

THE BUILDER

LEHIGH PROPERTIES: Richard W. Clement

The land planner and home builder who spends thousands to save trees.

He'll go to great lengths to save even one tree. Last year, Richard W. Clement spent more than \$40,000 in special designs and construction techniques to save trees and to protect the natural environment in Fairfax County. No governing regulations required this amount of time, effort, and money, and the money came out of his own company's pocket.

So, why does this businessman work so hard to save trees?

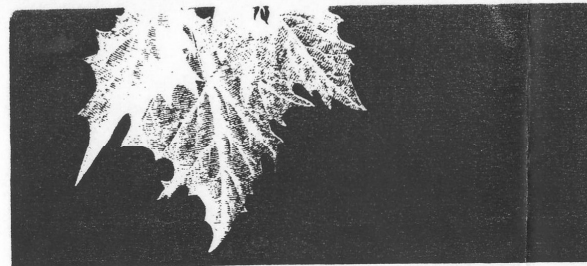
Clement enjoys telling his friends about the skillful way European settlers, in the 1740s, planned the Pennsylvania village of Bethlehem. Working with Old World design principles and reverence for the new land, these Moravian pioneers built a town of durable beauty and grace in the Lehigh Valley. His ideal is to repeat their basic design concept: building to fit the environment.

"Some of Bethlehem's original buildings are still standing," he explains, "demon-

strating the long-term benefits of careful community planning and designing for function and beauty." Clement named his company after the Lehigh Valley to communicate his dedication to these historic principles.

"During the planning and design phases of a project, we take the time to study the site's history and environment." A particularly demanding example of this is Lehigh's Huntley Glen, a project in Waterford, Virginia, which presents both an opportunity and a challenge in preserving the pastoral charm of that historic village. "We have the respect and the sensitivity for the setting that are needed to maintain the historical and natural ambiance of the area."

The Lindsay Park subdivision, planned and built by Lehigh Properties, is another example of the company's commitment to careful planning. Clement graded the slopes of the Lindsay Park detention pond and laboriously designed the community's street plan to save trees that would otherwise have been destroyed. The pond now blends with the surrounding environment, and the streets are graced by shade trees, making the community more attractive and increasing its long-term value.



Ethics and design come first.

For Clement, dedication to principles of historic design requires that construction ethics and energy savings be priorities at Lehigh Properties, Inc.

Construction ethics are the extra steps a conscientious builder takes to protect the site and the surrounding neighborhoods. For example, at Lindsay Park, heavy-duty snow fencing was used during construction to protect the trees. Fencing vulnerable trees is a standard practice at all of Lehigh's projects.

The company also uses the highest quality building materials, which are scrupulously protected during construction to prevent warping, and maintains rigorous standards of cleanliness at each site.

Lehigh Properties' homes include standard features that other builders list as costly extras. Each home is supported by sturdy two-by-ten floor joists and by basement walls that have been studded, insulated, and sealed with a product that warrants a dry basement for ten years. Insulation methods include 3/4" styrofoam sheathing, air infiltration sealants, a vapor barrier, and tilt-in

double-glazed thermopane windows. Oak foyer floors and stair railings, bay and garden windows, extra-wide painted moldings, and Jenn-Air ranges are a few more examples of standard items.

Each home is individually checked and rechecked for hundreds of quality control points during construction—24 alone for each fireplace.

Clement insists that passive solar technology be used wherever possible to save energy and to enhance comfort and liveability. "This design discipline guarantees that homes built by Lehigh Properties take full advantage of the location's beauty and natural sources of heating and cooling." This principle is demonstrated in Lehigh's homes in the Fairfax Station subdivision.

Lehigh Properties, Inc., has a Virginia Power Energy Saver Home certification, which means the Virginia Power company conducts several inspections at different intervals during each home's construction to ensure efficient building procedures.

The environment, careful design, construction ethics, energy efficiency—Clement considers all to be essential in developing a community.

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Over the years, Clement has compiled an impressive record of energy and design achievement. After receiving civil engineering degree in 1958 from the University of Massachusetts, Clement served four years in the U.S. Navy Civil Engineer Corps. He became involved in real estate development in 1963, first in the Midwest and later in Virginia.

In 1982, Clement completed the American Institute of Architect's energy design curriculum and pursued the study of solar design and heat pump technology at universities and conferences in Massachusetts, Oklahoma, and Oregon. The Northern Virginia Board of Realtors gave him the 1984 Gold Key Award in recognition of better realtor cooperation and of construction excellence.

Lehigh Properties, Inc., is a member of the National Association of Home Builders and the Northern Virginia Building Industry Association.