

A History of Orange Hunt Estates

First Published January 2020

Last Revised March 2022



Suburbia Reaches West Springfield. Before WWII, Fairfax County was largely a rural, agricultural county, and Springfield was just a quiet railroad whistle stop on a largely empty map. There was no other direct access to Washington, D.C.

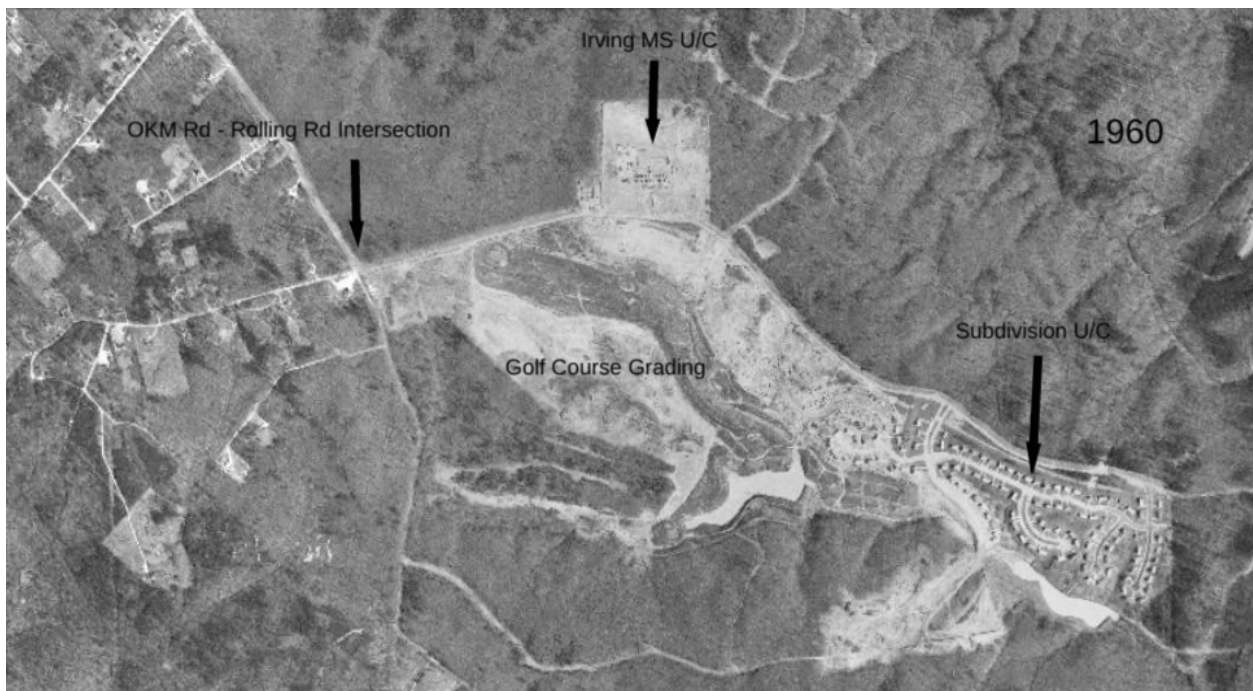
As the federal government began expanding during and after the war, and veterans were returning home, there developed a need for increased housing in the Washington area. In 1949, the new four-lane Henry G. Shirley Memorial Highway opened to Springfield and brought Washington only minutes away (1950s photo).

Today this highway is the I-395/I-95 corridor leading south from D.C.



This new major artery first stimulated suburban development in Springfield and North Springfield in the early-to-mid-1950s after builder Edward R. Carr accurately predicted the area's development promise and purchased considerable acreage there in 1947. By the end of the next decade, homes were being built at a frenetic pace in the Springfield-Franconia area. Ground was being broken on the Springfield Plaza commercial area to provide convenient shopping options for the burgeoning local population, including a needed major grocer. Farther west, the first major subdivision in West Springfield was in process on the south side of Old Keene Mill Rd from near

Accotink Creek to where land was being groomed for the Springfield Golf and Country Club. On the opposite side of Old Keene Mill Rd, construction was underway on Washington Irving Middle School. (See 1960 aerial photo.) It was soon apparent that more of West Springfield was ripe for development. Not too far away, the Capital Beltway was completed in 1964, which opened more employment and commuter options.



The Land. Much or all of the acreage eventually destined for Orange Hunt Estates was owned by a partnership of Abe Pollin and his brothers. Abe Pollin was a prominent Washington developer and was to become well-known in the metro area as the owner of the Washington NBA and

NHL teams and the owner of sports arenas for these teams, first in Landover, Maryland and then in D.C.

With regard to the future Orange Hunt Estates acreage, the Pollins called their venture Caldwell Limited Partnership. The name apparently derived from real estate transactions in 1955 and 1961 between an area landholder, Irene B. Caldwell, and the Pollins, in which Caldwell held the notes. (See land record extract.)

DEED BOOK 1369 PAGE 402

28390

THIS DEED OF TRUST, made this 24th day of October, 1955, by and between MORRIS POLLIN, JACK POLLIN and ABE POLLIN, parties of the first part, hereinafter referred to as "Grantor"; REAL TITLE CORPORATION, Trustee as hereinafter set out, party of the second part, hereinafter referred to as "Grantee"; and IRENE B. CALDWELL, party of the third part;

to.
krich

The Pollins intended to develop the West Springfield tract, but they were stymied along with other developers by a Fairfax County sewer moratorium. The County's intent was to save the heretofore largely undeveloped Pohick Creek watershed from pollution caused by inadequate local sewage treatment plants that elsewhere in the County were discharging directly into streams that empty into the

Potomac River. There was no unified system serving all of central and southern Fairfax County, and no permanent plant serviced the West Springfield area at the time. A so-called small “package” treatment plant installed by a developer to service its subdivision homes, or connection to one of a limited number of already-overloaded permanent plants, were the only treatment options at the time.

The County later lifted the moratorium, influenced by developer litigation against it and acceptance of an interim solution that spared treatment discharge into Pohick Creek. Although facts are elusive, the interim solution apparently was to connect Orange Hunt Estates to a sanitary sewer line that apparently already existed farther east in Springfield. That apparently allowed for the pumping of sewage to an existing Alexandria treatment plant. Presumably that plant had excess capacity or was upgraded to handle the additional load. Aerial photography shows that the pumping station that exists at Accotink Creek and Old Keene Mill Rd today (see map) was built sometime between 1953 and 1960, and perhaps its existence had something to do with lifting the development moratorium in the Pohick Creek watershed.



In any case, the permanent treatment solution was soon realized with the opening of the Lower Potomac Treatment Plant in 1970 near Gunston Cove in Lorton.

After several upgrades, this plant remains the terminus of a large, integrated, state-of-the-art, facility for advanced treatment of sewage created in a large area of the county comprising the Pohick and Accotink watersheds, including Orange Hunt Estates. Through an underground network of conduits, every home in the community connects to a sewage trunk line that largely follows Pohick Creek to the Lorton plant. (This treatment plant was later renamed the Noman M. Cole, Jr. Pollution Control Plant, after the local scientist, civic and environmental activist, and past chairman of the Virginia Water Control Board.)

Municipal water supply was not an obstacle to construction of Orange Hunt Estates. In 1957, the county supervisors created the Fairfax County Water Authority (now Fairfax Water) to establish centralized control over the county water supply. Before that, drinking water in the

county was supplied by many small, fragmented, privately owned water companies, a limited number of publicly owned facilities, and private wells. The water system evolved over the years. Today the system draws raw water from two sources: the Potomac River and the Occoquan Reservoir. Fairfax Water owns two water treatment plants and purchases water from two other plants in DC.

The Pollins, i.e., Caldwell Limited Partnership, ultimately did not develop their West Springfield tract but rather sold much of it to another developer in 1965. The buyer, Camelot Builders, Inc., was a land developer and home builder. (See land record extract.) Camelot almost immediately began construction of Orange Hunt Estates after its purchase, a time when West Springfield was at the leading edge of encroaching suburbanization in the area.

