrance doors, wraparound porches with carved woodwork decorations, and large cupolas.

The Kaempfer Victorians received considerable acclaim including two Awards in the Finest for Family Living contest sponsored by the Northern Virginia, Suburban Maryland, and District of Columbia Builders Associations. In addition, the houses were extensively described in a Washington Post story and are being featured this spring in *Builder Magazine*, *Metropolitan Home* and the *Washington Post Sunday Magazine*.

Although primarily involved in residential developments, Great Northwest Land also participated in commercial ventures. In addition, during 1978, Kaempfer travelled frequently to England, to supervise development and construction of new headquarters for a British manufacturer and distributor of soft contact lenses.

In 1981 Great Northwest Land became a subsidiary of Kaempfer Company Investment Builders, a corporation that develops both commercial and large-scale residential properties.

Among current Kaempfer Company projects in addition to Evans Mill Pond are a 186,000 square foot office and retail complex, Park Place in Rosslyn, and a five-star luxury hotel and office building complex to be built on a prime location in the rapidly developing West End section of Washington, D.C.

### EVANS MILL

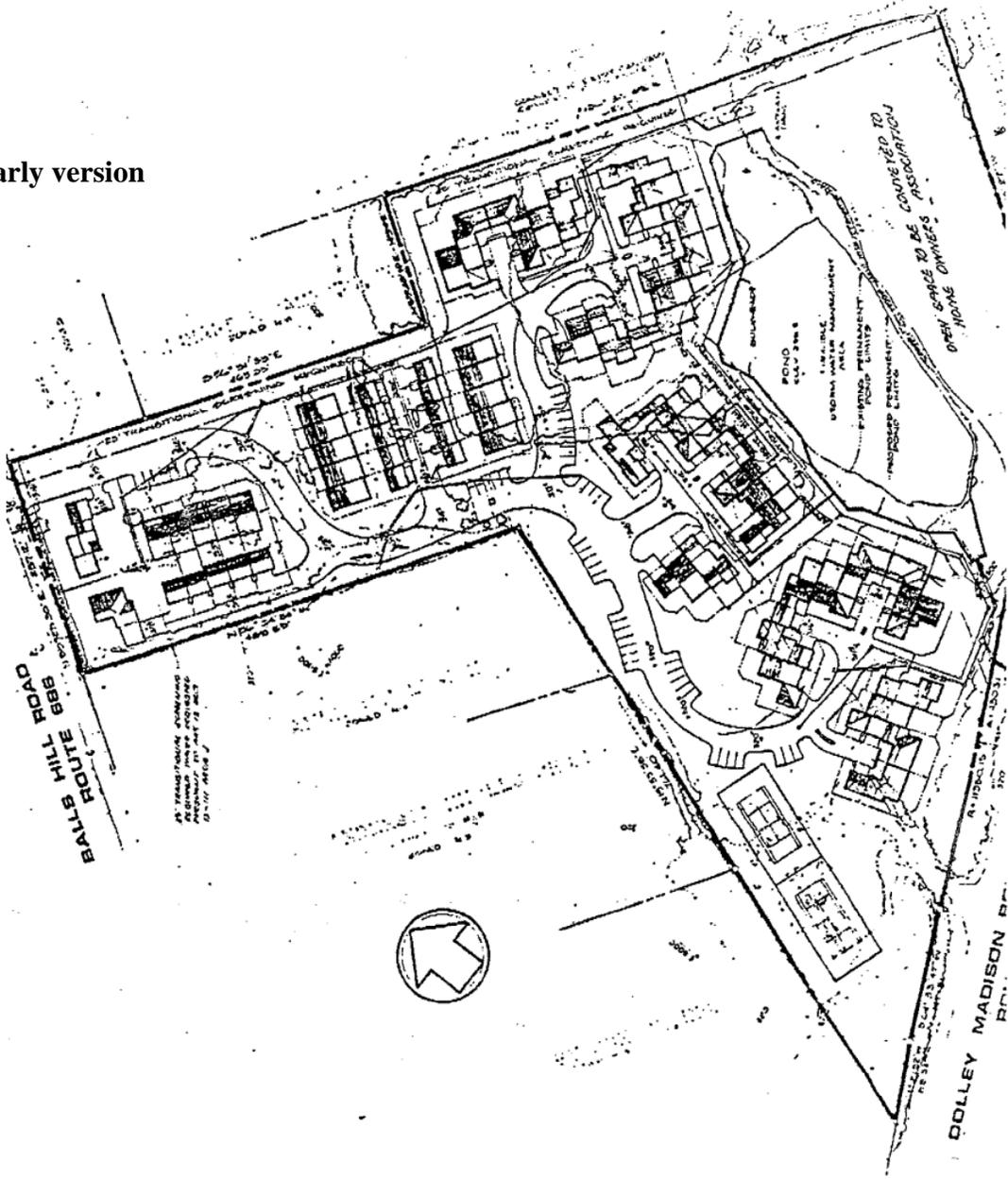
#### POND

#### KAEMPFER

Sales Office:  
Evans Mill Pond  
Box 973  
McLean, Virginia 22101  
703-556-0885

