

A Guide to the Catoctin Mountain Alliance, 1985-1995

Catoctin Mountain Alliance 1985-1995

1985-1995

A Collection in the Thomas Balch Library M 031

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History

Processed by: Rebecca K. Ottinger

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Descriptive Summary

Collection number

M 031

Language

English

Abstract

These records date from 1985 after the filing of the first request for a special exception by Beacon Hills Farm Associates and continue until 1995 with the announcement that marketing would begin on the Beacon Hill property under the plan of development which had been approved by the Loudoun County Planning Commission in 1992, a proposal approved by the Catoctin Mountain Alliance.

Collector

B. Powell Harrison

Extent

1.66 cu. ft.

Repository

Thomas Balch Library

Administrative Information

Access Restrictions

Collection open for research .

Use Restrictions

No physical characteristics affect use of this material.

Acquisition Information

Sharon Kearns, Leesburg VA

Processing Information

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Research notes created in preparing the collection guide are available with the collection at the repository.

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Accruals

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Alternative Form Available

None

Adjunct Descriptive Data

Related Material

Vertical File, "Arthur Godfrey," Thomas Balch Library; Lewis Edwards Architectural Survey, "Beacon Hill," Thomas Balch Library

Other Finding Aid

None

Technical Requirements

None

Historical Information

On 27 June 1979 Beacon Hill, an estate composed of approximately 2,083 acres owned by Arthur (1903-1983) and Mary (1913-1997) Godfrey, was sold to Saudi Prince Talal bin Abdul Aziz (1935-) for just over five million dollars. Godfrey was a nationally known radio personality in the 1950's who sometimes broadcast from his farm. The prince made extensive changes and additions to the property, spending approximately 18 million dollars on these projects

On 16 November 1985 Beacon Hill was bought by a partnership called Beacon Hill Farm Associates (BHFA), later changed to Beacon Hill Farm Associates II, Limited Partnership. In September 1985, based on a conditional contract for the property BHFA applied to the Board of Zoning Appeals for a special exception to begin development of this property. This action began a ten year long process of filings for various levels of development. Neighbors of Beacon Hill organized Beacon Hill Neighborhood Association which closely monitored each step and fought the plans before the Loudoun County Planning Commission, with the

Planning and Zoning Departments of the County, and in court. B. Powell Harrison (25 Aug 1911-1 Nov 2000), was president of this association, and lawsuits were filed by him and his wife, Agnes Harrison. The name of the organization changed to Catoctin Mountain Alliance in 1987, but the focus remained the same: to fight the high density development of the targeted property. During the course of this fight Loudoun County Board of Supervisors passed the Mountainside Development Overlay District to regulate development on the mountainsides in Loudoun County; this law covered the Beacon Hill property.

The struggle between Beacon Hill Farm Associates II, Limited Partnership and Catoctin Mountain Alliance continued until 1992 when Loudoun County government approved plans to allow houses to be built on large tracts, an option which met with approval of Catoctin Mountain Alliance.

Scope and Content

These papers are files compiled by B. Powell Harrison who chaired this organization, originally named the Beacon Hill Neighborhood Association; in February 1987 the name was briefly changed to TBD Group (To Be Determined); on 1 June 1987 the group voted to change its name to Catoctin Mountain Alliance. These records date from 1985 after the filing of the first request for a special exception by Beacon Hills Farm Associates and continue until 1995 with the announcement that marketing would begin on the Beacon Hill property under the plan of development which had been approved by the Loudoun County Planning Commission in 1992, a proposal approved by the Catoctin Mountain Alliance. Records include news articles, speeches, letters, memos, zoning applications, lawsuits, financial records, and Harrison's notes regarding the proposed development of Beacon Hill. Records reflect order in which documents were arranged in Harrison's files; they are not always in chronological order.