BOOK 2638 PAGE 587

23192

THIS DEED, MADE THIS 19th DAY OF JULY, 1965, BY AND BETWEEN
CALDWELL LIMITED PARTNERSHIP, A VIRGINIA PARTNERSHIP, PARTY
OF THE FIRST PART; AND CAMELOT BUILDERS, INC., A VIRGINIA
CORPORATION, PARTY OF THE SECOND PART.

Much of the land purchased south of Sydenstricker Rd by Camelot's principals was recorded in the name of a separate corporation they called Middle Run Land Corp, which derived its moniker from the creek in the area which now feeds Huntsman Lake and ultimately drains into Pohick Creek. Records show that Middle Run Land Corp later merged into Camelot Builders, Inc. in 1970, with the latter name being retained.

(The legal gymnastics involving corporate names in the buying and selling of land by developers can be difficult for a layman to unravel from legal county records and persons memories, but the general thrust of what happened should hold true.)

The forested tracts purchased by Camelot were in a region of former fox hunt grounds from colonial times well into the 20th century. Tobacco growing was prevalent in the region until the late 1700s, when the soil had



become depleted from poor planting practices and when flour became a more profitable export to England. Thus, tobacco was supplanted by grain agriculture. In the 20th century, when rail lines allowed for rapid farm-to-city delivery, dairy farms became common in the region.

A farm owned by the Jerman family was an immediate neighbor and still active during the construction of Orange Hunt Estates. It occupied an approximate 180-acre swath of land south of the intersection of Old Keene Mill Rd and Sydenstricker Rd. Some early residents of Orange Hunt Estates and other neighboring communities purchased fresh eggs and vegetables from the Jermans.

Camelot showed interest in purchasing the farm, but an agreed price could never be reached. Furthermore, Mr. Jerman insisted that the buyer preserve the farmhouse and its majestic old oak tree. By 1980 the family had sold some of its farm acreage to Fairfax County for the site of the Pohick Regional Library (built in 1986) and adjacent athletic fields. By 1990 virtually all the remaining Jerman property had been sold to Van Metre Homes, which built townhomes.

The family farmhouse still sits next to the library, where five generations of the family had lived for more than 100

years until a few years ago. The house is now a rental. The oak tree on the property is approximately 200 years old. Had Camelot been successful in purchasing the farm, the possible long term impact can only be imagined: a greatly more expansive Orange Hunt Estates, no library, and no recreation facilities.



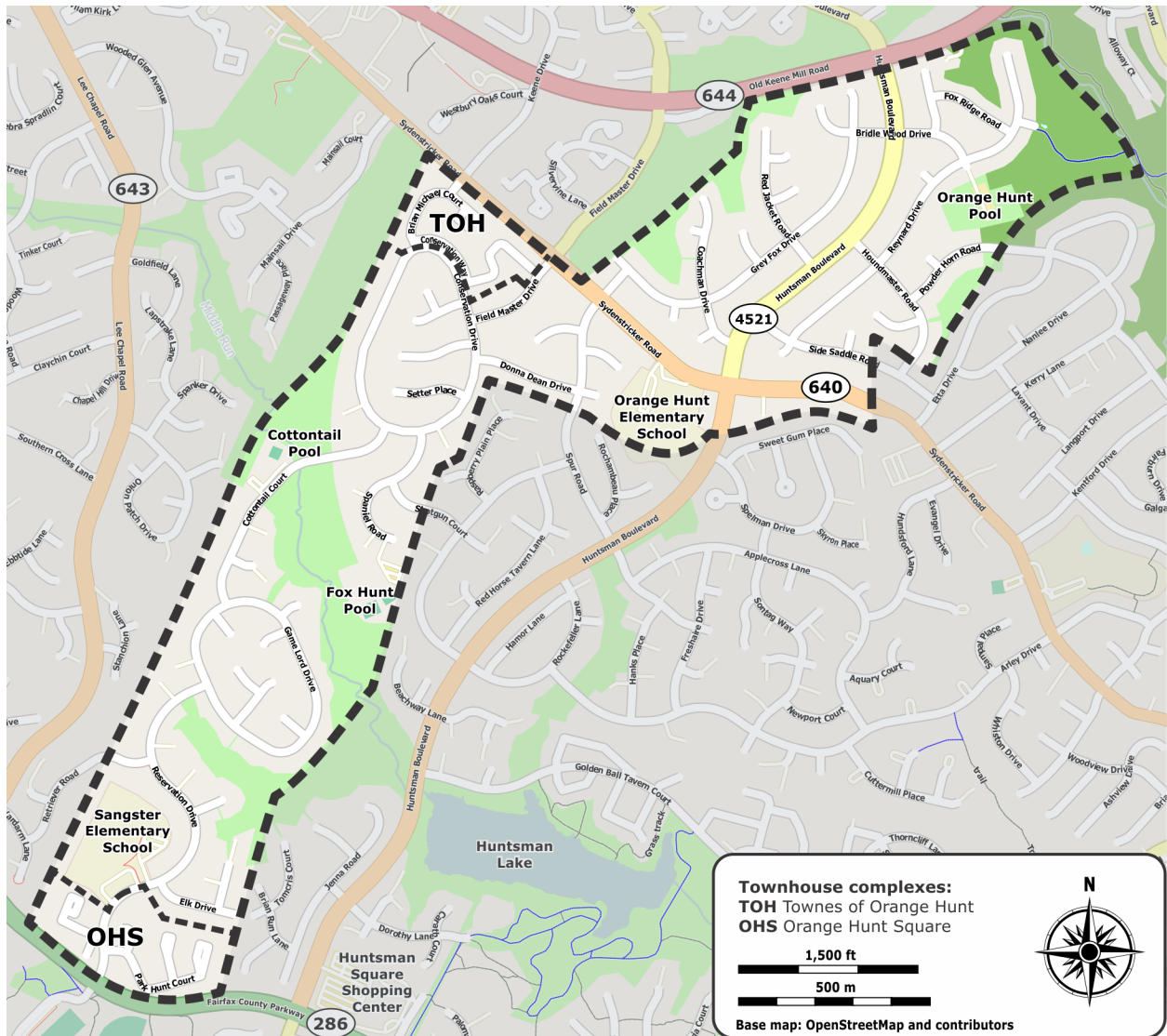
The initial owner of the farm was Peter Roy, who had purchased the farmland in 1912. Roy, a widower, had two daughters, Caroline and Eva. Caroline, the oldest, lived at the farm with her husband, William Jerman, which resulted in eventual Jerman family ownership upon the death of Roy in 1938. In 1918 Eva was tragically murdered at the age of 14 while tending to the family's cows. She was found brutally assaulted and strangled. Several suspects were investigated, but no one was ever charged with the murder. Eva and her father are interred in the old Lee Chapel Cemetery at the east corner of Lee Chapel Rd and the Fairfax County Parkway.

Camelot Builders, Inc. The principals of Camelot Builders were Murray Weinberg, Clarence D. Smith, Jr., and Herman Yanovich. The former Routh Robbins Realty was the exclusive onsite selling agent until it sold its business to Coldwell Banker in 1976. Many early residents remember purchasing their new homes from sales manager Carmen Wirth and her daughter Pat.

Camelot had just completed construction of a section of houses in the Red Fox Forest subdivision in 1963 and 1964 near the intersection of Rolling Rd and Braddock Rd before it moved its operations across West Springfield. Camelot called their development The Hunt in Red Fox Forest. Of note, a street named Orange Hunt Lane exists there. Before Red Fox Forest, Mr. Weinberg was involved with his father Sidney in one of the first North Springfield housing developments in the 1950s.

Construction. Land development and single-family home construction in Orange Hunt Estates progressed in nine sections starting at Old Keene Mill Rd and moving southward across Sydenstricker Rd. In general, each section took a year or so to complete. Additionally, two townhome developments abutting Orange Hunt Estates were built by Camelot Builders.

The initial southern limiting boundary of the community was to be the planned right-of-way for the Fairfax County Parkway to cross near the present Cottontail Pool. In its planning phases, this roadway was known variously as the Springfield By-Pass or the Northern Virginia Expressway.