# Changing layout

An early version

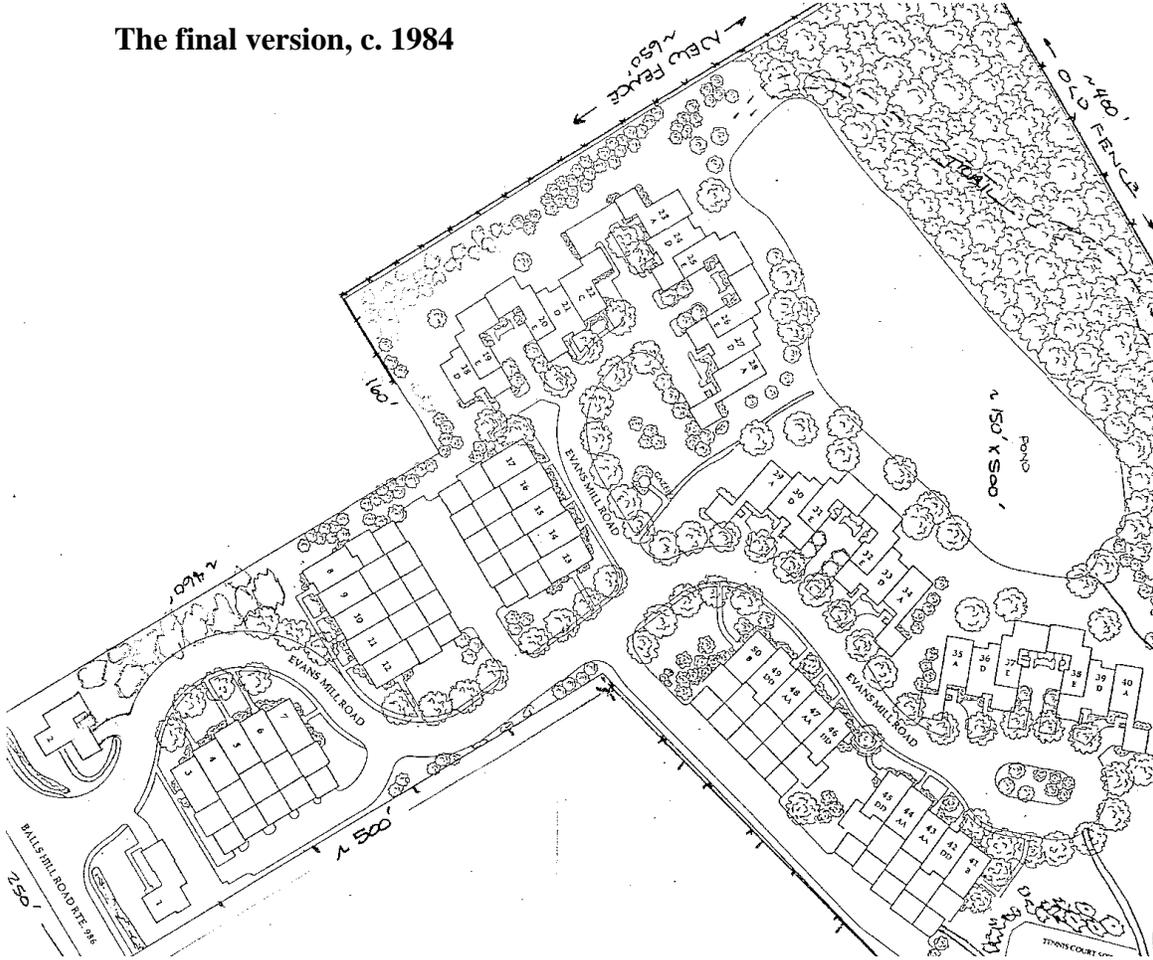


A 1981 version



1981-1983 Site Plan

The final version, c. 1984



# THE POND LAYOUT