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Box 1

Folder 1: Miscellaneous letters, news articles, and applications, 1986-1987

Folder 2: Letters, news articles, petitions, and notices to the members of Beacon Hill Neighborhood Association, July 1979-November 1985

Folder 3: Letters and public statements, January 1986-May 1986

Folder 4: Letters, memos, and news articles, February-April 1986

Folder 5: Financial records of Beacon Hill Neighborhood Association, 1985-1986

Folder 6: Memos, letters, and reports, July 1986-June 1987

Folder 7: Membership list of Beacon Hill Neighborhood Association, letters, and memos, November 1985-March 1987

Folder 8: Letters and memos, November 1985-May 1987

Folder 9: News articles, press releases, memos, and advertisements, May-June 1987

Folder 10: Public statements, memos, and letters, September-December 1987

Folder 11: Statements, Letters, and memos, August-87

Folder 12: Statements, news articles, and letters, January-March 1988

Box 2

Folder 1: Miscellaneous articles. letters. presentations most of which

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concern lawsuits regarding Beacon Hill, January-June 1988

Folder 2: Miscellaneous articles, letters, presentations most of which concern lawsuits regarding Beacon Hill, July-December 1988

Folder 3: Miscellaneous articles, letters, reports, opinions, and presentations regarding "Episode 6" in which Beacon Hill Farm Associates II Limited Partnership sought to reverse the decision of the zoning administrator which said that the Mountainside Overlay District Ordinance applied to the their subdivision applications,

Folder 4: Miscellaneous articles, letters, presentations regarding Beacon Hill. Also in opposition to Village Ordinance being considered as part of new Comprehensive) Plan, January 1989-October 1991

Folder 5: Miscellaneous papers from 1989 mainly regarding Beacon Hill Farm Associates II's refiling of lawsuits, 18-May-89

Folder 6: Papers concerning lawsuits of Beacon Hill Farm Associates II and their applications to amend Rural Land Management Plan and application for subdivision of part of Beacon Hill Farm, January-April 1990

Folder 7: Letters, articles, presentation regarding Beacon Hill Farm Associates II's application for special exception to allow subdivision of 1,092 acres of Beacon Hill into 70 building lots. Articles and reports relating Catoctin Mountain Associates' dropping its opposition to this proposal on conditions affecting road systems and mountain views. Letters and article reporting plans by Elm Street Development of McLean to begin marketing the approved lots. 1992-1995

Box 3

Folder 1: Letters requesting donations to support work of Catoctin Mountain Alliance, thank you letters to donors, October 1988-September 1990

Folder 2: Thank you letters to donors to Catoctin Mountain Alliance, 1990-1992

Folder 3: Catoctin Mountain Alliance members and donation information, 1987

Folder 4: Miscellaneous correspondence regarding Catoctin Mountain Alliance, 1987

Folder 5: Thank you letters to donors, 1988

Folder 6: Information regarding Loudoun County's Mountainside Overlay Ordinance

Folder 7: Legal study commissioned by Piedmont Environmental Council and Catoctin Mountain Alliance of "Comprehensive Plan and its relation to the zoning ordinance" prepared by attorneys Robert E. Sevila and Tersh Boasberg; press releases; miscellaneous financial information

Folder 8: Letters, memos, reports; finances of Catoctin Mountain Alliance, June 1987-December 1989

Folder 9: Bills, letters, financial records of Catoctin Mountain Alliance,

1990-1995

Box 4

Folder 1: Studies, letters, memos from Connie Krueger, Secretary of Catoctin Mountain Alliance (CMA), to B. Powell Harrison, President of CMA, 1989-1990

Folder 2: Studies, memos, public statements regarding development proposed by Beacon Hill Associates II; news articles regarding plans for other developments, 1987-1989

Folder 3: Updated Beacon Hill Residential Development Traffic Impact Study prepared by Kellerco

Folder 4: Studies and reports of Virginia Department of Transportation and Loudoun County agencies regarding proposed development of Beacon Hill. Statement of B. Powell Harrison to Board of Supervisors, 14-Dec-89

Folder 5: Statements, memos, reports regarding development of Beacon Hill; outline for Loudoun County, Virginia Zoning Ordinance, 1989-1990

Folder 6: Memos, reports letters, news articles, 1988-1990

Box 5

Folder 1: Miscellaneous reports, articles, memos, lawsuits regarding development of Beacon Hill Estate. Chapter 36, Code of Virginia. 1987-1988

Folder 2: Beacon Hill Project Schedule, 1987 Cumulative Supplement, Code of Virginia, reports, lawsuits, memos regarding proposed Beacon Hill development, 1987

Folder 3: Reports, memos, lawsuits, zoning applications, magazine article, 1987-1988

Folder 4: Zoning application, memos, articles, Beacon Hill Site Access Plan prepared by Kellerco, 17-Jul-87

Folder 5: Letters, memos, zoning application, news articles regarding development of Beacon Hill Estate; plan for development of Cheswick in western Loudoun.