Ultimately, the Parkway was located farther south to coincide with then Pohick Rd. That change opened up

more contiguous acreage for expansion of Orange Hunt Estates from near Conservation Dr to Pohick Rd. The area planned for the original Parkway right-of-way became county parkland.

Section 1: Section 1 included homes constructed mostly on the eastern side of Huntsman Blvd from Old Keene Mill Rd to just past Lynn Susan Ct along the Reynard Dr corridor, and on both curbs of Huntsman Blvd to about Houndmaster Rd. Virtually all of these homes were ready for occupancy in 1966. Six different single-family home models were offered in Section 1: Master (colonial), Huntsman (colonial), Red Fox (rambler), Reynard (split level), Bridlewood (bi-level) and Squire (colonial). Prices ranged from about \$29k for the Squire to about \$34k for the Master. Options such as a fireplace, carport and finished basement could add hundreds to a few thousand dollars more. Some residents interviewed for this history were original homeowners in this first phase of construction, i.e., they were Orange Hunt Estates residents for 53 years and counting!

5,035 down.
1,100.00 Closing

CARMEN WIRTH
Model Home 451-6920
Home JE 4-5056
ORANGE HUNT ESTATES

5,035
500

4,535

FINANCING AS OF APRIL 22, 1966

1966

FHA - 30 years 5 3/4% plus 1/2% MIP	SALES PRICE	MAXIMUM LOAN	DOWN PAYMENT	ESTIMATED MONTHLY PAYMENTS			
				P & I	TAX & INS.	MIP	TOTAL
The Huntsman	\$33,500.00	\$30,000.00	\$3,500.00	<i>18745</i> \$175.20	\$41.37	\$12.43	<i>291.43</i> \$229.00
Red Fox	\$30,200.00	\$27,700.00	\$2,500.00	\$161.77	\$38.76	\$11.47	\$212.00
Reynard	\$29,500.00	\$26,800.00	\$2,700.00	\$156.51	\$37.39	\$11.10	\$205.00
Bridlewood	\$29,000.00	\$26,500.00	\$2,500.00	\$154.76	\$36.26	\$10.98	\$202.00
Squire	\$28,800.00	\$26,600.00	\$2,200.00	\$155.34	\$37.64	\$11.02	\$204.00
FHA - IN SERVICE - 30 years							
The Huntsman	\$33,500.00	\$30,000.00	\$3,500.00	\$175.20	\$41.37	n/a	\$217.00
Red Fox	\$30,200.00	\$28,300.00	\$1,900.00	\$165.27	\$38.73	n/a	\$204.00
Reynard	\$29,500.00	\$27,300.00	\$2,200.00	\$159.43	\$37.57	n/a	\$197.00
Bridlewood	\$29,000.00	\$27,000.00	\$2,000.00	\$157.68	\$36.32	n/a	\$194.00
Squire	\$28,800.00	\$27,100.00	\$1,700.00	\$158.26	\$37.74	n/a	\$196.00
FHA - VETERANS - 30 years							
The Huntsman	\$33,500.00	\$30,000.00	\$3,500.00	\$175.20	\$41.37	\$12.43	\$229.00
Red Fox	\$30,200.00	\$28,500.00	\$1,700.00	\$166.44	\$38.76	\$11.80	\$217.00
Reynard	\$29,500.00	\$27,600.00	\$1,900.00	\$161.18	\$37.39	\$11.43	\$210.00
Bridlewood	\$29,000.00	\$27,300.00	\$1,700.00	\$159.43	\$36.26	\$11.31	\$207.00
Squire	\$28,800.00	\$27,300.00	\$1,500.00	\$159.43	\$36.26	\$11.31	\$207.00

EXTRAS: (70% of sales price can be included in financing)

All Models : Corner lot, \$300.00
Dishwasher, \$275.00
Intercom, \$235.00

Squire : Fireplace, \$850.00
Type X Walkout basement & wood deck
(Colonial) in lieu of concrete patio, \$400.00

The Huntsman: Fireplace, \$850.00
Type V Walkout basement & deck
(Large Colonial) in lieu of concrete patio, \$400.00

Reynard : Fireplace, \$750.00
Type Y Carport, \$850.00
(split level) Full basement, \$1,150.00
Alternate half-bath \$400.00
Alternate bedroom & hall, \$600.00

Red Fox : Fireplace, \$750.00
Type W Carport, \$950.00
(Rambler) Alternate bedroom, \$475.00
Alternate bath, \$650.00
Alternate hall, \$250.00

Bridlewood: Fireplace, \$750.00
Type Z
(Bi-level)

ALL EXTRAS AT LESS THAN \$100.00 EACH WILL BE A SEPARATE CASH TRANSACTION

DEPOSIT REQUIRED: \$1,000.00
MAKE CHECK PAYABLE TO ORANGE HUNT ESTATES

EXCELLENT CONVENTIONAL FINANCING AVAILABLE

***** SEE THE SALES AGENT *****

Tragically, Section 1 was the site of a major residential gas explosion in July 1966. A Washington Gas Light Co. employee was installing a gas meter in a home, when a huge explosion lifted the home off its foundation and deposited it in a pile of rubble. The worker was seriously injured and succumbed to his injuries a few days later. The home was scheduled for occupation two days after the accident. It was later rebuilt.

Section 2: This section included homes finished in 1967 along the western end of Bridle Wood Dr, along the lower portion of Grey Fox Dr, along Red Jacket Rd, and on both sides of Huntsman Blvd between Houndmaster Dr and Red Jacket Rd.

Section 3: Camelot Builders returned to the east side of Huntsman Blvd to construct homes along the remainder of the Reynard Dr corridor southward to both sides of Side Saddle Rd. Section 3 also included extension of construction along both curbs of Huntsman Blvd from Red Jacket Rd to Side Saddle Rd. Section 3 homes were finished in 1968.

Section 4: Section 4 included the addition of properties along Grey Fox Dr from Red Jacket Rd to Coachman Dr, both sides of the entire length of Coachman Dr, the

remaining unbuilt portion of Huntsman Blvd to just south of Sydenstricker Rd, and both sides of Sydenstricker Rd eastward of Huntsman Blvd toward Etta Dr. These homes were built in 1969. By this time, virtually all construction from Old Keene Mill Rd to Sydenstricker Rd was finished. All that remained unfinished was a short section of Grey Fox Dr, part of Spur Rd and Sydenstricker Rd westward of Huntsman Blvd. Those unfinished areas would be inclusive to the start of Section 5.

Section 5: As homes were being built on the north side of Sydenstricker Rd to start Section 5, grading was underway directly across Sydenstricker Rd as a continuation of this section. Section 5 eventually covered both sides of Spur Rd to Donna Dean Dr, including off-shoots Steven Irving Ct and Joyce Phillip Ct. Homes on both sides of virtually all of Donna Dean Dr were also part of this section.

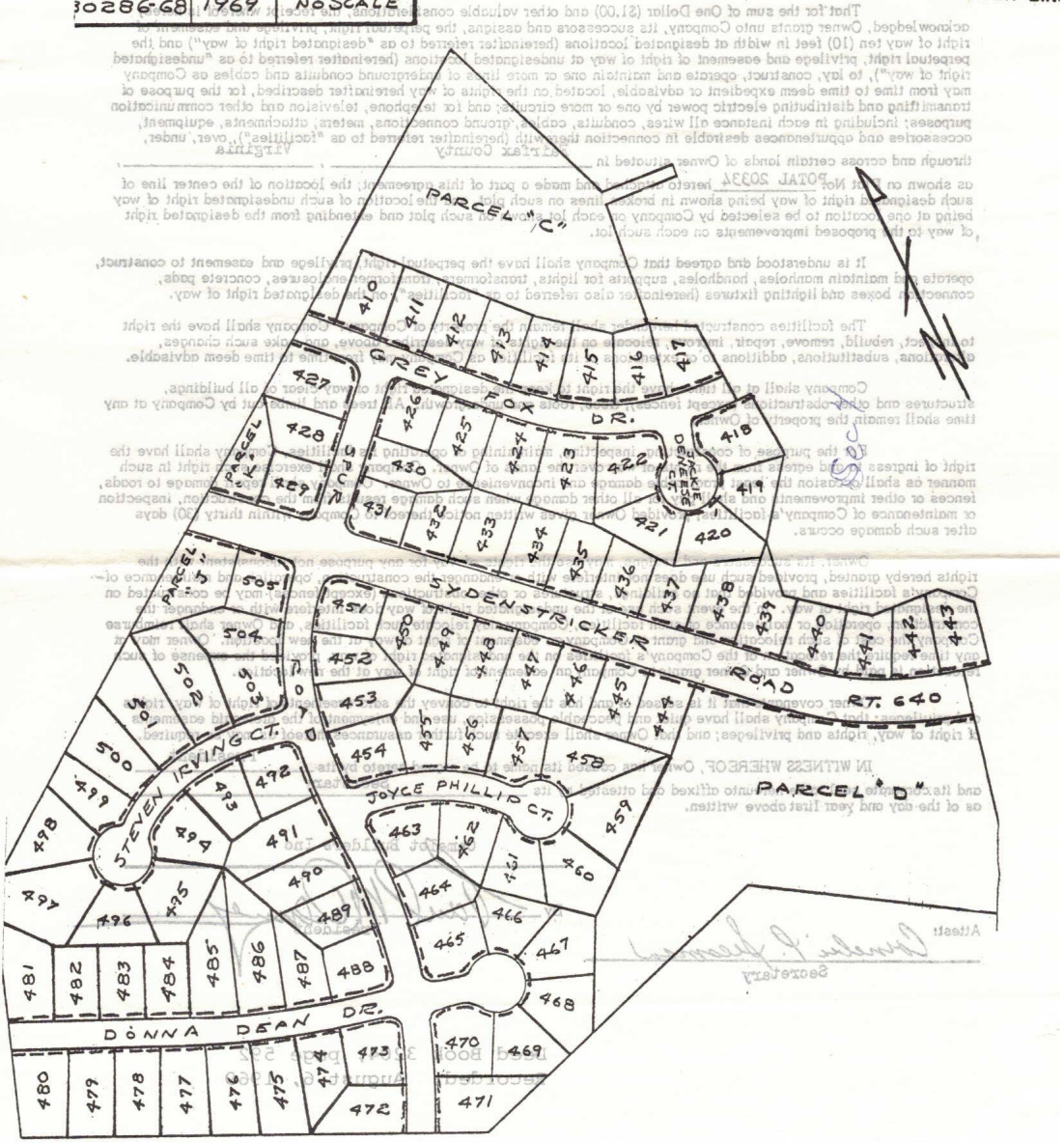
Section 5 was completed in 1970 (see map). Donna Dean Dr forever has represented the virtual southern extent of Orange Hunt Estates along the Spur Rd corridor, because Camelot did not own property farther south in that area. At this approximately mid-point of single family home construction, prices had risen by more than a third. Parcel "D" was reserved for the eventual construction of a school, i.e., Orange Hunt Elementary.

ORANGE HUNT ESTATES
 SEC. 5
 OWNER
 CAMELOT BUILDERS
 INC

356.91	
VIRGINIA ELECTRIC AND POWER COMPANY	
PLAT TO ACCOMPANY RIGHT-OF-WAY AGREEMENT	
POTOMAC DISTRICT	
STRICT-TOWNSHIP-BOROUGH	COUNTY-CITY STATE
PRINGFIELD FAIRFAX VIRGINIA	
LEXANDRIA OFFICE	TOTAL 20334
2028668 1969	NO SCALE

THIS AGREEMENT is made this 18th day of July 1969 between the Virginia Electric and Power Company, hereinafter called "Owner", and Camelot Builders Inc., hereinafter called "Company".

IN WITNESS WHEREOF, the said Company has hereunto affixed its corporate seal and the signatures of its duly authorized officers and directors, and the said Owner has hereunto affixed its signature and seal, this 18th day of July 1969.



Section 6: After Section 5 was finished, Camelot could only expand to the west. The land for this section (and apparently also for Sections 7-9 to follow) was titled to the aforementioned Middle Run Land Corp until its legal merger with Camelot Builders, Inc. in 1970, shortly before Section 6 construction started. Section 6 was built in 1971 and comprised most of the Conservation Dr area, including almost all of Field Master Dr and several cul de sacs internal to the loop. The exception was the southern end of the Conservation Dr circle in the area where Cottontail Ct and Spaniel Rd connected. That area was reserved for Section 7 construction. Around this time, the Huntsman model had been eliminated, and the other models had been revamped with revised floor plans.

A 1972 aerial photo shows that virtually all of OHE is complete north of Sydenstricker except for an extension of Powderhorn Rd yet to come. Note the termination of development along Side Saddle Rd and Sydenstricker Rd. That still defines the OHE boundary in that area today. Construction is well underway on the south side of Sydenstricker Rd. Circular Conservation Dr is almost finished, with just a few homes on the southern edge still underway. The southern boundary termination of the community at Spur Rd and Huntsman Blvd is as it exists today. Ground has yet to be broken for The Townes of



Orange Hunt and Orange Hunt Elementary School. A few homes at the corner of Fieldmaster Dr and Sydenstricker Rd were built later in concert with the townhomes.

Section 7: In addition to the completion of homes along Conservation Dr, Section 7 was built on a portion of Cottontail Ct as far down the hill as Middle Run Park near the Cottontail Pool and along Spaniel Rd and a short connecting section of Shotgun Ct. Homes in this section were finished in 1972. At this point, single family home construction ceased for a time.

The Townes of Orange Hunt: After Section 7 was built, it appears that the change to the initial planned path of the Fairfax County Parkway was in the works and that Camelot was awaiting final resolution of how it could

proceed farther south. Its interim solution was to return to the Sydenstricker Rd area and build all-brick townhomes in 1973 and 1974 in a parcel from Sydenstricker Rd to Conservation Dr and from Fieldmaster Dr to the high voltage power line easement. These townhomes were incorporated as The Townes of Orange Hunt Homeowners Association. They were not supplied with natural gas connections, unlike the single family homes before them.

Sections 8 and 9: After those townhomes were constructed, Camelot returned to its previous location in about 1975 to start developing Sections 8 and 9. It laid out streets, buried utilities and built homes along Cottontail Ct, then around the Game Lord Dr circle, and finally along Reservation Dr to nearly Pohick Rd (now the Parkway). The demarcation between Sections 8 and 9 is an approximate west-east line through the middle of the Game Lord circle.

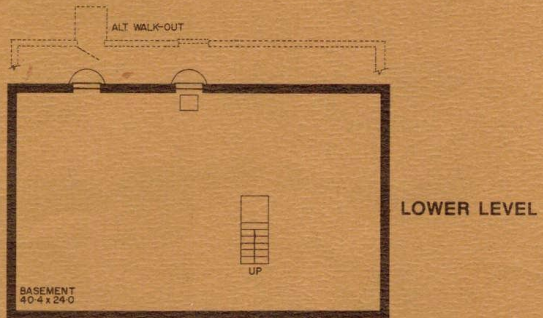
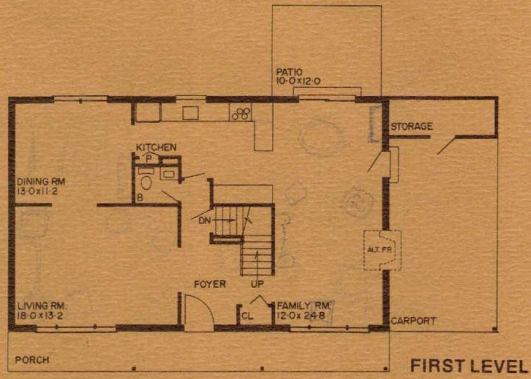
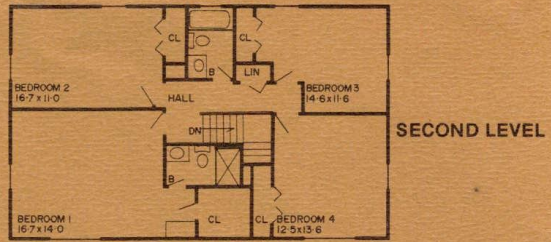
The Squire model was eliminated after Section 8 was completed, leaving only the reconfigured new models of the Master, Red Fox, Reynard and Bridlewood as options for buyers for Section 9. Camelot tagged this entire Section 8/9 area of single-family homes “Orange Hunt Estates West,” although this label is not commonly used today. Rather, it is inclusive of the rest of the Orange Hunt

ORANGE HUNT ESTATES
 SPRINGFIELD, VA



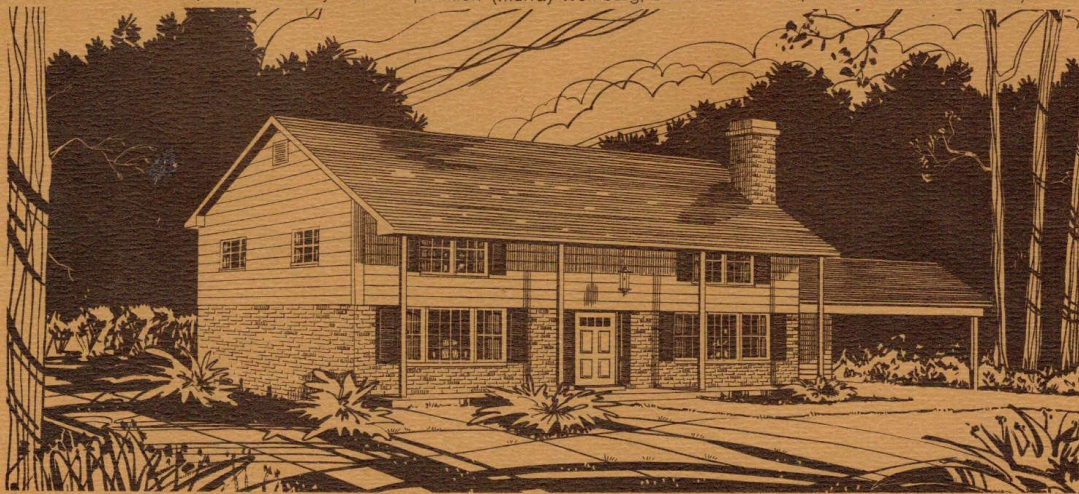
The NEW Master

Dimensions shown are in the rough blueprint measurements.
 Specifications subject to change as necessary or desirable.



MODEL HOMES, DISPLAYS & SALES OFFICE
 451-1113

Created, Developed and Built by MCH Corporation (Murray Weinberg, Clarence D. Smith, Jr. and Herman Yanovich)



Revised Jan, 1975

Estates community. Unlike the rest of Orange Hunt Estates, only a few homes along Cottontail Ct from the pool to and around Game Lord Dr were supplied with natural gas at the time, and this is still largely the situation today.

By the time the final Section 9 was completed in 1978 near the present location of Sangster ES and Elk Dr, Camelot had built over 900 single-family homes, and basic prices for the remaining four models had more than doubled from over \$70k for the New Bridlewood model to almost \$80k for the New Master model.

Orange Hunt Square: Finally, Camelot added all-brick townhomes close to Pohick Rd to its Orange Hunt repertoire. Known as Orange Hunt Square, they were completed in two sections between 1978 and 1980. This raised the total townhome inventory built by Camelot to about 300 units. Orange Hunt Square incorporated as a homeowners association. They were connected to natural gas.

Camelot Moves On: After Camelot completed Orange Hunt Square, it moved its operations to a tract nearby on the west side of Lee Chapel Rd, a short distance south of

Old Keene Mill Rd. Camelot named this project “Orange Hunt West.” (Not to be confused with the aforementioned Orange Hunt **Estates** West.) The developer’s corporate name was changed to Camelot Joint Venture for this new project to distinguish itself from the previous projects and to adjust itself legally after the retirement of principal Herman Yanovich. Camelot Joint Venture built some model homes and sold some production homes in Orange Hunt West but then decided to sell its remaining undeveloped lots to Ryan Homes in 1981. Although the Camelot-designated name for this venture disappeared with its sale, a few assigned street names survived and follow a familiar theme: Saddlehorn Ct and Sara Alyce Ct, for example. Today this area is near the large Cherry Run subdivision.

Area Commercial Development. Initial residential development in Orange Hunt Estates preceded close-by shopping opportunities. Some stores in Kings Park and Central Springfield strip centers were options available to Orange Hunt Estates’ first homeowners in 1966 and 1967, but limited commercial establishments existed any closer to purchase groceries, fill up on gas, patronize a restaurant, buy sundries, and more.

Don's Texaco (now Shell) on Old Keene Mill Rd near Rolling Rd opened in 1962, and was the only close service station option for the first residents. Camelot Builders utilized Don's Texaco to purchase gasoline for its trucks and generators and for repair and maintenance of its vehicles. The 7-11 convenience store next door opened around the time construction had started on Orange Hunt Estates.

At this same intersection, Cardinal Forest Plaza and Old Keene Mill strip shopping centers were built in 1968, offering the major grocery chains A&P and Grand Union. In 1969, residents could take their cars to another service station, Cardinal Forest Shell opposite the 7-11. By this time, virtually all the homes between Old Keene Mill Rd and Sydenstricker Rd had been built, i.e., Sections 1-4.

Rolling Valley Mall first welcomed customers in 1974, before most homes south of Conservation Dr were finished. The West Springfield Center followed in the late 1970s as the last single-family home in Orange Hunt Estates was built. Stores in Burke Town Plaza were open for business by 1980, just as the final Orange Hunt Square Townhomes came on the market.

Huntsman Square Shopping Mall was the last close-by commercial development to open near Orange Hunt Estates. It was completed in 1990, well after the entire community was finished and when the planned Fairfax County Parkway in the area made the shopping center's corner parcel more attractive as a commercial site.

For some time during the early years of Orange Hunt Estates, the Jermans, in addition to their farming, also operated a small trash collecting business that serviced many of Orange Hunt Estates residents. Through marriage, this business seemed to transition to a much bigger operation, Big K Trash, quartered on a lot on Sydenstricker Rd between the Jerman farm and the power line right-of-way. A Jerman daughter had married into the



Zell family, the proprietor of Big K Trash. The company operated for an unknown period until the late 1970s, when it was bought out by a national brand and relocated. In the late 1990s the small Burke Chase subdivision was built on the Zell property.

Community Road Access. Existing two-lane country road access to the eventual community in the mid-1960s were Old Keene Mill Rd on the northern border of the parcel, Pohick Rd on the southern border, and Sydenstricker Rd, which eventually divided community acreage essentially into north and south portions.

When the earliest homes were ready for occupancy in 1966, Old Keene Mill Rd was paved only from Central Springfield to Rolling Rd. From there westward past the Orange Hunt Estates entrance, it was a narrow gravel road. Until the mid-1970s, Old Keene Mill Rd crossed Pohick Creek over a low, one-lane, wooden bridge. In 1972, Hurricane Agnes knocked out the small bridge. Residents were forced to make circuitous detours for a few weeks until a temporary bridge was installed.

Old Keene Mill Rd made a steep upgrade and tight curve around a hill above the creek and near the Orange Hunt Estates entrance, behind where two homes now sit alone



astride the north side of the road. When the road was straightened and upgraded to just beyond Huntsman Blvd in 1976, the bridge was updated and a cut made through the hill in front of the now-existing two homes and behind the end of Jenney Dee Pl to eliminate the grade and tight curve. Steep banks remain today on either side of Old Keene Mill Rd where the road cut was made.

The former path of Old Keene Mill Rd is still evident in leafless wintertime behind the two aforementioned homes as one approaches them driving uphill from the Pohick Creek crossing and at the other end when entering Shannon Station on Huntsman Blvd. By 1980, Old Keene Mill Rd had been improved to four lanes as far as Burke.

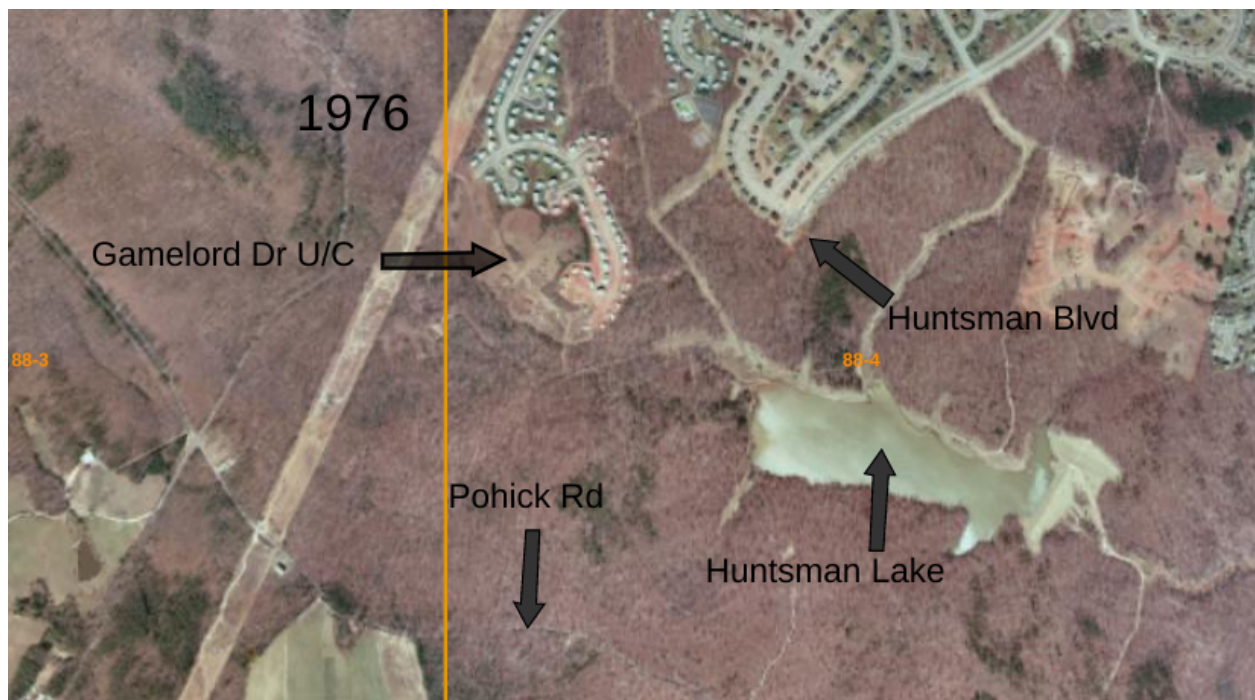
When home construction reached Sydenstricker Rd in the late 1960s, Camelot widened it and added a median strip along the extent of its property from near Etta Dr to near Fieldmaster Dr. The narrow portions at either end of widened Sydenstricker still existing today are indicative of what the entirety of Sydenstricker Rd was like when the first residents moved in.

Field Master Dr was constructed by Camelot Builders only from Sydenstricker Dr to Conservation Dr, i.e., within its property boundaries. The road's extension to Old Keene Mill Rd started later in 1976 by another developer who was building townhomes in that area.

Huntsman Blvd, a present-day principal community thoroughfare, was built in sections as construction of Orange Hunt Estates proceeded. When the first residents moved in in 1966, Huntsman Blvd reached only from Old Keene Mill Rd to Bridle Wood Dr and had not yet received its top coat of asphalt. Later extensions of the street were only dirt and gravel when some residents were allowed to move in. By 1969, Camelot had extended Huntsman Blvd to just beyond Sydenstricker Rd to service several homes it built there.

As other developers later moved in south of where the Camelot property ended on Huntsman Blvd, they gradually lengthened the road. In 1976 Huntsman Blvd ended at Rockefeller Ln. (See aerial photo below.) By 1980 it had been extended past Huntsman Lake to Pohick Rd, thus providing through access between it and Old Keene Mill Rd for the first time. In 1996, Pohick Rd bordering Orange Hunt Estates was replaced by completion of a segment of the Fairfax County Parkway.

Huntsman Lake had been created earlier in 1973 by damming Middle Run as part of a county flood and silt control project for the Pohick Creek watershed.



What's in a Name? Camelot Builders intended to label their subdivision the same name it had chosen for its development and construction company. However, when it approached Fairfax County to register their community as Camelot, it learned that another developer had coincidentally registered the name with the county a short time before. This is likely the Camelot neighborhood in the Annandale section of the county.

So, then, what made Camelot Builders choose the name Orange Hunt Estates instead? Well, there seems to be disagreement on that depending on the source, but Camelot's thinking may have been sourced from whatever caused it to name Orange Hunt Lane in its previous project in Red Fox Forest.

According to a Fairfax County Public Schools online historical narrative about Orange Hunt ES, the origin of our community moniker has a circuitous history originating in the state of New York.

In 1900, several wealthy Wall Street financiers, including railroad magnate E.H. Harriman, founded a hunt club in Goshen, Orange County, NY, north of New York City. Several members traveled to the milder Fauquier County, Virginia countryside to extend their hunt season. They



liked the area and soon bought farms and estates and relocated their ultra-exclusive Orange County Hunt Club a few years later, where it still exists today in The Plains,

Fauquier County. Purportedly, the names Orange Hunt Estates and, in turn, Orange Hunt Elementary School were derived from this history.

Was there some link of the Camelot partners to this hunt club? That's unknown, but curiously, one of them, Clarence D. Smith, Jr, owned property and lived in Aldie, Loudoun County, not far from The Plains. His residence in hunt country, including likely familiarity with the Orange County Hunt, possibly influenced the choice of community thematic names. Also, Abe Pollin was a member of the Fauquier County club, but this seems purely coincidental. He had no known involvement in the community's development after he sold the property to Camelot Builders.

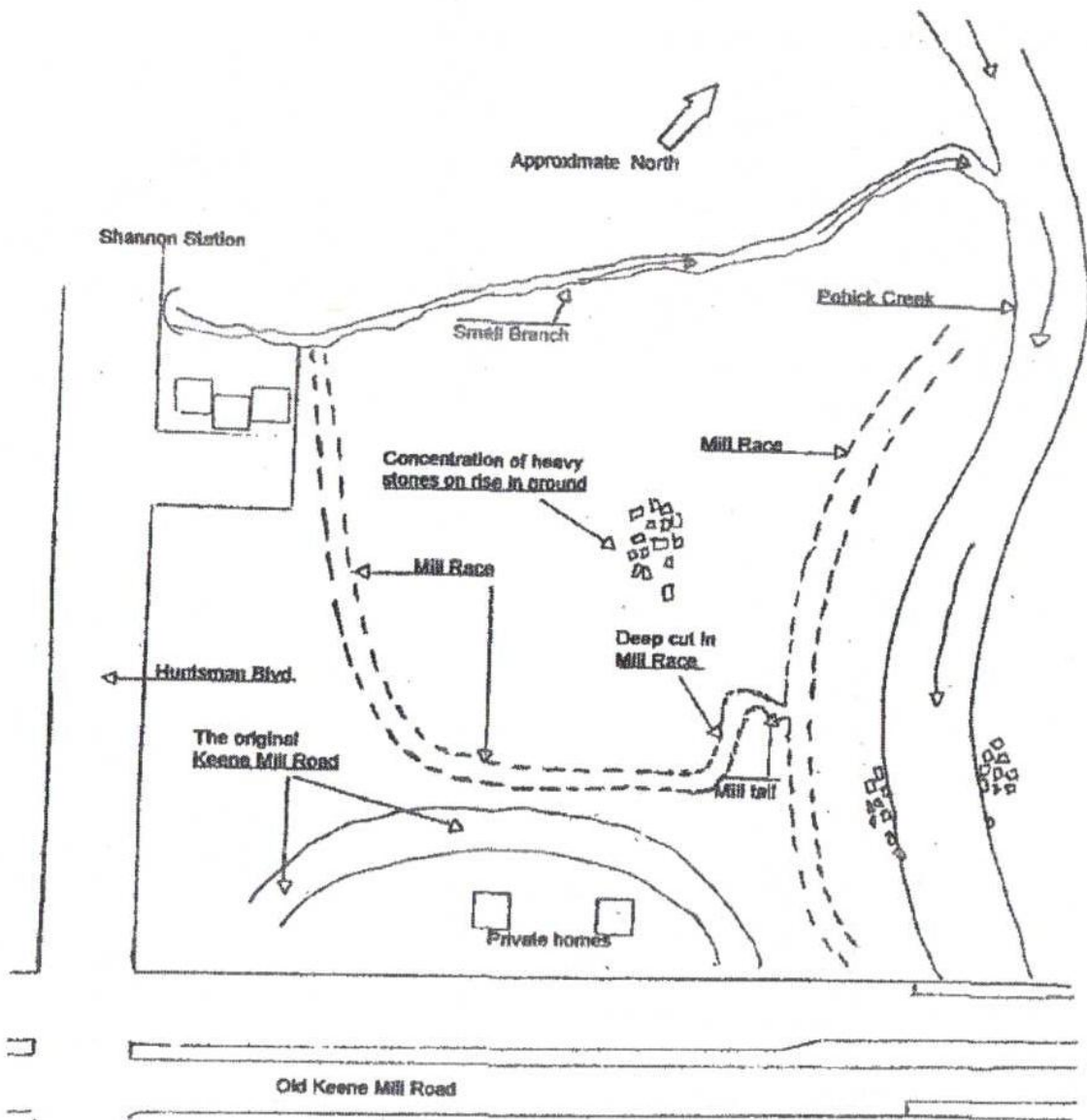
As reasonable as all of the above may appear, a 1986 Orange Hunt Estates newsletter provides a different story. At the time, one of the Camelot partners, Murray

Weinberg, lived in the community, and he was interviewed by a resident for an article in that newsletter. Weinberg claimed the idea for the community name was linked to a hunt club in Orange County, Virginia. In Rapidan in that county there exists today the Orange County Coon Hunters Association. It is not known if any of the Camelot partners were a member of that club or had any other association with it.

The name origins of early neighborhood county roads is, as one might expect, steeped in local history. Old Keene Mill Rd takes its name from a grist and saw mill that was built by James Keene and powered by Pohick Creek near where Old Keene Mill Rd crosses it. Few indications of the mill remain at the site. A mill historical marker sits a short distance inside the entrance to Shannon Station on Huntsman Blvd. The mill served farms in the area for about 60 years before its discontinuation when the final owner-operator, William H. Keene, was convicted of a stabbing death at the mill in 1855 and sent to prison.

A Keene family cemetery is located in a grove of trees in





Site of Keene's Mill. Diagram not to scale. Drawn by Jack L. Hiller, 1994.

the Greentree Village townhome development accessed from Fieldmaster Dr. Sydenstricker Rd was originally an extension of Gambrill Rd that still exists in Newington, but the name was later changed to honor Reverend



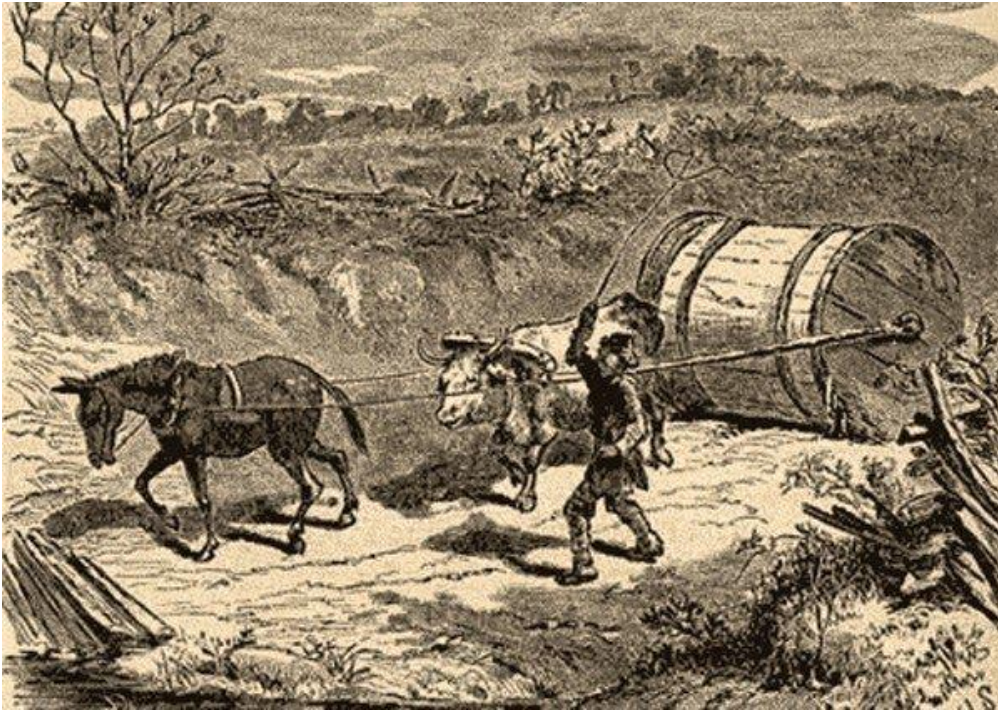
Christopher Sydenstricker (photo), who had established a chapel near the intersection with Hooes Rd. In 1981, a new sanctuary was built across Hooes Rd, now the Sydenstricker United Methodist Church. Rev. Sydenstricker was the uncle of famed Nobel prize winning author Pearl S. (Sydenstricker) Buck.

Next to the chapel, the historic Sydenstricker Schoolhouse was the last public one-room schoolhouse built in Fairfax County and is the last remaining example of an early 20th century one-room schoolhouse in Fairfax County in original condition and still on its original site. An historical marker is at the location on Hooes Rd, a short distance from Sydenstricker Rd.



Pohick Rd takes its name from the Pohick Native American tribe once prevalent in the area and is derived from the Algonquian word for “water place.”

A little farther away, Rolling Road has a name tied to the regional colonial-era tobacco farming. Dried tobacco was “rolled” down early dirt roads in large casks called

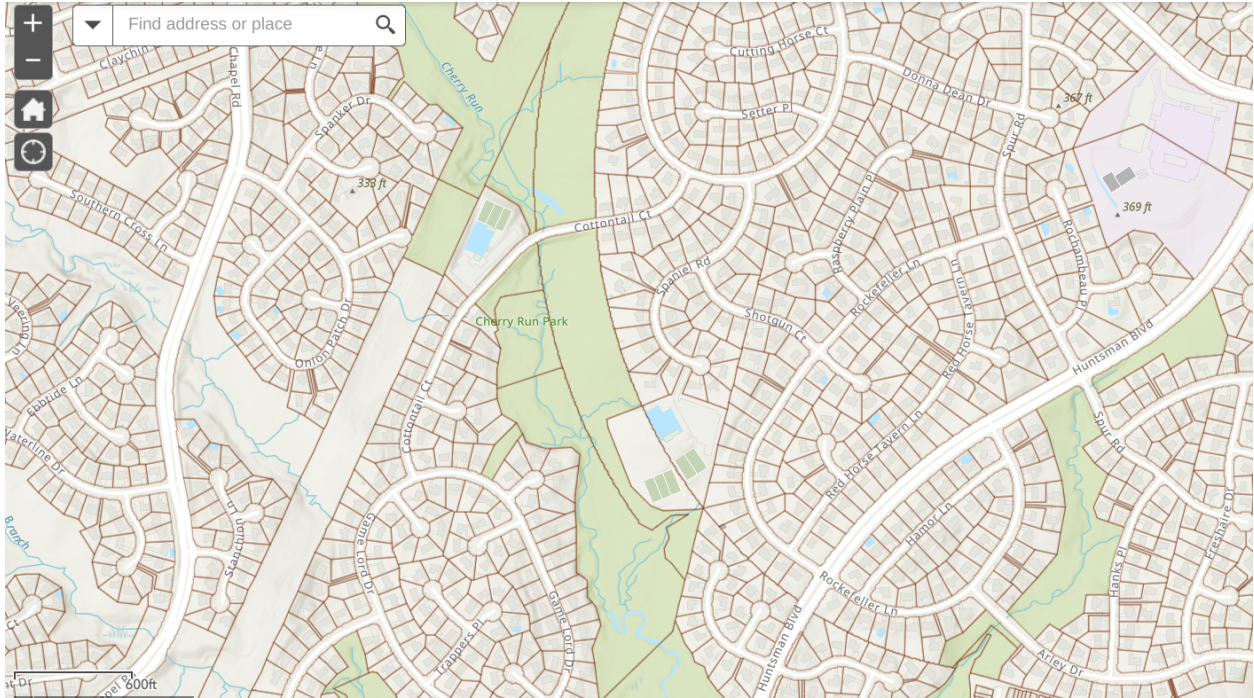


hogsheads to export terminals on the Potomac River using the labor of beasts of burden and slaves. Before Old Keene Mill Rd acquired its name, it was known as Rolling Rd No. 2. In the 1920s, the advent of the automobile led to confusion between the two Rolling Roads, so the name was changed to reflect the old well-known mill landmark along its course.

Many street names in Orange Hunt Estates have an obvious hunt and horse-riding theme as an homage to Northern Virginia’s fox hunt history (e.g., Powder Horn Rd,

Shotgun Ct). Reynard Dr may have a less obvious thematic connection, because it requires familiarity with Reynard the Fox of literary fable. Other names are in deference to developers' families or their friends (e.g., Little Ann Ct, Donna Dean Dr). Less clear is the naming basis of Law and Riata Courts. The former are the initials of a developer's son, Lawrence A. Weinberg. Riata was intended to be a family name, Rita, but that street name already existed in the county, so the letter "a" was added as a quick on-the-spot fix at the county administration building.

One street name idiosyncrasy is Cottontail "Court," so called because it initially was to terminate at the right-of-way for the planned Fairfax Parkway/Springfield By-Pass. When this right-of-way was not used, Cottontail Ct was extended through to Game Lord Dr in the newly opened area, but the name endured despite no longer being a court. A Fairfax County land parcel map shows the apparent boundary of the planned road intersecting Cottontail Ct near the pool facility in what is now county parkland.



Schools. Two elementary schools were built within the boundaries of Orange Hunt Estates to accommodate the influx of young families. Land donated by Camelot Builders was set aside for the first school, Orange Hunt ES, which opened in 1974 with innovative open classrooms. Prior to that, students attended Burke (defunct), Hunt Valley, and Keene Mill elementary schools. None of the latter elementary schools included a kindergarten program at the time. Private education was the only early kindergarten option for parents. Extensive renovation of Orange Hunt ES was completed in 2003, including the addition of classroom walls.

According to Fairfax County Public Schools, the school's name during its planning, design, and construction phases was Caldwell Elementary School. A 1969 utility site plan shows that property south of Donna Dean Dr was still in the hands of the Pollins' Caldwell Limited Partnership. That parcel generally coincides with land behind and south of Orange Hunt ES and astride Huntsman Blvd. That area is now part of a neighborhood that is part of the Winston Knolls Civic Association. By the time the school opened, the name was changed largely thanks to lobbying by the Orange Hunt Civic Association to be in concert with the growing new community. Orange Hunt ES quickly reached and exceeded capacity.

Another elementary school was built in the community to help relieve the overcrowding. Sangster ES opened in 1988, also on land donated by the developer. The Sangster name was taken from a natural drainage feature in the area, Sangster Branch, which was named for a once-prominent county family that owned property in the area in the 1800s. Three sons of this family fought in the Civil War. Only James Sangster (1832-1906) survived (photo). During the war, James Sangster was a clerk in the Confederate Treasury



Department and helped relocate the Treasury's gold from Richmond to Danville, Virginia ahead of Union forces entering the city. In post-Civil War Fairfax County, James Sangster was a lawyer, state legislator, and justice of the peace. He and some family members are buried in the old Lee Chapel Cemetery.

Middle school students who were among the first to live in Orange Hunt Estates attended West Springfield's Washington Irving Middle School, just as they do today. Irving opened in 1960 as one of the first middle schools in the county. Its name follows the early School Board policy of naming county middle schools after authors and poets.

The earliest high school students residing in Orange Hunt Estates attended Robert E. Lee High School in Franconia until West Springfield High School opened in 1967. Lee HS was renamed John R. Lewis High School in 2020. After Lake Braddock Secondary School was completed in Burke in 1973, Orange Hunt Estates high schoolers were bussed to that school to relieve overcrowding at WSHS. Early residents have stated that the school bus drove past WSHS on the way to LBSS! Later, school boundaries were again changed, and all of Orange Hunt Estates fell within WSHS boundaries. WSHS underwent extensive renovation completed in 2019.

Community Organizations. The three private neighborhood swim and tennis clubs within the community's borders were built after residents moved into the newly finished homes in the respective sections: Orange Hunt (1968), Fox Hunt (1973), and Cottontail (1979). The County required developers to set aside land for recreation purposes, so the pools were built on Camelot-donated property. Homeowners arranged construction funding through the clubs they formed. The pools are centers for community social and recreational activity during the summer months.

Residents formed the Orange Hunt Civic Association (OHECA) within the first few years of taking the keys to their new homes. The association assumed responsibility for the community covenants from the builders in the late 1960s. OHECA was incorporated in 1972. Residents are encouraged to abide by these covenants, but in reality OHECA has little enforcement authority and must depend on the good will and community spirit of its residents to respect them. OHECA has endured for over 50 years, with civic-minded volunteer homeowners assuming responsibility for a variety of programs meant to preserve property values and promote neighborhood welfare.

For decades after its founding, OHECA was very active in area affairs and influential with local politicians and county planning. For example, its lobbying efforts along with other homeowner associations in the area resulted in the relocation of the Fairfax County Parkway farther south to the former course of Pohick Rd, away from the edge of Orange Hunt Estates at the time. OHECA worked with county administrators, politicians, and VDOT to have stop signs placed at several locations in the community as local traffic increased, e.g., at the intersection of Gamelord and Reservation Drive. It blocked planned widening of Sydenstricker Rd to discourage cut-through traffic; and it helped prevent construction of a new secondary school along the Parkway near South Run Recreation Center. (The planned school there ultimately became South County Secondary School in Lorton.)

The willingness of homeowners to pay very modest civic association dues and fill volunteer positions has generally trended downward. The collective resident enthusiasm and neighborliness in a new, unique, vibrant Orange Hunt Estates during the first decades of its life appears to have waned somewhat as the community aged and began turning over, and more residents became less inclined to get involved. Also, with West Springfield area growth having approached maturation, local development

controversies that can invoke activism in residents have largely dissipated.

Nonetheless, Orange Hunt Estates continues to be a sought-after place to live for a variety of reasons, including that a majority of residents do take pride in maintaining their properties and lending their support to our schools, neighborhood pools, local youth sports leagues and other community organizations and activities. Homes in Orange Hunt Estates are aging – some are over 50 years old. Consequently, renovations are trending, with new buyers drawn to the remodeling. With that, the external colonial appearance of homes remains unchanged, which is fitting with the area's uniform architectural appeal.

OHECA sponsors community holiday and seasonal competitions: outside Halloween decorating, winter holiday lighting, and summer front yard landscaping. Also, OHECA sponsors biannual large item trash collection, document shredding, and yard sale events. It periodically also arranges for a 4th of July neighborhood parade. All these activities garner considerable community participation.

The original logo for the Orange Hunt Estates Civic Association was an orange tree backing a fox hunter on

horseback. After decades of existence, an updated and more realistic logo was officially adopted in 2020 depicting a red fox native to our area and the springtime dogwood blossoms so characteristic of the community. (The dogwood is the Virginia state tree.)

